

14114

ESTATE

RECEIVED
FEB 23 1943
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 14114

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: Sumiye Watanabe
HOME ADDRESS: _____
REGISTRATION NUMBER 02659 SEX: male AGE: 41
OCCUPATION: Butcher

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: none

MARRIED? yes

NAME OF WIFE OR HUSBAND: Kana

ADDRESS OF WIFE OR HUSBAND: _____

NAMES OF ANY LIVING CHILDREN: Keiko, Junko, Seichi

ADDRESS OF CHILDREN: _____

AGE OF CHILDREN: 10, 8, 6.

STATEMENT OF ALL REAL PROPERTY (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: 843. Keefer St. Vancouver.
Lot 32, Block 77, District Lot 181.

2. BUILDINGS AND OTHER IMPROVEMENTS: _____

3. INSURANCE (Give particulars; state where policies are) _____

4. TAXES (Amount and where payable) _____

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) _____

6. OCCUPANCY AND LEASES (If vacant so state) _____

See wife's file - No. 10

for details
wife's file
No. 10653

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:

2. LANDLORD'S NAME AND ADDRESS:

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

4. STATE WHEREABOUTS OF LEASE:

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: _____

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

9. LIFE INSURANCE: _____

11. SAFETY DEPOSIT BOX: _____

1. PERSONAL DEBTS: _____

2. **TRADE DEBTS:**

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 18th day of Feb 1942
 (Signature) A. M. ...

Witness

FOR DEPARTMENTAL USE _____

PS. 2/12/12
INFORMATION FROM R.C.M.P.

Date

August 19/43

File No.

14114

Full Name

WATANABE, Sumie

(Surname in Block Letters)

Registration No.

02659

Male - Female
(check)

Age

Nov. 10, 1901

Former Address

843 Kuper St. Vancouver, B.C.
784 E. Hastings

Date Evacuated

23/3/42

Naturalized - Canadian-Born - National
(check)

Present Address

2020 City 036 2/15/47
London, B.C.

Married - Single
(check)

Name of Wife

Kana (NAKAMURA)

Name of Husband

Name of Father

Japan

Name of Mother

Mic's

Names of Children under 16

Kuko Aug 28/32 - Seiichi Oct 1/36

Junko Mar 27/34

Requested by

D. M.

Registered with Custodian

(Yes or No)

Additional Information

Market Store

Wife's file 10653

86/6

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Sumiye Watanabe

File No. 14114

Reg. No.

Company Manufactures Life Ins. Co.

Agency Vancouver

Policy No. 547,779

Premium - \$ 77.30

Payable: Annually, Semi-annually or monthly

Month February Day 3rd

REMARKS:

2000

April 16, 1947

Memorandum to Files 14114 & 10651

Re: Sumio WATANABE & Kana WATANABE

This couple were among the various persons whose goods were reported to be stored at 347 E. Cordova.

Because the lack of identification on the various articles made it impossible to identify the owners of the goods sold, auction sheets covering the greater part of the goods removed from 347 E. Cordova were sent to Gensaburo NAKAMURA, owner of 347 E. Cordova (File 5160) who obtained the signatures of Kana WATANABE, Riye NAKAMURA, Shigeo FURUKAWA and Shigetaro KAGAWA to an authorization in regard to the distribution of the funds received from the sale of the goods listed on the auction sheets concerned.

Transfers of funds have been made in accordance with this authorization.

Complete details are on the file of Mrs. Riye NAKAMURA, File 10645 and the file of Gensaburo NAKAMURA, File 5160.

J. Markison

COPI for 14114
WATANABE, Sumiya
NAME WATANABE, Kama (Mrs. Sumiya)

REGISTRATION NO. 02659
05886

FILE NO. 14114
10651

The following chattels were sold by public
auction at 992 Powell St., Vancouver, B.C. on May 2, 1944.

Carton cushions	0.50
Box of Ceremonial toys	1.10
Dishes & odd lot	1.10
Aluminum roaster	7.00 ✓
Wanted clock	2.40 ✓
Bed & spring	12.00 ✓
Bed & spring	8.00 ✓
Chest of drawers	6.50 ✓
Wooden cabinet	1.00 ✓
Carton miscellaneous	1.50
5 Trays	2.25
2 Boxes lacquerware	0.75
Japanese tea set	1.75

Total		\$ 45.85
Less Expenses:	(Auctioneer's Fee: \$4.58	
	(Advertising: \$0.82	\$ 10.56
	(Moving: \$5.16	
Net Proceeds Credited:		35.29

Members of Custodian Staff Present. Mr. Wills
Extracted from Auctioneering List No. Vancouver 18.
Remarks.

File No. 10653/1411

CHATEL, SCHMIDT

May 22nd, 1947

Re: - Sumiko MATSUME

Reg. No. 02659

Eva MATSUME,

Reg. No. 05886

Insured.

Sold at
Auction

Remarks

J.P. form - File 10653

13th June 1942

See Chatel Summary on file.

At 843 Keefer St.

1 kitchen range with cookstove

burner -

linoleum for three rooms

1 gas plate.

carbon cushions
Box ceremonial toys
Dishes & odd lot
Aluminum roaster
metal clock
Bed & spring
Bed & spring
Chest of drawers
Wooden cabinet
Carton Miscellaneous
5 trays
2 boxes lacquerware
Japanese tea set

Three transfers were made from
other files. Most of the chattels
sold were found at 347 E. Cordova
St.

Kitchen range & gas plate sold
to Mr. Zampolky for \$25.00

Linoleum abandoned.

Mr. & Mrs. Eva MATSUME were
evidently quite satisfied with
the distribution made of the
chattels and signed auction sheet
on file of Mrs. Eva MATSUME, 10645.

M.D.M. David

-- PERSONAL PROPERTY --

Re:- Sumiye WATANABE,
Reg. No. 02659

- and -

Kana WATANABE,
Reg. No. 05886

CHATELS:

See Chattel Schedule and Memorandum attached.

The Chatels of Mrs. WATANABE were found to have been mixed with the belongings of Mrs. Rie NAKAMURA, File 10645 and finally Auction sheets were sent to her which she signed and three transfers were made into her joint account.

Her declared chatels were sold to the tenant Mr. Zampolsky, with exception of linoleum which had to be abandoned.

LIFE INSURANCE:

On Page 3 of her registration form Mrs. WATANABE declared she had four Insurance policies. Three on the lives of her three children Seichi No. 110326769 - \$500.00 - Keiko Junko No. 100146259 & No 100146258 - \$250.00 each. One policy on Mrs. WATANABE, No. 105200998 - \$252.00. These were all in the Prudential Life Insurance Co.

Mr. WATANABE had a policy in the Manufacturers Life Ins. Co. No. 547,779 -

As these did not vest with the Custodian no action was taken by this office.

ACCOUNTS RECEIVABLE:

Accounts receivable totalling \$101.63 were declared by Mrs. WATANABE on her registration form. Some correspondence appears on the file in regard to these and several people were written to, but no answers were received. No further action was taken by the Custodian.

SPECIFIED ARTICLES:

No Cameras, radios, Fire Arms or Vessels were revealed in the registration or the file.

No other Personal Property of Sumiye and Kana WATANABE is revealed on the file.

The above Summary is certified to be in accordance with the information on file,
May 23rd, 1947.

B.R. Dusenbury

B.R. Dusenbury
Office of the Custodian.
per: N. J.

SOLD

Catalogue No. 127

File No. 10653 and 14114

Name. WATANABE, Kana, and WATANABE, Sumiye

Civic Address. 843 Keefer Street, Vancouver, B. C.

Legal Description. Lot 32, Block 77, District Lot 181, Group 1,
District of New Westminster, Plan 196.

Classification. Dwelling.

This property has been sold to Mrs. Gertrude Yampolsky, wife of
Noah Yampolsky, of Vancouver. See Mr. Shear's letter
of August 6th, 1943.

For Real Property file covering this property, see file attached
to File 10653.

1944	
Jan. 10th	Mr. Green's memo re chattels (Nil)
May 11th	Memo re Claims.

REAL PROPERTY SUMMARY

JAPANESE NAMES: Kana (Mrs. Sumiye) WATANABE Reg. No. 05886 File No. 10653
Sumiye WATANABE Reg. No. 02659 File No. 14114

CATALOGUE NO: 127

PROPERTY ADDRESS: 843 Keefer Street, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 32, Block 77, District Lot 181, Group 1, New Westminster District, Plan 196.

