

733



Hastings Park  
OFFICE OF THE CUSTODIANFILE NO. 733  
FILE NO.

## JAPANESE SECTION

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: KUTSUKAKE, Hisashi

HOME ADDRESS: 2558 Franklin St., Vancouver, B. C.

REGISTRATION NUMBER 10168 SEX: Male AGE: 56

OCCUPATION: Millworker.

(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: Sterling Lumber Co., Victoria Drive, Vancouver, B. C.

MARRIED? yes

NAME OF WIFE OR HUSBAND: Hatsuyo

ADDRESS OF WIFE OR HUSBAND: 2558 Franklin St., Vancouver, B. C.

NAMES OF ANY LIVING CHILDREN: none

ADDRESS OF CHILDREN: none

AGE OF CHILDREN: none

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

1. LOCATION AND DESCRIPTION: 1 lot, 2558 Franklin St., Vancouver, B.C.  
Legal description unknown.

e Lot 10, Blk 53, Hastings Tract site

2. BUILDINGS AND OTHER IMPROVEMENTS: 5 room frame house at 2558 Franklin St., Vancouver, B. C. Also 1 garage.

3. INSURANCE (Give particulars; state where policies are) none

4. TAXES (Amount and where payable) \$34.00 per year. 1941 paid to the City of Vancouver, B. C.

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

none

6. OCCUPANCY AND LEASES (If vacant so state) none



\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY none

\_\_\_\_\_  
\_\_\_\_\_

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS 1 dog.

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: 1 sewing machine and living equipment of 5 room house at 2558 Franklin Ave., Vancouver, B. C. in owner's possession.

STATEMENT OF PERSONAL PROPERTY OWNED:  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: none

\_\_\_\_\_  
\_\_\_\_\_

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) none

4. STATE WHEREABOUTS OF LEASE: none

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: none

2. LANDLORD'S NAME AND ADDRESS: declarant.

1. LOCATION AND DESCRIPTION: 5 room frame house at 2558 Franklin St., Vancouver, B. C.

STATEMENT OF REAL PROPERTY OCCUPIED  
\_\_\_\_\_  
\_\_\_\_\_

9. IF FARM LAND STATE CROPS SOWN: none

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: in owner's possession.



4. INSURANCE CARRIED ON ABOVE PROPERTY: none
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: none
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) none
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) \$600.00 Victory Bonds and \$165.00 War Savings Certificates in owner's possession.
8. BANK ACCOUNTS: Royal Bank. Nanaimo and Hastings. Vancouver. B. C. \$500.00 Savings Account.
9. LIFE INSURANCE: \$1,000.00. New York Life Assurance Co. Policy No. unknown. Premium \$61.42 paid to date. Beneficiary, wife, Hatsuyo. Policy in owner's possession.
10. INTEREST IN ANY ESTATES OR TRUSTS: none
11. SAFETY DEPOSIT BOX: No. 25. Royal Bank. Hastings and Nanaimo. Vancouver. B. C. Key in owner's possession.

## LIABILITIES:

1. PERSONAL DEBTS: none

2. TRADE DEBTS: none

REMARKS: none

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 3rd day of April 1942.

(Signature) H. J. [Signature]

[Signature]  
Witness

FOR DEPARTMENTAL USE



INFORMATION FROM R.C.M.P.

Date Jan. 19/43

Our File No. 733

Full Name KUTSUKAKE, Hisashi  
(Surname in Block Letters)

Registration No. 10168

<sup>V</sup>  
Male - Female  
(check)

Age Apr. 25, 1886

Former Address 2558 Franklin Street, Vancouver, B. C.

Date Evacuated 15/6/42

<sup>V</sup>  
Naturalized - Canadian-Born - National  
(check)

Present Address Greenwood, B. C. 6 Rednor Rd., Toronto 6, Ont.  
*yes landing 8/5/42*

<sup>V</sup>  
Married - Single  
(check)

Name of Wife Hatsuyo - #10167

Name of Husband - - -

nee  
Name of Mother (KOBAYASHI) Yoshino  
(Dec'd)

Name of Father Ryosaku (Dec'd)

Names of Children under 16 \_\_\_\_\_

Requested by P. Hunter

Registered with Custodian Yes  
(Yes or No)

Additional Information Mill worker. House and lot. Formerly a fisherman.



REAL PROPERTY SUMMARY

JAPANESE NAME: Hisashi KITSUKAKE Reg. No. 10168 File No. 733.  
CATALOGUE NO: 105  
PROPERTY ADDRESS: 2558 Franklin Street, Vancouver, B. C.  
LEGAL DESCRIPTION: Subdivision 10 of Lot 53, Town of Hastings, Suburban  
Lands, Plan 1019.  
TITLE: In the name of Hisashi KITSUKAKE. Certificate No. 52548-L.  
ENCUMBRANCES: None registered and no indication of any unregistered.  
Vesting Order No. 35517 - January 5th, 1943.  
ASSESSED VALUE: 1942  
Land \$ 380.00  
Improvements 650.00 - Total \$1,030.00 Taxes - \$ 41.63

CLASSIFICATION: The lot is situated on the South side of Franklin Street,  
between Kamloops and Cassiar Streets. It is 33 x 122 feet  
to a 20 ft lane and is level with the Street.

