

14635

EVACUATION SECTION

Rec'd JUN 25 1943

File No. To be completed by persons of the Japanese race having property in any protected area. The proper
Ans. 57A administration of this property requires such persons to give full particulars as requested in this form.

Referred

PERSONAL INFORMATION

NAME: (In full) CHUZABURO ITO

HOME ADDRESS: SLOCAN, B.C.

REGISTRATION NUMBER 00358 SEX: MALE AGE: 33

OCCUPATION: NONE

(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:

MARRIED? YES

NAME OF WIFE OR HUSBAND: YURIKO ITO

ADDRESS OF WIFE OR HUSBAND: SLOCAN, B.C.

NAMES OF ANY LIVING CHILDREN: LOUISE MICHIKO ITO

LLOYD TAKEMI ITO

ADDRESS OF CHILDREN: SLOCAN, B.C.

AGE OF CHILDREN: 5, 3,

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

1. LOCATION AND DESCRIPTION:

For information re "Real Property" see file No. 4269-

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)

STATEMENT OF REAL PROPERTY OCCUPIED

7. STATE WHEREABOUTS OF TITLE DOCUMENTS.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST.
9. IF FARM LAND STATE CROPS SOWN

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

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: _____
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) _____
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) _____
8. BANK ACCOUNTS: _____
9. LIFE INSURANCE: _____
10. INTEREST IN ANY ESTATES OR TRUSTS: _____
11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: _____
2. TRADE DEBTS: _____

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

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 22nd day of JUNE 1943

(Signature) _____

Witness _____

FOR DEPARTMENTAL USE _____

✓ ✓
INFORMATION FROM R.C.M.P.

4267
14635
Date 12-4-43

Our File No. 14635

Full Name ITO - Chuzauro
(Surname in Block Letters)

Registration No. 00358

✓
Male - Female
(check)

Age 1-1-1910

Former Address

1911 - Powell St, Vanc. B. C.

Date Evacuated

Mar. 19-42.

Naturalized - Canadian-Born - National
(check) ✓

Present Address

R.R. #1 Thetford Mines, Quebec. 9/5/47

St. Jean St.

✓
Married - Single
(check)

Name of Wife

Name of Husband

Name of Mother

nee MATSUBAYASHI Sayo (Japan)

Name of Father

Chubichi (decd)

Names of Children under 16

Louise 3 Lloyd 1 1/2

Requested by

Camp

Registered with Custodian

(Yes or No)

Additional Information

Confectionery

4269/9753

14635

File
14635

7th February, 1944.

The Collingwood Realty,
5103 Joyce Road,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 272
2016 Triumph Street

We are in receipt of your letter of the 4th instant in which you submit an offer to purchase the above property for the sum of \$800.00 and enclose your certified cheque for \$80.00.

As we did not receive any tenders on this particular property we are prepared to give consideration to any offer which we may not receive, based upon an independent valuation.

At the moment this property has not been appraised, but we will endeavour to have this done as soon as possible and then advise you in regard to the offer to which you refer.

Yours truly,

F. G. Shears,
Director.

FGE

File No. 14635

— SUMMARY —

August 9th, 1947

— GENERAL —

Chusaburo ITO,
Reg. No. 00358

ASSETS: -

REAL ESTATE: -

No interest in Real Property was declared by Chusaburo ITO in registration dated June 22nd, 1943. However the record shows that he and Jukichi ITO owned 2016 Triumph Street, known as Lot 2, Block 29, District Lot 184, Plan 178, Vancouver, B.C. See "Real Estate Summary" dated August 9th, 1947 this file for details of administration and liquidation. Funds are presently in joint account and are being held awaiting reply to our letter dated August 9th, 1947.

FIRE INSURANCE: -

No interest in Fire Insurance in his name is revealed on the file.

PERSONAL PROPERTY: -

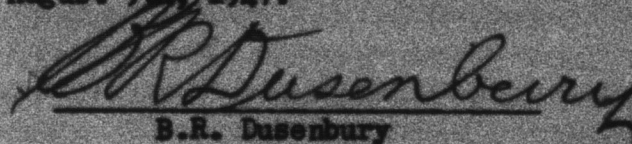
See "Personal Property" Summary" dated August 9th, 1947 this file in respect to personal and joint interest with particular reference to "Chattels".

^{other}
No personal property of Chusaburo ITO is revealed on the file.

LIABILITIES: -

No indebtedness against Chusaburo ITO is revealed on his file.

The above Summary is certified to be in accordance with the information on file, August 9th, 1947.