TITLE: Registered in the names of Sumiye Watanabe, and Kana Watanabe (His Wife).

ENCUMBRANCES: Registered: Vesting order filed No. 36341 - June 7, 1943.
Unregistered: No indication of any unregistered charges.

ASSESSED VALUES: Land \$450.00
Improvements 350.00 - \$800.00 Taxes - \$34.11

CLASSIFICATION: This is a one and two storey frame dwelling built on a 25' x 122' Lot, six feet above sidewalk. We quote from the valuator's report of July 19th, 1943:
"We have inspected this property and beg to report as follows:-
Location Poor working class district in East End.
Land 25' x 122'. 6 feet above side walk. Wood steps.
Building 1 and 2 storey frame building on wood foundations. 4 rooms and bath above. 1 room on ground level.
Condition Very old and dilapidated.
Appraisal We are of the opinion that the value of this property is not more than \$550."
"D.W. Reeve."

HISTORY OF ADMINISTRATION:

Sumiye and Kana Watanabe rented this property before evacuation to Mrs. S. Chapman on a monthly basis as from July 15th, 1942, for the duration, consideration \$15.00 per month, payable in advance.

Mrs. Chapman was still occupying these premises when sale of property was consummated. Messrs. Ker & Ker Limited were appointed rental agents for the Custodian.

Rents collected \$240.00 against which were the following charges:

Painter and decorating	\$ 16.50
Plumber	25.80
Insurance	5.50
Sundries	2.50
Water Rates	21.75
Commission	<u>16.00 - \$88.05</u>

\$60.05

- Page 2 -

File Nos. 10653 and 14114.

\$60.00 of the above rents belonged to the new Purchaser and were taken care of in the final adjustment.

SOLD:

To: Gertrude Lampolsky for \$550.00 as at August 6, 1943.
Approval of Advisory Committee July 29th, 1943.

Funds released to the credit of Kana Watanabe and Sumiye Watanabe's Joint Account as at October 13, 1943, against which were the following charges: Real Estate Commission \$27.50, Valuation \$5.00, Advertising \$4.00, Registration Fees \$3.50 = \$40.00 leaving a net credit of \$510.00 from said transaction.

Adjustments as at August 6th, 1943, to the amount of \$4.73 Unexpired Fire Insurance Premiums, \$13.22 Purchaser's share of 1943 taxes, \$5.58 Purchaser's share of Water Rates = \$23.53 were placed to the credit of Kana Watanabe and Sumiye Watanabe's Joint Account.

The following Fire Insurance Policy:

London Guarantee and Accident Company Limited,
Policy No. 567255 - \$1,000.00 - covering on the dwelling at 843 Keefer Street, Vancouver, B.C. was transferred to Gertrude Lampolsky November 8th, 1943.

OLD CERTIFICATE OF TITLE:

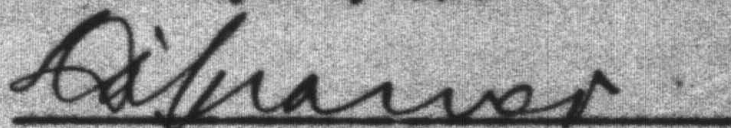
No. 72885-L

Was on deposit in the Land Registry Office, Vancouver, B.C.

Certificate of Title No. 91369-L in the name of Gertrude Lampolsky was handed to her on November 8th, 1943, and her receipt of even date acknowledging same is on file.

The above summary is certified to be in accordance with information on file.

May 22nd, 1947.


D. A. CRAMER.

DAG:ie

Sandon B.C.

The Custodian

The Japanese Evacuation Section

Re-File No. 10653

Dec. 22nd 1942

EVACUATION SECTION

DEC 30 1942

Rec'd

File No. 10653

Ans.

Referred Alexander

Dear Sirs,

In answering your letter of 18th inst. my wife, Kana Watanabe #Registration #05886 has already gave you particulars of our, hers and mine, property, before she had left Vancouver, some time in June, I believe, so please look up your record.

I have no other property there except what she has already given you the particulars as I've mentioned above.

Yours truly
#02659 Sumiye Watanabe

14114
10653 wife's file

5th January, 1943.

Mr. Sumiye WATANABE,
Registration No. 02659,
Sandon, B. C.

Dear Sir:

Thank you very much for your letter dated December 27th.

It is quite correct that your wife registered her assets with the Custodian on June 13th but it is necessary that this office has on file a registration signed by you also, and we therefore ask that you complete, to the best of your ability, the forms sent to you with our letter dated December 18th, and that you return said forms to us as soon as possible.

Upon receipt of the necessary forms from you we will be very happy to incorporate in your file information regarding your affairs already supplied to us by your wife.

Yours truly,

R. P. Alexander
Manager

RPA:LF

14114
10653. *wife's file.*

February 12, 1943.

Mr. Sumiye WATANABE,
Registration No. 02659,
Sandon, B.C.

Dear Sir:

On December 18th we forwarded you three copies of the "JP" property declaration form, requesting you to fill up the forms and return two copies to us. On January 5th we wrote to you again, asking you to complete the forms, and we explained to you that, though your wife had registered her assets with us, we required a separate declaration from you with a detailed description of any property owned by you. Will you please, immediately on receipt of this letter, fill up the forms and return two copies to us as quickly as possible.

Yours truly,

D. M. Choze.
Administration Department.

DMC

Santon B.C. July 5th

The Custodian
Japanese Evacuation Section

(Re-file no. 10653 Claim 3)

Dear Sir,

B. Karkhoda is not a Japanese,
I think he is a descent of Yugo Slav or a Ukrainian
and he used to be working in the Canadian
National Railway at Kamloop B.C., when
he comes to Vancouver, he used to stay
at 710 Campbell Ave. (above the Star Co. Georgia & Campbell)

And please collect from these people

Mrs Mary Corry \$15.92

786 Hastings E. (Room 14)

Mrs E. Thomson \$4.97

747 E. Hastings Suite D

Yours truly

#02659

Sumiya Watanabe

15-743

Jul 14 1943

14/14

CRD

Referred McAlister

14114
10653

July 16th, 1943.

Mr. Sumiye WATANABE,
Registration No. 02659,
Sandon, B.C.

Dear Sir:

We wish to acknowledge receipt of yours of the 5th inst. in reply to ours of the 30th June to Mrs. WATANABE regarding a small claim of \$4.51 against B. Konkohoda.

It is noted that this party is not a Japanese. It is too bad that it was not so stated at the time of filing the claim, as we need not have tried so diligently to locate his registration. We shall write to him at 710 Campbell Avenue, Vancouver, B.C., but should he not reply we shall be unable to do more with the meager information given by you.

We note the two claims you mention in your letter and we shall notify these parties at the address given, and let you know if we hear from them.

Yours truly,

A. McAlister,
Claims Department.

~~BE~~ DE


19653
14114
Legal Department

912 Royal Bank Building,
Vancouver, B. C.
August 13th, 1943

G. W. McPherson, Esq.,
Executive Assistant,
Victoria Building,
7 O'Connor Street,
Ottawa, Ontario

Re: Kame WATANABE and
Sumie WATANABE

Dear Mr. McPherson:

The above named Evacuees are the joint owners of property known as 843 Keefer Street, in the City of Vancouver. The property was one of those listed in the catalogue in Group "A", Tenders for which closed on July 19th, 1943. Valuation placed upon the above property by Mr. Reeve is \$550.00. The sale to Gertrude Yampolsky, for the sum of \$550.00, was approved by the Advisory Committee on Japanese Properties in Greater Vancouver on July 29, 1943.

According to the Certificate of Encumbrance received from the Land Registry Office, the property is unencumbered.

The 1943 Taxes have been paid.

A Certificate of Vesting was filed by the Custodian on June 7th, 1943.

The full amount of the purchase price has been received by this Office.