On this there is a frame house built 1911 - being 1½ stories  
in the front portion with one storey addition for the kitchen.  
The exterior is finished in siding to the 1st floor level -  
shingles above and shingle roof. The main roof is in fair  
condition, but the front porch is in need of repair.

There are five rooms in the house - none of which are plastered -  
being wood, with building and wall paper over. There is an  
entrance hall with stair to the second floor - front room 9 x 15,  
centre room 12 x 15, kitchen 15 x 16 with an old sink. On the  
second floor are two bedrooms with sloping ceilings and a toilet.  
There is no bathroom in the house, and no fixtures other than the  
toilet and kitchen sink. The floors are poor. In the basement  
there is a Japanese bath. There is a bracket chimney in the centre  
room and the kitchen chimney runs to the ground.

The foundation is cement, but appears to have been put in since the  
house was built. The floor is concrete except for a small portion  
in the S. W. corner, but a rough job and at two levels. The first  
floor joists are 2 x 6. Headroom on the higher portion is barely  
six feet. There is no furnace. There is a locked room in the  
basement with the original owners' belongings in it.

The tenant advised there was continual stoppage in the kitchen drain  
due to it being too flat below the cement floor, and into which the  
Japanese bath drains.

There is a small unfinished garage. Sidewalks about the property  
are of wood in poor condition and the fences require repairing.



## HISTORY OF

## ADMINISTRATION:

The property was occupied by the owner up to date of evacuation June 15, 1942, and he proposed to lease it to a Mr. Johnstone, a neighbor, the rental being payment of taxes and water rates by the tenant. H.A. Roberts Ltd., agents named by the Custodian, found a tenant, Robert Jameson, at a rental of \$16.00 per month from June 16, 1942, Mr. Jameson as tenant was approved by Mr. Kutsukake and occupied the premises from June 16, 1942 to November 15, 1943, and was at no time in arrear of rent. Of the rental accruing under this lease the first half month, to end of June, was paid to Mr. Kutsukake, the remainder \$264.00 was paid to his credit with the Custodian.

## APPRAISAL:

The property was inspected and its value appraised by Loewen and Harvey, who estimated its market value at \$850.00.

## OFFER:

One only received, that of Dorothy Doris Kazowko of \$865.00<sup>^</sup> through Campbell and Pemberton.

## SOLD:

To Dorothy Doris Kazowko for \$865.00 as of August 26, 1943. Approved by the Advisory Committee September 1, 1943.

## TITLE:

Certificate of Title No. 91597-L issued on October 22nd, 1943, in the name of Dorothy Doris Kazowko and receipt acknowledged by her on November 3, 1943.

OLD CERTIFICATE  
OF TITLE:

No. 52548-L was received from the owner and sent to the Land Registry Office on December 30th, 1943, for cancellation.

## FUNDS:

Released to the credit of Hisashi KUTSUKAKE, sale price \$865.00 plus rental revenue \$264.00, total - \$1129.00; less commission on rent \$15.60, repairs \$3.50, sundries \$25.65, taxes \$81.79, insurance \$6.80, Certificate of Encumbrance \$1.00, appraisal fee \$5.00, registration \$9.25, advertising \$4.00, commission on sale \$43.25, closing adjustments \$10.70, total - \$206.54. Net amount released \$922.46.

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



DATED: April 1st, 1947.

IM:ic



Catalogue No. 105

File No. 733

Japanese Name:

KUTSUKAKE, Hisashi

Reg. No. 10168

Civic Address:

2558 Franklin Street, Vancouver.

Legal Description:

Subdiv 10 of Lot 53, Town of  
Hastings, Suburban Lands, Plan 1019.

Classification:

Dwelling.

-----**SOLD**-----

Registered in the name of: Hisashi KUTSUKAKE

Clear Title

Sold to Dorothy Doris Kazowko for \$865.00 Cash as at Aug. 26/43.

Title delivered to Registered Owner, Dorothy Kazowko on Nov. 3/43

1944

Jan. 6th

Feb. 16th

Oct 30

Memo re Chattels (Nil)

Memo re Claims (Nil)

*Taken re Chattels*



File No. 733

April 1st, 1947.

LIABILITY SUMMARY

Re: Hisashi KITSUKAKE  
Registration No. 10168

There are no claims on file against the above-named  
Japanese as at this date.

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

Paul Macpherson

IM/1c



INSURANCE SUMMARY

File No. 733

Re: Hisashi KITSUKAKE, Reg. No. 10168  
2538 Franklin Street, Vancouver, B.C.

The owner had no insurance on this property on June 9th, 1942. The building was insured on that date in the Continental Insurance Company, policy no. 7109 in the amount of \$1200.00, on building and contents, the policy expiring June 9th, 1945.

The file record of this insurance is not complete. H.A. Roberts advised the Custodian on June 10th, 1942, that they were placing \$1,000.00 on the building and their invoice for policy no. 7109 indicates that dwelling and contents had been insured at \$1200.00. A copy of a letter from H.A. Roberts states this policy had been sent to the Custodian on November 5, 1942, and the premium of \$5.00 was paid by the Custodian.