B.R. Dusenbury
Office of the Custodian.

SUMMARY

REAL ESTATE

File #4269 -
" #14635-

Jukichi ITO, Reg. No. 02579
Chusaburo ITO, Reg. No. 00358

Catalogue No: 272

Japanese Name: as above

Civic Address: 2016 Triumph Street, Vancouver, B.C.

Legal Description: Lot 2, Block 29, District Lot 184, Plan 178, Vancouver, B.C.

Classification: Dwellings -2 -

Registered in the names of:

Jukichi ITO and Chusaburo ITO according to
Certificate of Encumbrance dated January 21st, 1943.
Custodian Vesting #35586.

Title:

Clear

Sold to:

Oliva Moreau, wife of Louis Napoleon Moreau, for
\$950.00 Cash as March 19th, 1944.

Title delivered to:

Oliva Moreau as May 4th, 1944, Certificate of Title
No. 100441-L. Adjustments completed.

Funds released to joint
account of:

Jukichi ITO and Chusaburo ITO as May 2, 1944.

Chattels:

Not involved.

Fire Insurance:

None

Remarks:

These premises at 2016 Triumph Street, Vancouver, B.C., were left in charge of a Mr. W. Hellier of 2036 Triumph St. as evidenced by undated memo on file at the beginning of the file #4269. A typed letter dated April 28, 1942 by Jukichi ITO witnessed by Edith Hellier defines the terms of arrangement for handling this property by Hellier- see for particulars - The record indicates that Hellier failed to carry out these arrangements and at the date of sale of Realty it became necessary for certain land taxes and water rates to be paid and charged to the Joint account of the ITOS.

Jukichi ITO was advised of this situation in our letter of May 27th, 1944 which see for particulars. It may be noted that these premises are reported as in "very bad condition" with the possibility of being condemned.

(over)

August 9th, 1947

- 2 -

SUMMARY- REAL ESTATE continued

Remarks:

Assessed Value (1944)

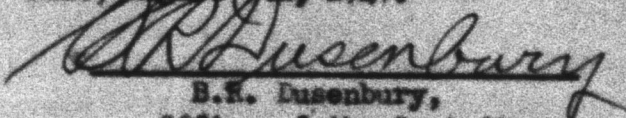
Land - \$625.00

Improvements - \$700.00

Valuation \$750.00 (Pemberton's)

Sale Price - \$950.00

The above Summary is certified to be
in accordance with the information on
file, August 9th, 1947.


B.F. Dusenbury,
Office of the Custodian.

Catalogue No. 272

File Nos. 4269 & 14635

ITO, Jukichi
ITO, Chuzaburo

Reg. No. 02579
Reg. No. 00358

Civic Address: 2016 Triumph St., Vancouver.

Legal Description: Lot 2, Blk. 29, D.L. 184,
Gp. 1, N.W.D., Plan 178.

Classification: 2 Dwellings.

--- **SOLD** ---

Real property handled under No. 4269.

This property has been sold to Oliva Moreau
for \$950.00. See Mr. Shears' letter of March 10, 1944.

--- SUMMARY ---

August 9th, 1947

--- FIRE INSURANCE ---

Files Nos.

1269 -

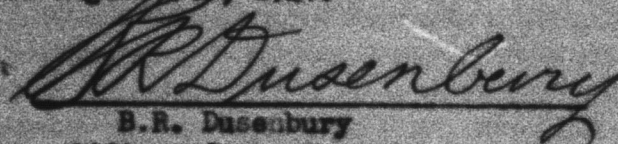
Jukichi ITO, Reg. No. 02579

14635 -

Chusaburo ITO, Reg. No. 00358

No Fire Insurance is revealed on these
files either jointly or severally in their names.

The above Summary is certified to
be in accordance with the information on
file August 9th, 1947.



B.R. Dusenbury
Office of the Custodian.

Files No.

— SUMMARY —

August 9th, 1947

— LIABILITIES —

4269 -

Jukichi ITO,
Reg. No. 02579

14635

Chuseaburo ITO,
Reg. No. 00358

No indebtedness is revealed on these
files against Jukichi ITO and/or Chuseaburo ITO, either jointly
or severally.

The above Summary is certified
to be in accordance with the information
on file, August 9th, 1947.

B.R. Dusenbury
B.R. Dusenbury,
Office of the Custodian.

-- SUMMARY ----

August 9th, 1947

Files Nos.

-- PERSONAL PROPERTY--

4269 --

Jukichi ITO,
Reg. No. 02579

14635 --

Chusaburo ITO,
Reg. No. 00358

CHATELS: -

See Chatels Schedule.