Enclosed you will find Transmission and Conveyance, in duplicate, for signature by the Deputy Custodian. Your kind attention, please.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JF
Encl.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 10653
14114

806 ROYAL BANK BLDG.,
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

November 18th, 1943

EVACUATION SECTION	
Rec'd	NOV 27 1943
File No.	
Ans.	
Referred	

Mrs. Kana WATANABE,
Registration No. 05886,
Sandon, B. C.

Dear Madam:

Re: Kitchen Range

We have an offer of \$15.00 for your
Kitchen Range.

Please let us know promptly if you
wish us to accept.

Yours truly,

Geo. B. Spain
Geo. B. Spain,
Protection Department.

GBS/HMS

EVACUATION SECTION	
Date	JUN 16 1943
File No.	
Ans.	
Refered	G-165-A

BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

Address **SANDON** Date **May 8, 1943**

To: The Secretary of State, acting in his capacity as Custodian, Vancouver, B.C.

I, WATANABE, Kame Police Registration No. 05386

hereby request you to release to me the under-noted property stored at 843 Keefer Street, Vancouver, B. C.

in possession of Mrs. Hannah Chapman

and I release you from any claim whatsoever with respect to such property.

Description of Property:

One only 150' - 160' Galvanized Rust-proof Washing Line

2 Pulleys

(This person has already written Mrs. Chapman to have this line pulled down and packed)

Original Address 843 Keefer Street, Vancouver, B. C. - before February
847 East Cordova Street, Vancouver - Feb. to June

Date Evacuated to Vancouver -----

Date Evacuated to Present Address July 1, 1942

Number in Family - 12 years and over 2

Number in Family - 5 to 11 years old 3

Number in Family - under 5 ---

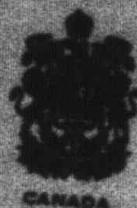
TOTAL NUMBER IN FAMILY 5

I agree to pay all charges as required by the British Columbia Security Commission.

APPROVED:
BRITISH COLUMBIA SECURITY COMMISSION

Per: [Signature] Mrs. H. Watanabe
Claimant Signs Here

DEPARTMENT OF
LABOUR



CANADA

EVACUATION SECTION	
Date	JUN 16 1943
File No.	10653
Ans.	<i>Spain</i>
Referred	<i>Specs</i>

BRITISH COLUMBIA SECURITY COMMISSION

360 Homer St.,
VANCOUVER, B.C.
June 15th, 1943.

Custodian of Alien Property,
506 Royal Bank Bldg.,
VANCOUVER, B.C.

Re: WATANABE, Kana #05886 Sandon, B.C.

Attached is Custodian Release for a washing line
and two pulleys which the above wishes shipped to her. If
Mrs. Chapman wishes to take this down and ship it by the
cheapest method, paying the express or postage charges, it
will be O.K. to do so.

We will not assume any responsibility for the
charges.

CWF:FF
Encl.

c.c. D. MacTavish, Esq.
Supervisor,
Sandon, B.C.

M.L. Brown
M.L. Brown
Office Manager

*June 17th 43.
Mrs Chapman advised
accordingly
Haw*

File no 10653
14114

Nov 24/42

Dear Mrs. W. Madam:

Am answering your letter about
kitchen range. Would like \$25.00 for it
if it can be done. Thank you very much.

Yours truly,
James H. H. H.

EVACUATION SECTION	
Rec'd	NOV 27 1942
File No.	
Ans.	
Referred	Spec

on Wilson's desk

EVACUATION SECTION

Rec'd APR 22 1943

File No. 10653

Ans.

Referred Gym

April 17 / 43
Sendon, B.C.
Room 107

Dear Sir or Madam:

I wonder if I could have my clothes line and two pulleys sent to me. They are supposed to be out in the yard. One end on the veranda and the other end on a plum tree. I think the tenant of the house Mrs. H. Chapman if she still lives there knows about it. The line is about 150 ft. or little more. I do not know exactly. The address is 843 Keefer St.

Yours truly,

Please give me an answer. I would like the clothesline and pulleys very much. It is rust proof wire.

Hana Watanabe
Reg no. 05886

14314 & 10653

November 4, 1943.

Mr. and Mrs. Sumiye WATANABE,
Registration Nos. 04659 and 05886,
Sanden, B. C.

Dear Sir and Madam:

Re: Catalogue No. 127
843 Keefer Street

Please be informed that 843 Keefer Street has been sold as of August 6th for the sum of \$550.00 which is equal to or in excess of the value attached to these premises by an independent appraiser.

Rents, less expenses, up to the mentioned date have been credited to your account and adjustments of unearned taxes and any insurance premiums have also been credited to you.

The net result of the sale is as follows:

Sale price	\$550.00
Less commission @ 5%	<u>27.50</u>
Net credit to your joint account	<u>\$522.50</u>

These funds are available to you in the usual way.

Yours truly,

P. H. Russell,
Administration Department.

PHR:MA

REAL ESTATE • RENTALS

LOANS • INSURANCE



MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

June 22nd 1943.

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

"Tender for Real Estate",
Custodian of Enemy Property,
912 Royal Bank Building,
Vancouver, B.C.

Attention Mr. K.W. Wright,
Counsel to the Custodian

Dear Sirs:-

Re: 843 Keefer Street, Parcel 127

Enclosed herewith you will please find copy of offer for
the purchase of the above property from Mrs. G. Yampolsky. We assume
that her offer of \$550.00 is cash.

We also enclose herewith our certified cheque in the amount
of \$100 as deposit on same. We realize that this is more than the
required 10% but it was the amount tendered to this firm by the Purchaser.

We have no comments to make on the said offer.

Yours very truly,

KER & KER LTD.

Per.

ANK:DR
Encl.

21

Chas
- 100

REAL ESTATE • RENTALS



LOANS

EVACUATION SECTION

Rec'd AUG 5 1943

File No.

Ans.

Referred

AGENTS

LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

August 5th, 1943.

Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Attention Mr. F. G. Shears.

Dear Sirs: Re: Catalogue #127--File #10653
and #14114.

We are in receipt of your letter of August 2nd,
1943, accepting the offer of Mrs. G. Yampolsky in
purchasing 843 Keefer Street for the sum of \$550.00.

We, therefore, enclose her cheque in the amount
of \$450.00 being the balance due on the purchase price
in accordance with your request.

Kindly have the Deed drawn in the name of Gertrude
Yampolsky, wife of Noah Yampolsky, of 844 Pender Street
East, Vancouver, B. C. Mrs. Yampolsky is a British
subject.

We note that you will be preparing the Statement
of Adjustments and will forward same to us when the
Deed has been completed.

Yours truly,

KER & KER LIMITED

Per- *A. G. Davis*

DDD.BH
Enc.

1043 & 1414

August 6th, 1943

Messrs. Ker & Ker Ltd.,
475 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 127.

This will acknowledge receipt of your letter of the 5th instant in which you enclose Mrs. Yampolsky's certified cheque for \$450.00. We have now received \$550.00, the full amount of the purchase price for the above property.

We note that the name of the transferee is to be Gertrude Yampolsky, wife of Noah Yampolsky, of 844 Pender Street East, Vancouver, B. C., and that she is a British subject.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance.

Yours truly,

F. G. Shears
Director

FUS/CH

10000 & 10114

August 6th, 1943

Revere, Ray & Ray Ltd.,
475 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 127.

This will acknowledge receipt of your letter of the 3rd instant in which you enclose Mrs. Taspolsky's certified cheque for \$450.00. We have now received \$550.00, the full amount of the purchase price for the above property.

We note that the name of the transferee is to be Gertrude Taspolsky, wife of Ben Taspolsky, of 844 Pender Street East, Vancouver, B. C., and that she is a British subject.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance.

Yours truly,

F. G. Shure
Director

FCS/UE

21

10653 & 14114

Aug. 2, 1943.

Kor & Kor Ltd.,
475 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 127.

Your letter of June 22nd written on behalf of Mrs. G. Yampolsky enclosing cheque for \$100.00 and offer to purchase 843 Keefer Street for the sum of \$550.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us certified cheque for the balance of the purchase price, namely, \$450.00.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the purchaser is a British subject.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

A statement of adjustments of taxes, etc. will then be prepared, including registration fees and forwarded to you, after which the documents will be submitted for registration.

The tenant will then be advised that the property has been sold, subject to the existing tenancy, and your client will then be in a position to assume control of this property.