Notations on the pink sheet record state the insurance on contents was cancelled September 26, 1944, and the insurance on the dwelling transferred to the purchaser on September 15, 1943.

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

April 1st, 1947.

J. H. Thompson

DB/1c



REG.  
NO. 1

10168

NAME

KUTSUKAKE, Hisashi

FILE  
NO.

733

COMPANY

POLICY NO.

AMOUNT

EXPIRATION

MONTH

DAY

YEAR

PROPERTY

Continental Insurance  
CompanyBlag. from June 1 to 30 June 1945  
A.H. cancelled Sept 26/45  
7109 \$1200.00 June 9 194515-7-45  
Lot 10, Block 53  
2558 Franklin Street,  
Vancouver, B. C.

94



April 12, 1949

Re: HIROSHI KITSUKAKE  
Reg. No. 10164

[illegible]



April 12, 1949

CHATELAIN SCHEDULE

File No.  
133

Declared J.F. Form Apr. 3/42	Inventory by Agent cont'd.	Sold at Auction	Abandoned
------------------------------------	----------------------------------	--------------------	-----------

see Page 1.

KITCHEN

- 1 Table & 6 chairs Dec. 17/43
- 1 roasting pan " "
- 3 serving trays " "
- 1 metal bread box " "
- 3 plain cups " "
- 1 cake tin " "
- 3 pairs net curtains " "
- 1 garbage receptacle Dec. 17/43
- Floor oil cloth " " " "

ENTRANCE HALL

- Floor oil cloth Dec. 17/43

STAIRWAY

- Carpet on stairs Dec. 17/43

SOUTH BEDROOM 2nd Floor

- 1 3/4 steel bed, springs " "
- and double mattress " "
- 1 Combination magazine rack & table Dec. 17/43
- 1 small table " "
- 1 pair silk curtains " "

NORTH BEDROOM 2nd Floor

- 1 Oblong table Dec. 17/43
- 2 pair net curtains " "
- Floor oil cloth (painted) Dec. 17/43
- Christmas decorations " "
- in cupboard " "

BATHROOM

- Floor oil cloth Dec. 17/43
- 1 net curtain " "

List by Mr. Logan  
found in locked room

- 1 Dresser, Dec. 17/43
- 1 Typewriter, " "
- 1 Floor lamp " "
- 1 Table lamp " "
- 3 Chairs " "
- Numerous cartons " "

*nothing left*



CHATEL SCHEDULE

April 12, 1949

Declared J.P. Form Apr. 3/49	Inventory by Mr. Logan cont'd.	Sold at Auction	Abandoned	Remarks
See Page 1.	1 trunk	Dec. 21/46		
	1 lot of kit. utensils	Dec. 17/43		
	1 Chest of Drawers	Dec. 17/43		
	1 Bed spring			
	1 Sled			
	1 lacrosse stick			
		Dec. 17/43		
		Also sold at Auction but not declared or identified on Inventory		
		boiler & contents		Wedge, axe & square
		2 Comforters		Rolls of carpet
		Screens & carriers		Tub & contents
		Baby play pen		Box pictures
		Toronto couch		Box coat hangers
		Gas Heater		2 axes
		2 bundles of shingles		Scales
		Large crock		Mirror
		Kettle		Large plate
		Bottle capper		4 platters
		Bowl & Saucepan		Tin & contents
		Basket & contents		etc.
		Box & contents		
		2 Bowls		
		Electric toaster		
		Glassware		
		Book ends		
		Glassware		
		4 bowls		
		Dish pan & contents		
		Miscellaneous crockery & kitchen utensils		
		Books		
		Baby walker		
		Mop & scythe		

*Wedge, axe & square*



Provisional Feb 2/43

FILE NO. 733

## SUMMARY OF REAL PROPERTY OR INTEREST THEREIN:

OWNED BY KUTSUKAKE, Hisashi REG. NO. 10169

## (1) Nature of Interest:

(a) Owner: Certificate of Title or unregistered Deed held by none

(b) Part owner (joint or in common)

Co-owners

(c) Holder of the right to purchase

Equity \$

Vendor

(d) Holder as Mortgagee

Equity \$

Mortgagor

(2) Cert. of Title No. 525482 In the name of name owner(3) Property address 2558 Franklin

Mun

City of Van.(4) Legal description Lot 10, Block 53, D.C. T.H.S. L. Plan 1019

L.R.O.

Vanover(5) Vested in the Custodian yesCertificate of Encumbrance yes

(6) If Agricultural Lands: Type of Farm

Acreage

Crops

S.S.B. No.

(7) ASSESSED VALUE: LAND \$ 380.00IMPROVEMENTS \$ 650.00

(8) Appraised value if any: Land \$

Improvements \$

(9) Taxes: Current \$

Arrears \$

(10) Water or other rates: Current \$

Arrears \$

(11) Encumbrance: no

Dated

Amount \$

Matures

Payments: Prin. \$

Due

Bal. owing \$

Int. rate

Due

Total owing \$

(R.2.)