Neither Jukichi ITO or Chusaburo ITO declared ownership of any Household furniture or personal effects either jointly or severally. However according to the files, certain chattels are indicated as having been left at 2016 Triumph St. by the ITOS. A memo by Spain dated March 28/44 states that all chattels at 2016 Triumph St. were moved to 992 Powell Street. Certain chattels have been sold in both their names and the proceeds have been forwarded to them. A list, dated March 14th, 1944 shows other items as "abandoned" - these in the name of Jukichi ITO. Noted also is warehouse receipt #526 - March 20th, 1944.- Boxes - Mattress and shrines. These do not appear to have been disposed of. The files do not reveal that this office contacted either of the ITOS to ascertain if they did, in fact, leave any chattels at 2016 Triumph St. when they were evacuated from Vancouver. We are now writing to them for such information as they can or will give in this respect.

REFUND:

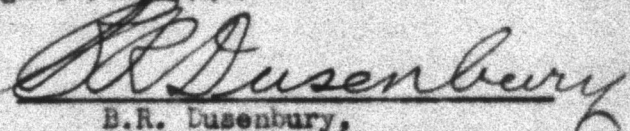
A refund of \$5.05 for account of Jukichi ITO -personal account, was received for his credit from Provincial Government as refund of Income Tax 1941.

SPECIFIED
ARTICLES: -

No Cameras, radios, Fire Arms or Vessels are revealed in the registration or the file of Jukichi ITO and Chusaburo ITO.

No other personal property of Jukichi ITO and Chusaburo ITO is revealed on the files.

The above Summary is certified to be in accordance with the information on file, August 9th, 1947.



B.R. Dusenbury,
Office of the Custodian.

File No. 1269/14635

CHATTEL SCHEDULE

October 30th, 1947

Re:- Jukichi ITO, Reg. No. 02579
Chusaburo ITO, Reg. No. 00958

Warehouse Inventory #526 Sold at Auction Abandoned

Declared:

File 14635

J.P. Form June 22/43

Nothing

File 1269

In Ltr. Aug. 27/47

Bedding

Dining-room set

Carpets

Stoves(2)

Kitchen cupboards

Chairs,

Tables

Chinaware

Garden tools

Clothes cupboard

Miscellaneous

Couch

(3 boxes)
(1 mattress)
(2 shrines)

Van. 13 Mar 14/44
(1) " " "

3 white beds w/ wire springs

1 H.M. 2 broken chairs 14/44
1 broken round table top
2 window screens(broken)

Also sold at auction
but not declared.
Platter & dishes
Basket & contents
axe

Miscellaneous
couch
1 mattress
2 shrines

M. G. M. O. M. O. M. O.

FEDERATION REALTY CORPORATION LIMITED

418 Howe Street,
Vancouver, Canada

February 11, 1944.

Catalogue #272

2016 Triumph St. 2/29/184

Lot-- 49.6 by 122.

This is a very old five-roomed bungalow on post foundation; no basement, with wooden partitions, bath and toilet in an outside shed; also a two room shack at the rear. The roof is completely gone and everything is in such a run-down condition that we do not believe it is worth re-conditioning.

Value for Sale - - - - - \$750.

FEDERATION REALTY CORPORATION LIMITED.
(signed) W.O. Moore

WM-34

4269/14635

September 8th, 1947

REGISTERED

Mr. Jukichi ITO,
Reg. No. 02579,
c/o Messrs. H. & J. Housengo,
Iron Springs, Alberta.

Mr. Chuzaburo ITO,
Reg. No. 00398,
R.R./1,
Streetville, Ont.

*Ans. rec'd
Sept 24/47
D*

Dear Sirs:-

Re:- Realty - 2016 Triumph Street

In reviewing your Joint file and account, it is noted that 2016 Triumph Street, known as Lot 2, Block 27, District Lot 184, Plan 178, Vancouver, B.C., is recorded and dealt with as belonging to you jointly.

These premises were left by you in charge of Mr. W. Bellier under certain agreed arrangements. The record indicates that Bellier failed to carry out these arrangements and at the date of sale of Realty it became necessary for certain land taxes and water rates to be paid and charged to your joint account. You were advised of this situation at the time.

In due course the Realty was sold on March 19, 1944 for \$950.00 and our letter to each of you of May 4, 1944 informed you of the transaction.

We forwarded the following to each of you, on the 11th August last:-

1. General Statement of Joint a/c showing credit balance of \$623.61
2. Sales Statement of Triumph St. property net amount included in No. 1. Statement.