Yours truly,

F. G. Shears,
Director.

FGS:AS

10653 & 14114

November 2nd, 1943

Messrs. Ker & Ker Ltd.,
475 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: WATANABE, Kana
WATANABE, Sumiya

In regard to the property at 843 Keefer
Street which has been sold, we understand that
you have collected the rent to November 15th,
1943.

Will you kindly close your account in
connection with this property and forward us a
final report immediately.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

14314 & 10653

November 4, 1943.

Mrs. S. Chapman,
843 Keefer Street,
Vancouver, B. C.

Dear Madam:

Re: Catalogue No. 127
843 Keefer Street

Please be informed that 843 Keefer Street has been sold
to Mrs. Gertrude Yampolsky, 584 East Pender Street, Vancouver. You may
expect to receive word on behalf of this purchaser as to rentals and other
incidents connected with this property.

Yours truly,

F. H. Russell,
Administration Department.

PH:AM
cc Mrs. Gertrude Yampolsky

ADJUSTMENTS - FILES 14114 & 10643

As of August 6th, 1943 - 147 days to go

Debit purchaser

147/365 x \$32.81 taxes for 1943	\$13.22
147/184 x \$ 7.00 water July to Dec.	5.58
31/36 x \$ 5.50 insurance premium (Expiry 12/3/46)	4.73
Registration fees on deed - \$550.00	<u>5.10</u>

Total debits \$28.63

Credit purchaser (Rents payable on 15th of month)

Proportion rents for month of August 9/31 x \$14.00	\$ 4.07
Rents collected for month of August/September	<u>14.00</u>
" " " " " September/October	14.00
" " " " " October/November	<u>14.00</u>

Total credits \$46.07

Less total debits \$28.63

NET CREDIT TO PURCHASER \$17.44

14114 & 10653

November 4, 1943.

Mrs. Gertrude Yampolsky,
824 East Pender Street,
Vancouver, B. C.

Dear Madam:

Ref. Catalogue No. 127
843 Keefer Street

Title to Lot 32, Block 77, D. L. 181, District of New Westminster, has now been received in your name and is ready for delivery to you. Assignment of the relevant insurance policy is also ready for delivery and you should cause this to be registered with the insurers.

A letter, copy of which is enclosed, has been sent to the tenant of this property.

Adjustments as of August 6th as shown by the enclosed sheet have been calculated and a balance of \$27.44 has been brought down in your favour.

Will you please be good enough to call at this office at your convenience and delivery of the title in question with a cheque for the amount mentioned can be arranged at once.

Yours truly,

P. H. Russell,
Administration Department.

PHR:MA
Enc. 2

14214 & 10653

November 4, 1943.

Messrs. Ker & Ker Ltd.,
475 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 127
513 Keefer Street

Sale of property catalogued as No. 127 has been completed by delivery of title to the purchaser, Mrs. Gertrude Iampolsky, 884 East Pender Street, Vancouver. We enclose commission cheque representing 5% of the sale price payable to your order.

We presume you have closed your accounts in this case and that if it has not already been sent, a final report will reach us shortly.

Yours truly,

P. H. Russell,
Administration Department.

PHR:MA
Enc.

14334 & 10653

November 8, 1943.

Mrs. Gertrude Tarnpolsky,
884 East Pender Street,
Vancouver, B. C.

Dear Madam:

Re: Catalogue No. 127
843 Keefer Street

Enclosed please find our cheque payable to your order and
amounting to \$17.44 representing closing adjustment on sale to you of
843 Keefer Street, Vancouver.

Yours truly,

P. H. Russell,
Administration Department.

PHR:MA
Enc.

10653
14114

November 18th, 1943.

Mrs. Kana WATANABE,
Registration No. 05886,
Sandon, B. C.

Dear Madam:

Re: Kitchen Range

We have an offer of \$15.00 for your
Kitchen Range.

Please let us know promptly if you
wish us to accept.

Yours truly,

Geo. B. Spain,
Protection Department.

GBS/HMS

P. S. For copy:

Offer received from buyer of the house, Mrs. G.
YAMPOLSKY, 844 Pender Street.

G.B.S. Infor valuation & sale in case
like this, without reference to owner

10653
14114

December 14th, 1943.

Mrs. G. Yampolsky,
844 Pender Street,
Vancouver, B. C.

Dear Madam:

Re: Mrs. Kana WATANABE

Kitchen Range

With reference to your offer of \$15.00
for Mrs. Watanabe's kitchen range, we are in receipt
of a letter from her informing us that she is prepared
to accept \$25.00 for the range.

If this counter-offer is acceptable, please
favour us with your cheque made out to "Custodian
of Enemy Property".

Failing reply from you during the next
week, we will arrange removal of the range to auction.

Yours truly,

Geo. B. Spain,
Protection Department.

GBS/HMS

\$25- price accepted and paid Spain

Jan 2 1944

Dear Sir or Madam:

Please let me know how much money there is. We would like to pay off some of our debts.

Please let me know whether we have the money sent here and will send it to the people we owe or will send it to the address of the people we want to pay back.

Yours truly
05886 Kana Watanabe
02659 Sumiya Watanabe

File no 14114 & 10653

EVACUATION SECTION	
Rec'd	JAN 6 1944
File No.	
Ans.	
Referred	Nikono

sent out to Kana

14114 & 10653

January 13th, 1944

Mr. & Mrs. Sumiye WATANABE,
Reg. Nos. 02659 & 05886,
Sandon, B. C.

Dear Sir and Madam:

As requested in your letter of January 2nd, enclosed find our cheque for \$100.00 from your balance with us.

We propose to send you a monthly remittance as long as funds are available.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH

Enc.

14114 & 10653

February 10th, 1944

Mr. & Mrs. Sumiye WATANABE,
Reg. No. 02659 & 05886,
Sanden, B. C.

Dear Sir and Madam:

Enclosed please find our cheque
for \$100.00 from your balance with us.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH

Enc.

P. S. After deducting the above cheque there is
now a balance of \$405.15 to the credit of
your joint account.

W. L. No. 14114 & 10653

Dear Sir or Madam:

April 4, 1944

Been waiting for the balance of my money to come but did not receive anything in March. Please send me as soon as possible.

Can you tell me if you sold my kitchen range at 843 Keefer St?

Thank you very much.

Yours Truly,

05886 Kana Watanabe

02659 Sumiya Watanabe

EVACUATION SECTION

Rec'd APR 8 1944

File No. 14114-10653

Ans. *[Signature]*

Referred *[Signature]*

10653 & 14114

April 11th, 1944

Mr. & Mrs. Sumiye WATANABE,
Reg. Nos. 02659 & 05886,
Sandon, B. C.

Dear Sir and Madam:

Referring to your letter of April 4th,
your kitchen range was sold for \$25.00 and the
amount credited to your account.

Now that you have funds in your account
we would appreciate your authorizing us to pay
the following claims against you:

West Coast Trading Co.	\$125.93
B.C. Purchaser's Assoc.	42.97
Farmers' Products Distri- buting Co.	100.35
R. TAGASHIRA	191.01

In regard to the last claim, you
state that you have paid R. TAGASHIRA \$100.00
on account of this but so far we have not re-
ceived any confirmation from TAGASHIRA's agents
in this connection.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH

Dear Sir or Madam:-
Bill No 10653 & 14114

April 15 1944

Received your letter saying we
have not paid B. Tagashiro & Co
100. It is their mistake because we
have the receipt with us.

As to paying up the wholesale
accounts we would like to leave
that till later on because we paid
half of what we owed and they
said it is all right. We would like
you to send the balance of our money
to us for we would like to pay
back some of our personal debts.

Please send reply rightaway
Thank you very much.

Yours truly

05886 Kana Watanabe
02659 Sumi Watanabe

CUATION SECTION	
Rec'd	APR 20 1944
File No.	
Ass.	hpm
Reviewed	Wilson

10653 & 14114

April 22nd, 1944

Messrs. Morris & MacLennan,
Barristers & Solicitors,
602 West Hastings St.,
Vancouver, B. C.