(12) Judgments or other charges no

(13) Leased or rented to:

Amount \$

10 - 6 months

All or part

Chattels included

Terms

Total owing \$

(14) Insurance: Agent ✓

Company

Pol. No.

Amount \$

Premium \$

Exp. date

(15) If liquidated: Amt. realized \$

Cash \$

Outstanding \$

(16) Agent HAROLD L. C.

Dated this

day of

A.D. 1943.

Rec'd. by Accounting Dept.

Compiled by:

A.D. 1943.



INVENTORY OF 2558 FRANKLIN STREET

Living Room:

- 3 Piece Chesterfield suite and tapestry covers
- 1 Piano, stool, and white fur cover
- 5 Cushions
- 2 Throw rugs
- 1 Chesterfield table
- 1 Congoleum rug
- 2 Glass vases
- 1 Tri-light lamp (complete)
- 1 Ash stand
- 1 Pair Drapes
- 3 Curtains

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION  
**RECEIVED**  
NOV 26 1942

Dining Room:

- 1 Superflex heater, and stove pipes
- Floor congoleum
- 1 Card table
- 10 Volumes National Encyclopedia
- 1 China cabinet
- 6 Glass ice cream dishes
- 1 Glass cake plate & Silver Stand
- 1 China cream and sugar set
- 1 Syrup jug
- 1 Black decanter
- 1 Mustard Pot & Spoon
- 1 Glass water jug
- 1 Small black tray
- 1 Large black tray
- 1 China flower vase
- 2 Brass flower vases
- 2 Candle sticks
- 1 Glass flower vase
- 3 Pictures & Frames
- 3 Net curtains
- 3 Prs. Drapes

Kitchen:

- 1 Table & 6 chairs
- 1 Roasting pan
- 3 Serving trays
- 1 Metal bread box
- 3 Plain cups
- 1 Cake tin
- 3 Pairs net curtains
- 1 Garbage receptacle
- Floor oil cloth

Entrance Hall: Floor oil cloth

Stairway: Carpet on stairs

South Bedroom 2ND Floor:

- 1  $\frac{3}{4}$  Steel bed, springs & double mattress
- 1 Combination magazine rack & Table
- 1 Small Table
- 1 Pair silk curtains

North Bedroom 2ND Floor:

- 1 Oblong table
- 2 Pair net curtains
- Floor Oil cloth (painted)
- Christmas decorations in cupboard

Bathroom: Floor oil cloth - 1 net curtain

Date. Nov 23. 1942...

Certified Correct.--Signed.....

Nisashi Antenna



ERIC W. PEMBERTON  
RES. PACIFIC 8408

PROPERTY MANAGEMENT  
MORTGAGES

FRANK G. CAMPBELL  
RES. MAYVIEW 2788L

INSURANCE  
APPRAISALS

# Campbell & Pemberton

REAL ESTATE AND FINANCIAL BROKERS

Telephone Pacific 9695

808 CROWN BUILDING,  
818 WEST HENDER STREET,

VANCOUVER, B. C.

August 25th 1943.

Your File No. 733

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

Attention Mr. F. G. Shears, Director.

Dear Sirs:

Re: Catalogue No. 105  
2558 Franklin St.

The contents of your letter of the 18th inst. has been discussed with our client, and Mrs. Kazowko, after further inspection of the above premises today, has instructed us to offer the sum of \$865.00 for same.

In anticipation of your acceptance of this offer, we are enclosing herewith a certified cheque for that amount drawn by H. D. Campbell representing the cash received from Mrs. Kazowko for the purchase price.

If this offer is accepted the bill of sale should be drawn in the name of:

Mrs. Dorothy Doris Kazowko, nee Popoff  
439 Alexander St., Housewife,  
British Subject (Born in Canada)  
(wife of Ray Kazowko)

Yours very truly,

CAMPBELL & PEMBERTON,

Per. 

Encl. cheque (certified)



739

26th August, 1943.

Messrs. Campbell & Pemberton,  
225 Green Building,  
615 West Pender Street,  
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 105  
2422 Franklin Street

This will acknowledge receipt of your letter of the 25th instant in which you advise that your client, Mrs. Kasenko, is prepared to revise her former bid and now offers to purchase the above property for the sum of \$850.00. We also acknowledge a certified cheque for this amount drawn by H.D. Campbell.

This is to advise you that we are prepared to recommend the acceptance of this offer.

We note that you wish this property to be registered in the name of Mrs. Dorothy Davis Kasenko, wife of Ray Kasenko, 439 Alexander Street, Vancouver, B.C., and that she is a British Subject.

The necessary documents will now 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. Hughes,  
Director.

Valuation by Mr. Harvey	-	\$850.00
Approved by Committee	-	1st September



LOEWEN & HARVEY LIMITED.

7th September, 1943

Department of the Secretary of State  
Office of the Custodian  
Japanese Evacuation Section  
506 Royal Bank Bldg.,  
Hastings & Granville Streets,  
Vancouver, B.C.