In order to close out these funds we are sending cheque to:

Jukichi ITO	for	\$411.81 and
Chuzaburo ITO	for	411.80
Total-		<u>\$823.61</u>

We shall be obliged for your acknowledgment of letter and cheque in due course.

R

For your convenience in replying we enclose a self-addressed envelope.

Yours truly,

H.R. Dusenbury
Office of the Custodian.

R.D/DD.
Encs 3.

14635

August 11th, 1947

Mr. Chusaburo ITO,
Reg. No. 00358,
R.R.#1,
Streetsville, Ontario.

Dear Sir:-

Re:- Chattels -
2016 Triumph Street

We have been reviewing your file and in respect to Household and personal effects we find that you stated when registering with the Custodian that you did not have any at the above address or anywhere else, in Vancouver.

In the course of administration it seems that certain chattels were found at the Triumph Street address that did not belong to Mr. Hellier, whom you left in charge. It has been assumed that these belonged to either or both of you and recently the proceeds of such as were sold were forwarded. In order that our records will be more complete, we shall be obliged if you will forward to this office without delay, a list of chattels if any, left by you at this or any other address in Vancouver at the time of evacuation.

Before forwarding you funds derived from the sale of your Real Estate, that is 2016 Triumph Street, we need some reply from you to the above in respect to chattels. In the meantime we are enclosing herewith the following for your information:-

1. - General statement of joint a/c with Credit of \$223.61
2. - Sales statement of Triumph Street property, amount included in Statement No. 1.

We shall be obliged for a prompt reply from each of you.

For your convenience in replying we enclose a self-addressed envelope.

Yours truly,

BRD/DD
Encs. 3.

B.R. Dusenbury,
Office of the Custodian.

NOTE: - Similar letter to Jukichi ITO.

Wright & Chesbrough, Inc.

File No. 4269 & 14635
Ref. No. 02579 & 00358

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 February 8	Land Registry Office - Certificate of Encumbrance	\$ 1.00		
1944 March 10	Arrears 1943 taxes prior to 2 March, 1944	32.26		
	Rental adjustment to date	16.95		
	Rental adjustment to date (2nd house)	9.93	1.94	
	Credit re Sale of Property		883.61	
		<u>\$ 62.14</u>	<u>\$ 885.75</u>	
				<u>CR \$ 823.61</u>

STATEMENT RE SALE OF:

Name: ITU, Jukichi #00379
ITU, Shunshiro #00398

Catalogue No: 272

File No: 4269 & 44635

Street Address: 2014 Triumph St., Vancouver, B. C.

Legal Description: 2/29/16/1/178

Date of Sale and Adjustments March 10, 1944.

Sale Price

\$ 950.00

Real Estate Agents Commission

\$ 47.50

Charge for Valuation

5.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

3.50

Encumbrances:

~~Unpaid Vendor~~

~~Mortgage~~

~~Arrears of Taxes~~

~~Other charges~~

Adjustments:

~~Fire Insurance~~

Taxes

6.19

~~Water~~

\$ 66.19

\$ 950.00

Net Proceeds credited to your account as of March 10/44

\$883.81

Date: September 14, 1945.

Compiled by: George Peters

NAME ITO, Chusaburo

REGISTRATION NO. 00358

FILE NO. 14639

The following chattels were sold by public
auction at 992 Powell St., Vancouver, B. C. on June 20, 1945.

Grocery and 2 pictures

\$ 1.10

Total
(Auctioneer's Fee \$ 0.11
Less Expenses: (Advertising: 0.06
(Moving: 0.12

\$ 1.10

\$ 0.36

Net Proceeds Credited:

\$ 0.74

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering List No.

Vancouver, 47.

Remarks.

*Goods found at 934 Triumph St.
in inventory*

4:09
14635

May 4, 1944.

Mr. Jukichi ITO,
Registration No. 02579,
c/o H. & J. Housenga,
Iron Springs, Alberta.

Dear Sir:

Re: Catalogue No. 272
2016 Triumph Street
2/29/44

Please be informed that 2016 Triumph Street has been sold as of March 10, 1944 for the sum of \$950.00 which is 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 the joint account of you and Chusaburo ITO #00396, and adjustments of unearned taxes and any insurance premiums have also been credited to your joint account.

The net result of the sale is as follows:

Sale price		\$ 950.00
Less agent's commission @ 5%	\$ 47.50	
• arrears of 1943 taxes	38.26	
• water rates	<u>18.25</u>	
		<u>38.71</u>
Net credit to your account		<u>\$ 651.29</u>

These funds are available to you in the usual way.