Dear Sirs:

Re: Kana WATANABE &
Sumiye WATANABE

In connection with the following
claims filed against the above by the under-
mentioned parties:

West Coast Trading Co.	\$125.93
B.C. Purchasers Assoc.	42.97
Farmers' Products Dis- tributing Co.	100.85

we are in receipt of a letter from Mr. & Mrs.
WATANABE stating that before they left Van-
couver they had paid one-half the money owing
to the above parties and it was agreed that
the balance would be held in abeyance until
after the war. We would appreciate your
advising us if this statement is correct.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH

10653 & 14114

April 22nd, 1944

Geo. E. McCrossan, Esq., K.C.,
Barrister & Solicitor,
470 Granville Street,
Vancouver, B. C.

Dear Sir:

In connection with R. Tagashira & Company's claim against Mr. & Mrs. WATANABE for \$191.01, we are in receipt of a letter from the WATANABES stating that they have paid \$100.00 on account of this amount and hold a receipt for same and that the balance owing is \$91.01.

Will you kindly confirm this to us.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

Norris & MacLennan

BARRISTERS AT LAW, SOLICITORS
NOTARIES PUBLIC

T. G. NORRIS, K.C.
J. A. MACLENNAN, LL.B.

BANK OF NOVA SCOTIA BUILDING
602 HASTINGS ST. WEST

VANCOUVER, B. C.

CABLE ADDRESS "NORRIS"
VANCOUVER, CANADA
TELEPHONE: PACIFIC 5254

EVACUATION SECTION

Rec'd MAY 9 1944

File No. 14653, 14114

Ans. *Yours*

Referred *Milson*

May 8th, 1944.

The Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

Attention Mr. Milson

Dear Sir: re Kana Watanabe & Sumiye
Watanabe

In reply to yours of the 22nd ultimo, we
have now heard from the B. C. Purchasers Co-op.
Assoc., to the effect that it is in order for you
to release to Mr. and Mrs. Watanabe any monies which
you may have on hand.

Yours truly,

NORRIS & MacLENNAN,

per *[Signature]*

JAM/CK

File no 141140-106513

EVACUATION SECTION

Rec'd MAY 10 1944

File No. 141140-1065

Ans.

Referred

Dear Sir or Madam:

Have been waiting to
about balance supposed to be sent to me. Have
receipt of \$100 paid to S. Tagashira & Co. on
Nov 1942, and the other wholesale bills
we would like to wait till later and pay
some of our personal bills so please send
me the balance here as soon as possible.

About the stuff left at 347 E. Cardona
St. Could I have some of my stuff sent
to Sanborn.

1 big box like trunk with tie lying
inside and some cushions and other things
left in there.

1 box of chinaware I think I had paper
with Watonabe name on it. Please pack

Norris & MacLennan

BARRISTERS AT LAW, SOLICITORS
NOTARIES PUBLIC

T. S. NORRIS, K.C.
J. A. MACLENNAN, LL.B.

BANK OF NOVA SCOTIA BUILDING
602 HASTINGS ST. WEST
VANCOUVER, B. C.

CABLE ADDRESS "NORRIS"
VANCOUVER, CANADA
TELEPHONE: PACIFIC 8884

EVACUATION SECTION	
Rec'd	MAY 23 1944
File No.	106534-1414
Ans.	<i>for</i>
Referred	<i>Milson</i>

May 22, 1944.

The Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

Attention Mr. Milson

Dear Sir: re Kana Watanabe & Sumiye
Watanabe

We have just today received word
from the West Coast Trading Co. that it is in
order for you to release to the above-named
any monies which you may have on hand.

Yours truly,

NORRIS & MacLENNAN,

per *[Signature]*

JAM/CK

File no. 141148 10653

EVACUATION SECTION

Rec'd MAY 26 1942

File No. 14114, 10653

Ans.

Referred to Meleyn

Dear Sir or Madam:

I am sure there is money coming to me. I have not received a cent from the rent of house at 843 Keefer St. I should get about fifteen to sixteen months worth of rent at fifteen dollars a month. I have not received money for the range either. The only money you have sent me so far is two hundred dollars from the house which was sold. Isn't there any collection from the customers who owed us at our store. The Tegashira Co. we owe \$91. ✓ We have receipt of \$100 which we paid in March 12, 1942.

Please send me account of

10653 & 14114

May 31st, 1944

Mr. & Mrs. Sumiye WATANABE,
Reg. Nos. 02659 & 05886,
Sandon, B. C.

Dear Sir and Madam:

Referring to your recent letter we have now received word that the West Coast Trading Company and the B. C. Purchasers' Assoc. agree to allowing their claims to remain in abeyance for the present. We have not yet heard from the Farmers' Products Distributing Company or R. TAGASHIRA in regard to their claims.

In order to send you any money we would suggest that you make arrangements with the various Japanese listed below, having them send us a letter stating that they will hold in abeyance settlement of the debts declared on your "JP" form.

K. Shoji	\$500.00
S. Kagawa	245.00
Mrs. R. Nakamura	650.00
G. Nakamura	230.00
S. Mori	150.00
Tanamoshi	270.00
Mrs. S. Hira	300.00

should be 200

Yours truly,

G. D. Wilson
Administration Department

GDM/GH

File no 10653 474114

Rec'd JUN 7 1944

File No. 10653914114

Ans.

Replied

Molson

June 4/44

Dear Sir or Madam:

I have asked you to send me an account of everything since I left Vancouver. Please let me know what happened to the rent money from about May 1942 to August 1943. There should be quite a bit left after deducting tax and water bills. Isnt there any thing collected from the customers who owed us? What happened to the money which was collected for the range? The only amount you let us know is what the house was sold for after deducting commission and all.

Please be kind enough to let me know everything for we owe so many people.

You promised to look after every thing when we left Vancouver so I hope you

2.

do that for me.

Out of the \$200 you sent us we have paid back Mr. S. Morio \$150 and the balance we have paid back some of the Tanamishi.

I have promised Mr. S. Kagawa that I will pay him back \$207. in June when we get the money from the custodian. We owe Mr. S. Kagawa \$207 instead of \$245. Please send the money to us or Mr. S. Kagawa right away because we will have to move from London.

Yours truly,

02659

Junzo Watanabe

per Watanabe because he is away ^{working} now

05886

Kana Watanabe

10653 & 14114

June 14th, 1944

Mr. & Mrs. Sumiye WATANABE,
Reg. Nos. 02659 & 05886,
Sandon, B. C.

Dear Sir and Madam:

As requested in your letter of June 4th, enclosed find statement showing rentals which have been credited to your joint account.

We regret that we are unable to send you a cheque for Mr. Kagawa as your balance is only \$400.15, and ignoring the claims against you where the creditors have agreed to hold them over till after the war, the other claims now amount to \$2,498.85. We could only pay a proportion to each creditor.

As suggested previously, you should endeavour to make a settlement with K. Shoji, Mrs. R. Nakamura, G. Nakamura, Tanamoshi and Mrs. S. Hira and have them write to the Custodian stating that they will withdraw their claims for settlement after the war. Until the matter of these claims are settled, we will be unable to send any money.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

Enc.

~~3075, 10673 & 14114~~

June 14th, 1944

Mr. Shigetaro KAGAWA,
Reg. No. 01511,
Sandon, B. C.

Dear Sir:

Referring to your letter of June 6th, we regret that we are unable to forward you the amount of your claim against Sumiye and Kana WATANABE owing to the large amount of claims which have been filed against them. As we only have sufficient funds on hand to pay a small proportion of the amount they owe, we have today written the WATANABES suggesting that they arrange a settlement with their creditors.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH

House No. 134
New Denver, B.C.
May 20, 1946

Mr. Geo. B. Spain,
Protection Department,
Office of the Custodian,
506 Royal Bank Bldg.,
VANCOUVER, B.C.

Your file No. 5160

Dear Sir:-

In connection with chattels stored at my house,
347 E. Cordova Street, Vancouver, B.C., which had been sold
by you at auction will you please give credit regarding followings
to Mrs. Kana Watanabe #05886, presently residing at Bay Fara,
Slocan, B.C.