Dear Sir:

Re: 2558 Franklin Street, Lot 10, Block 53,  
Town of Hastings Surburban Lands.  
Catalogue No. Group "A" - 105

I have examined the above property and report as follows.

The lot is situated on the South side of Franklin Street, between Kamloops and Cassiar Streets. It is 33 x 122 feet to a 20 ft lane and is level with the street.

On this there is a frame house built 1911 - being  $1\frac{1}{2}$  stories in the front portion with one storey addition for the kitchen. The exterior is finished in siding to the 1st floor level - shingles above and shingle roof. The main roof is in fair condition, but the front porch is in need of repair.

There are five rooms in the house - none of which are plastered - being wood, with building and wall paper over. There is an entrance hall with stair to the second floor - front room 9 x 15, centre room 12 x 15, kitchen 15 x 16 with an old sink. On the second floor are two bedrooms with sloping ceilings and a toilet. There is no bathroom in the house, and no fixtures other than the toilet and kitchen sink. The floors are poor. In the basement there is a Japanese bath. There is a bracket chimney in the centre room and the kitchen chimney runs to the ground.

The foundation is cement, but appears to have been put in since the house was built. The floor is concrete except for a small portion in the S.W. corner, but a rough job and at two levels. The first floor joists are 2 x 6. Headroom on the higher portion is barely six feet. There is no furnace. There is a locked room in the basement with the original owners' belongings in it.

The tenant advised there was continual stoppage in the kitchen drain due to it being too flat below the cement floor, and into which the Japanese bath drains.

There is a small unfinished garage. Sidewalks about the property are of wood in poor condition and the fences require repairing.

In my opinion a fair valuation is \$850.00.



September 11th, 1943.

REAL PROPERTY MEMORANDUM

FILE NO: 733  
NAME: Hisashi KUTSUKAKE  
CATALOGUE NO: 105  
RE: 2558 Franklin Street, Vancouver, B.C.  
Dwelling.

**CERTIFICATE OF ENCUMBRANCE:**

Description of Property: City of Vancouver, Subdivision 10,  
of Lot 53, Town of Hastings,  
Suburban Lands, Plan 1019.

Encumbrances: None

Taxes: \$40.16 for 1943 paid. No arrears.

Vested: No. 35517

VALUATION BY APPRAISER: \$850.00

AMOUNT OF BID: \$865.00

APPROVED BY ADVISORY COMMITTEE: September 1st, 1943.

AMOUNT RECEIVED BY CUSTODIAN: \$865.00

KWW/W

K. W. WRIGHT



Catalogue No. 105  
File No. 733

Receipt of Certificate of Title No. 91597-L is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of the property covered by the said certificate have been settled. Receipt is also acknowledged of Continental Insurance Company Policy No. 7109 with assignments thereof in quadruplicate.

Dated at Vancouver, B. C., this \_\_\_\_ day of \_\_\_\_\_ 1943.

*Lorally G. G. G. G.*



ADJUSTMENTS - FILE No. 733

As of August 26, 1943.  
127 days to go.

Debit purchaser

127/365 x \$40.16 taxes for 1943 \$13.98

127/184 x \$ 8.55 water July to December 5.90

43/72 x \$ 5.50 insurance premium  
(Expiry 9/6/45) 3.29

Registration fees on Deed - \$865.00 5.80

Total Debits

\$28.97

Credit purchaser (Rents payable on the 15th of month)  
Proportion rents for month of Aug/Sept. - 20/31 x \$15.00  
Rents collected for month of Sept/Oct.  
" " " " " Oct/Nov.

\$ 9.67  
15.00  
15.00

Total credits

Less total debits

\$39.67  
28.97

NET CREDIT DUE TO PURCHASER

\$10.70



# This Indenture

Made the 15<sup>th</sup> day of September in the year of our  
Lord one thousand nine hundred and forty - three

In Pursuance of the "Short form of Deeds Act"

Between

THE HONOURABLE THE SECRETARY OF STATE OF CANADA  
ACTING IN HIS CAPACITY AS CUSTODIAN UNDER THE  
CONSOLIDATED REGULATIONS RESPECTING TRADING WITH  
THE ENEMY (1939)

Insert full Name,  
Street Address and  
Occupation of  
Grantor and of  
Grantee.

(hereinafter called the "Grantor")

AND

DOROTHY DORIS KAZOWKO, wife of Ray Kazowko,  
of the City of Vancouver, in the Province of  
British Columbia.

(hereinafter called the "Grantee")

WITNESSETH, that, in consideration of **Eight hundred and sixty-five -----**  
**(\$865.00)-----**

Dollars of the lawful money of Canada now paid by the said Grantee to the said  
Grantor (the receipt whereof is hereby by him acknowledged) he, the said Grantor,  
DOTH GRANT unto the said Grantee, his heirs and assigns FOREVER:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying  
and being in the City of Vancouver, in the Province of British Columbia  
and known and described as Subdivision ten (10) of Lot fifty-three  
(53) Town of Hastings Suburban Lands, Plan one thousand and  
nineteen (1019).