Yours truly,

George Peters,
Administration Department.

CC: Mr. H.C. Security Commission & Chusaburo ITO.

Catalogue No. 272

Files No. 4269 & 14635

2016 Triumph Street

2/29/184

ADJUSTMENTS

As of March 10, 1944 - 70 days.

Debit purchaser

Registration fees on Deed. \$950.00	\$ 5.90
Front house paid to March 7th - 3/31 x \$20.00	1.94

Total debits

\$ 7.84

Credit purchaser

70/365 x \$32.26 Seller's proportion of taxes for 1944	\$ 6.19
Rear house paid to April 23rd - 44/31 x \$7.00	9.93

Total credits

\$ 16.12

Less total debits

7.84

Net credit due to purchaser

\$ 8.28

as to Mrs. Olive Horeau

For file 14635

File Nos. 4269 & 14635.
Catalogue No. 272.

April 24th, 1944.

MEMORANDUM

TO: Mr. George Peters
FROM: Mr. D. A. Cramer

Jukichi ITO and
Chusaburo ITO
Lot 2, Blk. 29, D.L. 184,
Qm. 1, N.E.D., Plan 178.

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated April 11th, 1944, we enclose herewith the following documents in connection therewith.

1. Copy of application number 100440-I, dated April 11th, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 100441-I, dated April 11th, 1944, registering the property in the name of Olive Norum (Deed).
3. Duplicate of Transmission dated March 18th, 1944.
4. Duplicate of Deed dated March 18th, 1944, - Secretary of State to Olive Norum.
5. Certificate of Indefeasible Title number 100441-I, dated April 21st, 1944, covering the above property in the name of Olive Norum.

DAC:JS
Encls.

D. A. Cramer

March 16th, 1944.

REAL PROPERTY MEMORANDUM

FILE NO: 4269 & 14635
NAME: Jukichi ITO and Chusaburo ITO
CATALOGUE NO: 272
RE: 2016 Triumph Street, Vancouver, B. C.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, Lot 2, Block 29,
District Lot 184, Group 1, New
Westminster District, Plan 178.

Encumbrances: None

Taxes: 1943 taxes amount to \$50.78, of
which \$30.78 is still due. No arrears.

Vested: No. 35586

VALUATION BY APPRAISER:	\$750.00
AMOUNT OF BID:	\$950.00
APPROVED BY ADVISORY COMMITTEE:	March 1st, 1944.
AMOUNT RECEIVED BY CUSTODIAN:	\$950.00
NAME OF PURCHASER:	Oliva Moreau

KWW/W

K. W. WRIGHT

4269 & 14635

March 8th, 1944

Mr. Walter Helleir,
2036 Triumph Street,
Vancouver, B. C.

Dear Sir:

Referring to our conversation of today in regard to the property at 2016 Triumph Street for which we have received an offer to purchase and recommendation has been made to Ottawa to accept this proposal, we understand from you that the large house in the front is rented at \$20.00 per month, partly furnished, and the rent is paid to March 7th, 1944, and that you claim ownership of this furniture. We also understand that the house in the rear is rented at \$7.00 per month and the rent is paid to April 23rd, 1944.

While you have been receiving the revenues from these houses, we understand that you have spent approximately \$100.00 over and above the receipts, for which you will send us an itemized account which we will submit to the ITOS for their approval for payment. If this expenditure is approved, we would have funds from the sale of the house to take care of your claims.

Our Protection Department will be calling in a few days to take delivery of the chattels which we understand are stored in one of the houses. Will you kindly arrange with the tenant to deliver these articles.

Under the Agreement made with the Japanese you were to pay all taxes and water rates. As there is a balance due for 1943, will you kindly see that these are paid at once.

In connection with the furniture which you state is yours and is rented with the front house, this is subject to the existing rulings of the Rental Control Board.

(Over)

ODM/CH

G. D. Wilson
Administration Department

Yours truly,

If the proposed sale of these premises is consummated, please note that you will be responsible to the purchaser for all rents as from the date of the proposed acceptance, which is March 1st.

C
O
P
Y

4269
14635

March 6th, 1944

The Collinwood Realty,
5103 Joyce Road,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 272
2016 Triumph Street

Your letter of the 28th instant enclosing cheque for \$80.00 and offer to purchase 2016 Triumph Street for the sum of \$950.00 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 a certified cheque for the balance of the purchase price, namely \$870.00.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the transferee 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 you will then be in a position to assume control of this property.

Yours truly,

F.G. Shears,
Director.

FGS/AN