The followings:-

1 Carton cushions	50
1 Box Ceremonial toys	1.10
1 box dishes & odd lots	1.10
1 Aluminum roaster	7.00
1 Mantel clock	2.40
1 Set bed & spring	12.00
1 set bed & spring	8.00
1 Chest of drawers	6.50
1 Wooden cabinet	1.00
	39.60

*For 14/114
Sumiko Watanabe?*

Yours very truly,

"G. Nakamura
Gensaburo Nakamura #05948

"R. Nakamura"
Mrs. Riye Nakamura #05884

CH:RM SF

*Copied
Dec 21/46
original on
5160*

Bay Farm, Slocan, B.C.
May 20 1946

The Custodian,
506 Royal Bank Bldg.,
VANCOUVER, B.C.

EVACUATION SECTION	
Rec'd	MAY 30 1946
File No.	10653
Ans.	
Referred	<i>Deacon</i>

Dear Sir:-

Few days ago Mr. Genzaburo Nakamura and Mrs. Riye Nakamura, my brother and mother, presently residing at New Denver, B.C., notified me that my chattels which had been stored in their house at 347 E. Cordova Street, Vancouver, B.C., had been sold by you at auction.

By carefully examining the list of auction, I claim the following items belonged to me and therefore I must request you to transfer the total amount of \$39.60 in my credit.

The followings;

1 carton cushions	50
1 box ceremonial toys	1.10
1 box dishes & odd lots	1.10
1 aluminum roaster	7.00
1 mantel clock	2.40
1 set bed & spring	12.00
1 set bed & spring	8.00
1 chest of drawer	6.50
1 wooden cabinet	1.00
	<u>\$39.60</u>

Yours very truly

Mrs. Kana Watanabe
Mrs. Kana Watanabe #05886

KW:SF

*Again
10/20/46*

Room No. 134
New Denver, B.C.
Oct. 7, 1944.

Mr. G. B. Spink
Protection Department
Office of Customs
300 Royal Bank Bldg.,
Vancouver, B.C.

Case File No. 10041-10452-2021-2142

Dear Sir:

In compliance with your letter of June 6 and Oct. 28, 1944,
we hereby inform you the following:

In our letter of May 23 we have informed you the list of
articles and amounts with which the credit is given to Mrs. Kana Wakamabe
and Shigetsu Egawa.

The balance of articles in the auction list has certainly
belonged to us three, Mrs. Kiyo Wakamabe, Genshiro Wakamabe and Shigeo
Furukawa, however, under the circumstances you are well aware, it is almost
impossible to provide the names of owners of articles included in the auction
list.

Therefore, will you please give Mrs. Kana Wakamabe the credit
of \$79.40 and \$10.15 to Shigetsu Egawa as per marks on auction sheets and
give the balance of proceeds of auction to the credit of Mrs. Kiyo Wakamabe.
In that case as the three undersigned, Mrs. Kiyo Wakamabe, Genshiro Wakamabe
and Shigeo Furukawa will arrange to reach satisfactory settlement among our-
selves.

Yours truly,

"K. Wakamabe"

"G. Wakamabe"

"S. Furukawa"

"Kana Wakamabe"

"S. Egawa"

✓
10653 & 14114

June 21, 1946.

Mrs. Kana Watanabe,
Registration No. 05866,
Bay Park,
Slocan, B.C.

Dear Madam:

We received your letter of the 27th ultimo, in regard to various matters.

On the 6th instant our Protection Department sent you a copy of a letter addressed to Mr. Riya Nakamura, your mother, in respect to chattels, about which you wrote. That letter will require to be attended to before we can take any action.

You refer in your letter to your range and what happened to it. If you had looked at our statement you would likely have noticed that your account had received credit for \$25.00 on December 17, 1943, in respect to this item. That was the exact amount that you had stated you wished to receive for it.

Re: Claims against you and your husband.

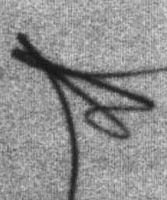
If you will refer to our letter of May 31, 1944, you will readily see what is required from your creditors before we can forward the funds on hand to the joint account of you and your husband. As these are likely friends of yours, you might have them all write to us stating that they are willing to have us release all funds you have to your credit here to you and that they will make settlement directly with you.

If you succeed in having them do this, we shall be very pleased to give consideration to the forwarding of all free funds to your joint account here.

We are enclosing a statement of your joint account, following the one sent to you on the 14th of June, 1944, to date.

Yours truly,

FRD/AG
Enc.


B. R. Dusenbury,
Administration Department.

STATEMENT RE SALE OF:

Catalogue No: 127

Street Address: 843 Keefer St.
Vancouver, B.C.

Legal Description:

32/77/196

Name: WATANABE, Kana

File No: 10653-14112

Reg. No. 05886-02659

Date of Sale and Adjustments Aug. 6/43

Sale Price \$ 550.00

Real Estate Agents Commission \$ 27.50

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 3.50

Encumbrances:

~~Heritable Lien~~

~~Mortgage~~

~~Assessment of Taxes~~

~~Other Charges~~

Adjustments:

Fire Insurance 4.73

Taxes 13.22

Water 5.58

40.00 \$ 573.53

Net Proceeds credited to your account
as at August 6th, 1943.

533.53

Date: December 6th, 1945.

Compiled by: Mr. George Peters.

*as account was
included in previous
state.*
pls keep here G/Good

EVACUATION SECTION	
DATE	MAY 19 1947
FILE NO.	15114/1065
Kana Watanabe	
Home Address	

Slocan City, B.C.

May 14th 1947

I think there is about \$400.00
here for me. Could you please send
it to me because I am very much
in need of money.

The children are getting big and
we have to get beds we have been
without. The two girls and I have
to get glasses. The boy has to get his
tooths out. There are so many other
things we have been without.

We want to move where there
is a decent high school. The moving and
house furnishing will cost quite a bit
so I will be needing all that is left there
I will pay the people whom I owe when
we are more settled.

If you can't send me the money
I will have to send in all the bills to you
because I can't pay for these things now
Please send me right away.

I am not living in "Commissaries"
house since Aug 1945.

Yours truly

02659

Sumiya Watanabe

05886

Kana Watanabe

10653/14114

May 26th, 1947.

REGISTERED.

Mr. & Mrs. Sumiye WATANABE,
Reg. No. 02659 & 05886,
Slocan City, B.C.

Dear Sir & Madam:-

Your letter of May 14th requesting remittance of funds at credit in your joint account, has been received.

The amount at credit in your account at the present time is \$431.44. On examining the claims against you, it appears that the West Coast Trading Company, the B.C. Purchaser's Association and Farmer's Produce Company are willing to withhold their claim until a later date. Although Mrs. Watanabe listed debts owing to K. Shoji, Mrs. R. Nakamura, G. Nakamura, Seiji Mori, Mrs. S. Hira and someone called Tanamoshi, these persons have not filed claims against you.

Of the claim of R. Tagashira & Co. in the sum of \$191.01, you have admitted owing \$91.01, and in your letter of May 27th, 1946, you stated that you owed a balance of \$157.00 to S. Kagawa. These two claims make a total of \$248.01, which we are deducting from your present credit for the time being, and enclose herewith Custodian cheque in the sum of \$183.43, representing the balance of your credit.

Since you did, in your letter of June 4th, 1944, request us to pay the claim of Mr. S. Kagawa we propose to do this unless we hear from you that this has already been paid.

With reference to the claim of Mr. Tagashira, unless you are able to get him to advise us that he is willing to post one payment of his debt, we propose to pay this claim of \$91.01 also.

Will you please acknowledge receipt of the enclosed cheque, using the enclosed stamped envelope for your reply, and at the same time, advise us whether any arrangements have been made concerning the debts which you had declared owing to the other persons mentioned above.

Yours truly,

AGMcA/DD.
Encs.2.

A.G. McArthur,
Office of the Custodian.

Dept. of the Secretary
of State

Office of the Custodian

Dear Sir: —

May 31st

St. Louis City

EVACUATION SECTION	
JUN	
Date	✓
File No.	14115/10653
Ans.	✓
Referred	Austenberg

B.C.

Received the cheque
of \$83.43 with thanks.

Mr. K. Kaji has been asking for
his money several times so I would
like to pay him back even a half of
what I owe him. Mr. Kaji is will-
ing to wait for it until later on, so
I have asked him to write to you so
you will hear from him in about two
weeks.