**TOGETHER** with all buildings, fixtures, commons, ways, profits, privileges, rights, easements and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto; and the estate, right, title, interest, property, claim and demand of him, the said Grantor, in, to, or upon the said premises.

**TO HAVE AND TO HOLD** unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever; Subject nevertheless to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown, and subject to all taxes, rates and local improvement assessments whether already or hereafter assessed.

**THE** said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee, notwithstanding any act of the said Grantor and that the said Grantee shall have quiet possession of the said lands, free from all encumbrances, save as aforesaid.

**AND** the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.



AND the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands.

AND the said Grantor Releases to the said Grantee All His Claims upon the said lands.

WHEREVER the singular or masculine is used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body corporate or politic where the context or the parties hereto so require.

IN WITNESS WHEREOF the said ~~parties hereto have hereunto set their hands and seals on the date first above mentioned.~~ Grantor acting in his capacity as

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

Signature  
of Witness

Street Address

City or Town

Occupation of Witness

Custodian under the Consolidated Regulations Respecting Trading and the Enemy (1939) has executed these presents by his Deputy on the day and year as above written.

DEPUTY CUSTODIAN

FOR MAKER

I HEREBY CERTIFY that on the 15th day of September, A. D. 1943, at the City of Ottawa, in the Province of Ontario, Ephraim Herbert Coleman, Deputy of the Secretary of State of Canada acting in his capacity as Custodian under the Consolidated Regulations Respecting Trading with the Enemy (1939) who is personally known to me, appeared before me and acknowledged to me that he is the person mentioned in the annexed instrument as the Deputy of the Secretary of State of Canada acting in his capacity as Custodian under the Consolidated Regulations Respecting Trading with the Enemy (1939), the maker thereof, and whose name is subscribed thereto as a party and that he knows the contents thereof, and that he executed the same voluntarily and is of the full age of twenty-one years.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office at Ottawa, in the Province of Ontario this 16th day of September, in the year of our Lord one thousand nine hundred and forty-three.

E. C. Beckett

A Notary Public in and for the Province of Ontario.

make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by E. H. Coleman the part thereto, for the purposes named therein.
2. The said instrument was executed at Ottawa
3. I know the said part, and that he is of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at

Ontario

in the Province of British Columbia this 16th

day of September 1943

E. C. Beckett  
A Notary Public in and for the Province of British Columbia  
A Commissioner for taking affidavits within British Columbia



Dated September 15th 1943

THE HONOURABLE THE SECRETARY OF STATE  
OF CANADA ACTING IN HIS CAPACITY AS  
CUSTODIAN UNDER THE CONSOLIDATED  
REGULATIONS RESPECTING TRADING WITH  
THE ENEMY (1939)

—TO—

DOROTHY DORIS KAZOWKO

Deed of Land

THE WILLSON STATIONERY Co. Ltd., Vancouver, B. C.  
Legal Forms for the Four Western Provinces

City of Vancouver, in the  
Province of British Columbia,  
and known and described as  
Subdivision 10 of Lot 53,  
T.H.S.L., Plan 1019.

Approved as to form  
*[Signature]*

NOTE—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.  
A Notary Public in and for the Province of British Columbia.  
A Commissioner for taking affidavits within British Columbia.

ACKNOWLEDGMENT OF OFFICER OF CORPORATION

I HEREBY CERTIFY that, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_, in the Province of British Columbia, (whose identity has been proved by the evidence on oath of \_\_\_\_\_) who is personally known to me, and that he is the person of the said \_\_\_\_\_, and affixed the seal of the said \_\_\_\_\_, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at \_\_\_\_\_, British Columbia, this \_\_\_\_\_ day of \_\_\_\_\_, in the year of our Lord one thousand nine hundred and \_\_\_\_\_.

FOR ATTORNEY

I HEREBY CERTIFY that, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_, in the Province of British Columbia, (whose identity has been proved by the evidence on oath of \_\_\_\_\_) personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name of \_\_\_\_\_ to the annexed instrument as the maker thereof, that the said \_\_\_\_\_ is the same person mentioned in the said instrument as the maker thereof, and is still alive to the best of his belief, and that he, the said \_\_\_\_\_, and subscribed the name of the said \_\_\_\_\_ as the free act and deed of the said \_\_\_\_\_, attorney which has not been revoked.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at \_\_\_\_\_, British Columbia, this \_\_\_\_\_ day of \_\_\_\_\_, in the year of our Lord one thousand nine hundred and \_\_\_\_\_.

NOTE—Where the person making the acknowledgment is personally known to the Officer taking the same, strike out the words in brackets.  
A Notary Public in and for the Province of British Columbia.  
A Commissioner for taking affidavits within British Columbia.

CANADA  
PROVINCE OF BRITISH COLUMBIA  
To wit:

I, \_\_\_\_\_ of the \_\_\_\_\_ in the Province of British Columbia, do solemnly declare that

1. I am the attorney named in the Power of Attorney referred to in the above acknowledgment.

2. At the time of the execution of the annexed instrument, I had not received any notice or information of the revocation of the said Power of Attorney by death or otherwise.

AND I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the CANADA EVIDENCE ACT.