As for Mr. Sageshira, his figures in
my account is not correct so sometime
ago I have asked him to write to me
or to you but he hasn't done so and
besides before the evacuation I have
asked him to wait till I am settled after
the war and paid him \$1000 over a half of
what I owed him, leaving \$91.00 in balance
and that time he agreed and said will
wait as some of other three whale sales

However, I have written him again a few days ago, and asked him to wait a while and to advise you on this matter.

I have not paid anything to Mr. Shoji before or after the evacuation, so I would like you to send the balance of ¥2489 to MR. KOJIRO SHOJI, MINATO MINE, B.C., or if you could send it to me I'll add another ¥200 to it and will send him exactly a half of what I owe him.

After the evacuation I have paid ¥500 to Seiji Mori, some on Tanomoshi, some on G. Kagawa and others. R. Nakamura, my mother and H. Nakamura, brother will wait till we are more settled. Two friends will also wait until we are more settled.

I would like to pay off my debts as soon as possible. I appreciate it very much if you will send the balance ¥2489 to Mr. Shoji or to me.

Yours truly
02659 Sumio Watanabe
05786 Kane Watanabe

14114/10653/3025

June 6th, 1947

Mr. Shigetaro KAGAWA,
Reg. No. 01511,
194 Clarence St.
London, Ontario.

Dear Sirs-

Re:- Claim Balance \$157.00
Sumiye WATANABE, Reg. No. 02659
and
Kana WATANABE, Reg. No. 05886

We are endeavouring to close up this account. They wrote to us on the 31st May last, stating "I have asked him to write to you". They wish you to tell us to waive payment of your claim against them and allow us to forward this amount to them or to some other creditor.

It is up to you now to let us have your early decision and we shall expect a reply by Return mail so that we can take the proper action.

Yours. truly,

BRD/DD.

B.R. Dusenbury,
Office of the Custodian.

14114/10653/5129/4

June 5th, 1947.

Mr. Rinkichi TAGASHIRA,
Reg. No. 07988,
P.O. Box 666,
Revelstoke, B.C.

Dear Sir:-

Re:- Claim Balance \$91.01
Sumiya WATANABE, Reg. No. 02659
and
Kana WATANABE, Reg. No. 05886

We are endeavouring to close up this account.
They wrote us on the 31st of May last, stating that they have
asked you to waive payment of this balance for the present and
allow us to remit them their balance on our books.

We shall be obliged if you will let us hear
from you by return mail as to what action you wish taken in respect
to your claim.

Yours truly,

BRD/DD.

B.R. Dusenbury,
Office of the Custodian.

10108/10653/14114

June 13th, 1947.

Mr. Kojima SHOUJI,
Reg. No. 93196,
Hiro Nino, D.C.

Dear Sir:-

Re:- Sumio WATANABE, Reg. No. 02659
Kana WATANABE, Reg. No. 05826

We are in receipt of your letter of the 6th instant in respect to an indebtedness of \$500.00 that you claim as owing to you by the above parties.

In this connection we have reviewed your file and find that you declared when registering on May 27th, 1942 that you had "no money owing to you". Accordingly we have dealt with your affairs having that in mind.

We have been endeavouring to clear up the account of the WATANABES on our books and dis one of the cash assets as shown. Recently, and after considerable negotiations with them, we forwarded a certain sum to them on the 26th May last, and advised them that we were retaining a sufficient sum with which to pay two claims which they had admitted as owing by them to these parties. On the payment of these claims the whole of the balance of the WATANABES on our books will be absorbed.

It may be that they will be able to apply the whole or a portion of the funds that we forwarded to them on the 26th May last to the liquidation of this indebtedness to you.

In view of the circumstances it appears that you will have to deal directly with them in the matter of obtaining any settlement of the account, as we are unable to assist you.

Yours truly,

BRD/DB.


B.R. Dusenbury,
Office of the Custodian.

10653/14114/3025

June 17th, 1947

REGISTERED.

Mr. & Mrs. Sachiyo WATANABE,
Reg. Nos. 02659 & 03886,
Sloan City, D.C.

Dear Sir & Madam:-

We are today in receipt of a letter from Shigetaro KAGAWA requesting that we forward the funds held here to your credit. Accordingly we are enclosing our cheque for \$157.00 payable to your order being the amount admitted by you as owing to him.

We have informed him of this action as he has requested us to do, so that you and he may settle the account between you.

Kindly acknowledge receipt of the enclosed cheque.

Yours truly,



B.R. Dusenbury,
Office of the Custodian.

BBD/ED.
Enc. 1.

5129/10653/14114

June 25th, 1947

Mr. & Mrs. Sumiyo Watanabe,
Reg. No. 02659 & 02886,
Albany City, B.C.

Dear Sir & Madam:-

Re:- Claim Balance \$91.01
Rinkichi Tagashira
Reg. No. 07288

We are today charging your account and
crediting that of Rinkichi Tagashira in the sum of \$91.01, the
amount admitted by you as owing to him.

Yours truly,

B.R. Dusenbury,
Office of the Custodian.

BRL/DD.

5129/10633/14114

June 25th, 1947

Hinkichi TAKASHIMA,
Reg. No. 07988,
P.O. Box 666,
Revelstoke, B.C.

Dear Sir:-

Re:- Mr. & Mrs. Sumiyo WATANABE,
Reg. No. 02652 & 03886

We are today crediting your account with
\$91.01 received from Sumiyo WATANABE and Kana WATANABE, being
the amount claimed by them as the balance owing to you.

Yours truly,

B.R. Duncanson,
Office of the Custodian.

BRE/DD.

Earn & Sundry WATANABE

File No. 10653 & 14114
Reg. No. 05886 & 02659

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 April 27	Balance as per statement sent	\$	\$400.15	
	Advertising property	4.00		

\$ 4.00

\$400.15

CR \$396.15

1944 April 27	- Balance forward		396.15	
1947 January 8	Proceeds Auction sale		29.23	
	"		1.23	
January 13	"		4.83	

431.44

CR \$431.44

Accounting Department,
May 21st, 1947.

File No. 10653 & 14114
Reg. No. 09886 & 02659

Kapa & Sumiv. KATAMARE

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 August 3	Mrs. S. Chapman - rent Commission - Ker & Ker	1.00	15.00	
	Andrew Craig - repainting kitchen, plaster holes in ceiling, paper walls & ceiling & woodwork one coat \$16.50 on account	14.00		
September 14	Mrs. S. Chapman - rent due Aug. 15 Commission	1.00	15.00	
	Water rates to Dec. 31/42	7.00		
	Papering kitchen	2.50		
October 14	Mrs. S. Chapman - rent Commission - Ker & Ker	1.00	15.00	
November 14	Rental Statement Commission	1.00	15.00	
December 12	Rents collected Commission	1.00	15.00	
1943 January 13	Rents collected Commission	1.00	15.00	
February 12	Rents collected Commission	1.00	15.00	
February 27	Ck 1992 - City of Vancouver - 1942 taxes	34.45		
March 15	Rents collected Commission Sundry	1.00 5.50	15.00	
April 13	Rents collected Commission	1.00	15.00	
May 13	Rents collected Commission Repairs & Maintenance	1.00 14.00	15.00	
June 12	Rents collected Commission Repairs & Maintenance	1.00 14.00	15.00	

16.5

Date	Particulars	Debit	Credit	Balance
1943 June 29	Ck - City of Vancouver - 1943 taxes	10,344.50 32.81		\$ 16.5
July 14	Rents collected Commission Repairs & Maintenance	1.00 .30	15.00	
August 5	Ck 4582 - Certificate of Encumbrance	1.00		
August 13	Rents collected Commission	1.00	15.00	
September 24	Ck 5366 - Registration & Transmission of deed 32/77/181/1/196	8.60		
September 23	Rents collected Commission Sundry	1.00 14.00	15.00	
October 13	Full purchase price - 843 Keefer St. - Cat. # 127		550.00	
October 14	Rents collected Commission Sundry	1.00 .75	15.00	
November 8	Ck 6088 - Ker & Ker - Commission 843 Keefer St. Ck 6089 - Closing Adjustments on 843 Keefer St.	27.50 17.44		
November 15	Rents collected Commission	1.00	15.00	
December 17	G. Zampolsky - purchase of kitchen range		25.00	
January 14	Ck 7464 - K. & S. WATANABE	100.00		
February 15	Ck 8172 - K. & S. WATANABE	100.00		
April 27	Ck 9389 - Johnson, Reeve & Watson - valuation fee Cat. # 127	5.00		
		✓ 1485	815 -	CR \$ 400.15

Name of Claimant **WATANABE, Sumiya**Case **222**

Custodian File

14114

<u>REAL PROPERTY</u>										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
550						Commissioner's award			150	
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										150.00

14114 & 10653

November 21st, 1950.