DECLARED before me at \_\_\_\_\_ in the Province of British Columbia, this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19\_\_\_\_.



## EVACUATION SECTION

Rec'd NOV 22 1943

File No. 733

Greenwood

App. C.

10/12 R

Nov. 15th

Referred

Spain

Mr. P.H. Russell  
Dept. of the Secretary of the State  
Office of the Custodian  
Japanese Evacuation Section.

Dear Sir;

I was informed by the letter of November 3rd, 1943. from your office stating that the property of 2558 Franklin St. Catalogue No. 105 has been disposed. and the credit of \$821.75 has been credited to me at your office. I am in need of those funds so please at your earliest possible convenience send the sum to me at the above address.

I was also asked by your office for the title paper which I have kept in the safety deposit box in Vancouver. I have enclosed the key to the box. Please open the box according to the regulation you have mentioned in the letter to the Dr. G.A. Ishiwara. and also send all the rest of the papers deposited there to me. and clear the deposit box.

I thank you for your consideration and hope to hear from you in the near future

Yours truly

*H. Kutsukake*

H. Kutsukake Reg. 10168.

*H. Kutsukake*

*Royal Bank of Canada*

*Cor. Nanaimo & Hastings East*

*Safety deposit box. 25.*

*File # 733*



NAME KUTSWEAR, Nisashi

Original sent  
08/21/44

REGISTRATION NO. 10060

FILE NO. 233

The following chattels were sold by public  
auction at Wassenaar, N.C. on December 17th, 1943

6 pictures	.60
Seckers stand	1.00
Roller & contents	1.50
Comforter	1.75
Comforter	2.50
Cushions	.25
Cushions	.30
Screens & carrier	.25
3 kit chairs	1.00
Piano & bench	175.00
Table	1.50
Underwood typewriter	40.00
Table	1.25
Table	.70
Dresser	5.50
Baby play pen	5.25
Magazine rack	2.00
Cabinet	.75
Chest drawers	1.00
Bed table	2.00
Table	.50
Metal stand	1.00
China cabinet	17.00
Table & 6 chairs	9.00
Toronto couch	6.00
Tri lite lamp	7.00
Standard lamp	1.25
Roll linoleum	10.00
Total:	
carried forward	295.85
<del>Less expenses</del>	
<del>Net proceeds received</del>	

54 12 78 2  
175.00

~~Members of Auctioneer's Staff Present.~~

~~Received from Auctioneering Firm~~

~~Remarks~~



REGISTRATION NO. 10168

FILE NO. 733

The following chattels were sold by public auction at Vancouver, B.C. on December 27th, 1943

brought forward		295.85
✓ Bed & spring		2.00
✓ Chesterfield suite		11.00
✓ Ball linoleum		.75
Gas Heater		1.50
2 bundles of shingles		1.25
Large crock		1.10
Glass dish & etc.		.25
Tray & contents		.25
Vase		.15
✓ 2 Vases		.30
Vase & Box		.60
Crockery		.25
Box & Contents		.25
Crockery		.25
Tray & 4 Vases		.70
Basket Kit utensils		.35
2 sauce pans		.15
2 sauce pans		.45
Kettle		.30
Bottle copper		.25
Box & contents		1.50
Basket & contents		.45
Box & contents		.75
2 bowls		.20
Electric Toaster		1.75
Glassware		.30
Book case		.25
Total:	carried forward	366.15
Net Expenses		
Net Income		

~~CONFIDENTIAL - SECURITY INFORMATION~~

**CONFIDENTIAL - SECURITY INFORMATION**



NAME KUTSUKAKE, HimechiREGISTRATION NO. 10168FILE NO. 733

The following chattels were sold by public  
 auction at Vancouver, B.C. on December 17th, 1943

brought forward	366.15
Glassware	\$ .75
Vase	.75
4 bowls	.25
Dish pan & contents	.30
Laquer trays	.85
Basket glassware	.75
Dish pan & 3 sauce pans	.90
✓ Roast pan	1.35
Dishes	.30
Dishes	.35
Jap dish	.25
Glass bowl & glasses	.75
Dishes	2.75
Dishes	1.20
Box & contents	1.25
2 trays & glasses	1.00
Dishes	1.00
Box & contents	1.10
Books	2.25
Baby walker	3.00
Hop & scythe	.40
✓ Lacrosse & hockey stick	.35
Wedge - axe - square	1.75
✓ Roll carpet	14.50
✓ Roll green carpet	1.00
✓ Bread box	1.00
✓ Garbage can	.75
Tub & contents	.10
Total:	\$ 107.10
carried forward	
Less Expenses:	\$
Net Proceeds of Sale:	\$

Number of Custodian's Staff Present.

Extracted from Auctioneering List Book

RECEIVED  
 NOV 1943



NAME KUTSUKAKE, Hisashi

REGISTRATION NO. 10168

FILE NO. 733

The following chattels were sold by public  
 auction at Vancouver, B.C. on December 17th, 1943

brought forward	407.10
Box pictures	.60
Dish pan & contents	.75
Box coat hangers	.50
Box Dressing	2.50
Tin & contents	.10
Hose	1.00
Box & contents	.75
2 axes	1.25
Crock	2.10
Scales	2.25
Mirror	1.50
4 platters	1.50
Large plate	1.50

Total:

Less Expenses (Auctioneer's fee 42.34  
 (Advertising 8.03  
 (Moving 28.93

Net Proceeds Credited:

407.10  
 42.34  
 79.30  
 344.10

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering list No. Vancouver, No. 8

Remarks.



January 17th, 1944

The Manager,  
 Royal Bank of Canada,  
 685 West Hastings St.,  
 Vancouver, B. C.

Dear Sir:

Will you kindly forward by registered mail, insured, to Mr. Hisashi KUTSUKAKE, Reg. No. 10168, at Greenwood, B. C. the following Victory Bonds and War Savings Certificates, charging our account with the amount of insurance and postage.

1. Victory Bonds: 1 \$50.00 - Series K-4 #8271551  
                   1 50.00 - Series K-4 #H009572  
                   5 100.00 - Series K-4A #447969  
   to 73 incl.
2. Twenty-one \$5.00 War Savings Certificates issued November 15th, 1940, payable to Hisashi Kutsukake - Nos. A1084458 to 78 inclusive. Three War Savings Certificates payable to Hisashi Kutsukake each for \$5.00 as follows:

<u>Date of Issue</u>	<u>Number</u>
15/1/42	A8179313
15/2/42	A8472173
15/3/42	A9006855

3. Eight War Savings Certificates each for \$5.00 payable to George Kutsukake of the following dates and numbers:

<u>Date of Issue</u>	<u>Number</u>
15/3/41	A3369795
15/6/41	A4271834

(Over)



*Wm. H. ...*  
 Wm. H. ...  
 Wm. H. ...

ODM/GH  
 Enc.

G. D. Wilson  
 Administration Department

Yours truly,

7A1495861  
 A6300199  
 A7205884  
 A7677905  
 A8255126  
 A8879090

Number

15/8/41  
 15/10/41  
 15/12/41  
 15/1/42  
 15/2/42  
 15/3/42

Date of Issue



January 20th, 1944.

Dr. G. A. ISHIWARA,  
Registration No. 00071,  
Greenwood Hospital,  
Greenwood, B. C.

Dear Sir:

Mrs. Jamieson has handed to us for attention your letter to her dated the 12th instant regarding her offer to Mr. KUTSUKAKE for certain chattels left at 2558 Franklin Street, Vancouver, B. C. Your letter reached her too late as the chattels were moved from the house and sold at the Custodian auction sale.

Mr. KUTSUKAKE, however, may be gratified to know that instead of receiving \$80.00 for the Piano and Stove, this item sold for \$175.00. The Chesterfield Suite for which he was prepared to accept \$35.00 sold at auction for \$53.00. The Oil Heater was sold not for \$30.00 but for \$40.20.

The articles, Tapestry, Encyclopedia etc. which he desires shipped to Greenwood are noted. Please ask him to apply to the B. C. Security Commission at Greenwood. A Custodian Release will be prepared by them, after which it will be approved by us, and shipment effected.

Yours truly,

Geo. B. Spain,  
Protection Department.

GBS/HMS



October 31st, 1944

Mr. Hisashi KITSUKAKE,  
Reg. No. 10168,  
Greenwood, B. C.

Dear Sir:

As requested in your letter of October 16th, enclosed find our cheque for \$1,023.27, the balance of your account with us. You will note that this is \$30.00 less than the amount asked for in your letter, but this is caused by us remitting you \$30.00 on October 14th which you have doubtless received by now.

We enclose herewith a list of your chattels which were sold by auction, and these with the articles that you gave Mrs. Jamieson account for all your chattels in the Protected Area with the exception of your personal effects comprised of 1 Trunk, 1 Carton and 1 Japanese instrument--these are to be held in the Custodian warehouse.

A statement of your account with the Custodian has been forwarded to you and acknowledged by you. We would kindly ask you to confirm that this takes care of all your assets in the Protected Area.

Yours truly,

G. D. Milson  
Administration Department

GDM/GH

Enc.



NAME MITSUKAKE, Masashi

REGISTRATION NO. 10168

FILE NO. 733

The following chattels were sold by public  
auction at Vancouver, B. C. on December 21st, 1946.

Dishes  
Trunk & books

\$ 1.00  
4.75

Total

\$ 5.75

Less Expenses:

(Auctioneer's Fee \$ .58  
(Advertising .33  
(Moving .42

\$ 1.33

Net Proceeds Credited:

\$ 4.42

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering List No.

Vancouver 58

Remarks.



May 6, 1949.

Mr. Hisashi KITSURAKE,  
Reg. No. 10168,  
6 Redner Rd.,  
Toronto 6, Ontario.

Dear Sir:

We are in receipt of your letter of April 23rd, and in reply wish to advise that on May 4th, 1949, we shipped to you prepaid, via Canadian Pacific Express, two parcels containing goods of yours which were in our storage.

When said parcels are received by you, please acknowledge receipt of same for our records.

Yours truly,

WJJ/js

W.J. Johnston,  
Office of the Custodian.