Mr. & Mrs. Sumiye WATANABE,
60 Kensington Avenue,
Toronto, Ontario.

Dear Sir: & Madam:

Re: Japanese Property Claims Commission

Case No. 228

We have received from the Co-Operative Committee
on Japanese Canadians, our form of Release which has been
executed by yourself covering the award recommended under
the above Claims Commission for the sum of ... \$150.00.

Cheque in your favour is enclosed for \$141.32
and we have paid the Co-Operative Committee .. 8.68
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FOS/js
1 encl.

DEFENCE BRIEF

VERNON
30 April 1948

(Mrs.) Kana WATANABE
and
Sumiye WATANABE

File No. 14114

Case No. 228

REAL PROPERTY CLAIM

Claim increased to

\$1,000.

(Trans. Page 2)

Appraised at

\$550.

Other appraisal \$1000.

Sold for

\$550.

Witness - Appraisers, Johnson Reeve
Ker & Ker Ltd.

Question of valuation only.

Appraisers (Johnson Reeve) report (19-7-43) Poor working
class district in East End. Building very old and dilapidated.

Appraisers (Ker & Ker Ltd.) report (3-7-42) Very old frame
house, exterior very dilapidated and run down, and the
grounds are also run down.

PERSONAL PROPERTY CLAIM

Claim abandoned (Trans. Page 2)

Defence Summary

Witness

Johnson Reeve

Ker & Ker Ltd.

Where Required

1

Appraisers

1

Appraisers

BMP/mw

IN THE MATTER OF THE "INQUIRIES ACT."

PART I. REVISED STATUTES OF CANADA, 1927, CHAPTER 22

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR, JUDGE H.M. COLQUHOUN, SUB-COMMISSIONER)

18

Vernon, B.C.

April 30, 1948

IN THE MATTER OF THE CLAIM OF

SUMIO WATAWARI

PROCEEDINGS AT HEARING

20 APPEARANCES:

D.S. McTAVISH, Esq.,

appearing for the
Dominion Government.

R.J. McMASTER, Esq.,

appearing for the
Claimant.

T.J. HARRISON, Esq.,

Secretary to Vernon
Sub-Commission.

S.M.R. UPTON, Esq.,

Official Interpreter.

G. HAMBLETON, Esq.,

Official Reporter.

MR. McMASTER: This is the case of Sumiye Watanabe.

SUMIYE WATANABE, the Claimant herein, being
first duly sworn, testified
as follows:

10 MR. McMASTER: Your honour, in this case it has come to
my attention that the property claimed by the
claimant is registered jointly with his wife, and
his wife is here if it is necessary to call her. I
understand she has agreed to join in the claim and
have him give evidence, and I would ask to have
the claim amended to show in their joint names,
Mrs. Kana Watanabe and Mr. Sumiye Watanabe.

THE COMMISSIONER: Amendment granted.

MR. McMASTER: And I would ask leave to increase the
amount of the claim with respect to the real
estate by \$50.00, so that the claim is \$1,000.00.
The Custodian sold it for \$525. I would ask leave
to abandon the claim with respect to personal
chattels.

20

DIRECT EXAMINATION BY MR. McMASTER:

Q: Witness, did you instruct me to prepare this state-
ment with regard to the real property with res-
pect to which you and your wife are claiming, and
is that your signature on the front?

A: Yes.

Q: Are the statements contained therein true to the
best of your knowledge and recollection?

A: Yes.

30 MR. McMASTER: I would ask to file that statement as

Exhibit No. 1.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. McMASTER: I file on behalf of my learned friend
what purports to be an appraisal of these premises
by Johnson Reeve and Watson dated July 19, 1943.

(APPRAISAL MARKED EXHIBIT No. 2)

MR. McMASTER: I would ask my friend if he would be
good enough to produce the appraisal made by
Messrs. Ker and Ker in this case to be filed.

10 MR. McTAVISH: Once more, this is not an appraisal,
this is a report to the Custodian on the property.

MR. McMASTER: I file this on your behalf, Mr. McTav-
ish.

MR. McTAVISH: Yes.

MR. McMASTER: I file on behalf of my learned friend
a report or appraisal dated July 3, 1942 purported-
ly made by Messrs. Ker and Ker Limited. Why I
refer to this as an appraisal is because of the
last statement on page two: "The sale value of
20 this property on today's market would be approx-
imately \$1000.00 gross. This property was inspect-
ed on July 3rd, 1942 by Mr. J.M. Anderson, Rental
Manager and the writer."

(APPRAISAL MARKED EXHIBIT No. 3)

MR. McMASTER: Referring to Exhibit No. 1, your honour,
this is a house property.

Q: What was the address of the property, again, wit-
ness?

A: 843 Keefer Street.

30 Q: 843 Keefer Street.

A: Yes.

10 MR. McMASTER: Six rooms, frame finish, used as a dwelling. It was purchased in 1939 for \$700.00. The claimant had the foundations repaired and also two chimneys at a cost of about \$100.00. He states that when he purchased the premises, the interior of the house was very dirty and the ground had not been cared for, and the witness imagines that that is the reason he got it at a good price. He states: "We cleaned the place up and made repairs as above. We rented the premises when we left for \$15.00 per month to a Mrs. Chapman and, from the report of Ker and Ker, it would appear that she looked after the place. We note that Ker and Ker reported in July 1942 that the rent was fair and they estimated the market price to be \$1000.00. We had \$1000.00 insurance on the place. While the house was old, it was clean inside and quite live-
20 able. We are prepared to accept Ker and Ker's appraisal of July 3, 1942 as the fair market value at the time, namely, \$1000.00."

"Would my friend admit the assessed value on the land was \$450.00 and on the buildings \$550.00 in 1942? I think that appears in Ker and Ker's report."

MR. McTAVISH: I haven't got that, your honour.

MR. McMASTER: It is on the file, at any rate, your honour.

I would ask my friend to admit that the taxes were \$32.80 per year.

30 MR. McTAVISH: I haven't got that, your honour.

MR. McMASTER: It is also in Ker and Ker's report.

Your witness.

MR. McTAVISH: It is submitted, your honour, that the
real property was sold for its fair market value.

CROSS EXAMINATION BY MR. McTAVISH:

Q: Whereabouts is Keefer Street? A: The
house number?

Q: Where is Keefer Street in the City of Vancouver?

10 A: Oh. Well, Keefer Street is next to Pender street.
It is on the south side of Burrard Inlet.

Q: Would you agree with the statement with regard
to location in Johnson Reeve and Watson's appraisal
in which they state it is a poor working class
district in the east end?

MR. McMASTER: Your honour, I would just like to point
out: Several times my friend has asked about the
type of people that live in the vicinity of these
premises. I take it that we are dealing with the
situation as at the date of sale. The Commission-
er has so ruled. Now, is my friend talking about
the time this man evacuated or at the time the
property was sold?

MR. McTAVISH: I am questioning not the type of people
living in the locality, I am asking about the
location.

MR. McMASTER: You are speaking about their financial
circumstances.

MR. McTAVISH: Q: This was a working class district in
30 the east end of Vancouver, is that correct?

A: Well, nearly all the people works around there.

Q: What kind of work?

A: Labour or anything. They are mostly all residential people, the houses, you know, all living houses.

Q: It is all residences? A: Yes.

Q: How old are the residences? A: Well, I don't remember exactly.

Q: How old was your house, the one that you are claiming for? A: Why, I don't know.

MR. McTAVISH: That would appear to be all, your honour; it is purely a question of value, again.

MR. McMASTER: No questions, your honour.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify that the foregoing is a true and accurate transcript of the proceedings herein.

Gordon Hambleton

G. Hambleton
Official Reporter.

I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.

"M.M. Colquhoun"
Sub-Commissioner.