

166-IX



314 Powell Street  
DATE NOV 3 - 1948  
FILED BY

FILE No.

X1-991

OFFICE OF THE CUSTODIAN  
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: KITAMURA Takaki

HOME ADDRESS: 351 Powell Street, Vancouver, B. C.

REGISTRATION NUMBER 07059 SEX: (M) AGE: 37

OCCUPATION: Rooming house prop.

(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: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Misako

ADDRESS OF WIFE OR HUSBAND: 351 Powell Street, Vancouver, B. C.

NAMES OF ANY LIVING CHILDREN: Teruko (F) Hiroshi (M)

ADDRESS OF CHILDREN: 351 Powell Street, Vancouver, B. C.

AGE OF CHILDREN: 3, 1

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

1. LOCATION AND DESCRIPTION: Lot 22 W. 2 Blk. 35 D.L. T.H.S.L

5 2565 Pandora Street, Vancouver, B. C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 5 room frame bungalow and garage  
assessed value \$1100.

INSURANCE (Give particulars; state where policies are) None

TAXES (Amount and where payable) \$45.89 paid for 1941 at Vancouver, B. C.

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

None

6. OCCUPANCY AND LEASES (If vacant so state) Rented to Mr. McEwen at \$19.  
per month no lease



7. STATE WHEREABOUTS OF TITLE DOCUMENTS. Land Registry Office, Vancouver, B.C. None

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. None

9. IF FARM LAND STATE CROPS SOWN None

### STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. 351 Powell Street, Vancouver, B.C.  
4 room suite in rooming house known as the Easter Rooms  
2. LANDLORD'S NAME AND ADDRESS. Self  
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID.  
4. STATE WHEREABOUTS OF LEASE. None

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN. None

### STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:  
Contents of 33 rented furnished rooms also 2 baby buggy  
1 Trlg., Singer sewing machine, 1 bicycle all at 351 Powell Street, Vancouver, B.C. approx. total value \$1500

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST CLAIM ON ANY SUCH PROPERTY None



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)  
\$60. In War Savings Certificates in care of Royal Bank of Canada

Hastings & Main Vancouver, B. C. \$100 Victory Bond maturity 1951. in bank  
1/40 of 1% major oil #1 net preferred. Cost \$140. also at same bank

8. BANK ACCOUNTS: Royal Bank of Canada, Hastings & Main, Van. BC \$50.

9. LIFE INSURANCE: \$1000 with Dominion Life Assurance Co., Vancouver, Branch  
Policy #170943

Beneficiary wife Misako Kitamuro. \$1000 Prudential Life, Vancouver "  
Policy #6600102 Beneficiary Misako Kitamuro. at Royal Bank, Hastings & Main

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: Royal Bank of Canada, Hastings & Main Sts. Vancouver, B

**LIABILITIES:**

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

**REMARKS:**

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 28th day of March 1942.

(Signature)

I. Kitamuro

Witness

FOR DEPARTMENTAL USE



INFORMATION FROM R.C.M.P.

Date May 27/43.

Our File No. Int.

Full Name KITAMURA Takaki  
(Surname in Block Letters)

Registration No. 07059 Male - Female ☒ (check) Age Dec. 15, 1904

Former Address 351. Powell St., City

Date Evacuated \_\_\_\_\_ Naturalized - Canadian-Born - National ☒ (check)

Present Address Interned June 29/42

Married - Single ☒ (check) Name of Wife <sup>nee</sup> (ONISHI) Misako # 05770

Name of Husband. -

Name of Mother KITAMURA Name of Father Heed

Names of Children under 16 Matenyo Japan.

Teruko F) 14/6/38

Hiroshi B) 7/11/40

Requested by C. Grand Registered with Custodian yes (Yes or No)

Additional Information Rooming House Keeper Owner of house & lot at 2565 Pandora St. E. City



EXHIBIT No. 1307-C

DATE NOV 3 - 1942

FILLED BY

REAL PROPERTY SUMMARY *K A B Kwin Lii*  
FILE NO. 11 991

JAPANESE NAME: Takaaki KITAMURA, Reg. No. 07059.

PROPERTY ADDRESS: No. 2565 Pandora Street, Vancouver, B. C.

LEGAL DESCRIPTION: Westerly  $\frac{1}{2}$  of Subdivision 22 of Lot 35, T.H.S.L., Plan 364, City of Vancouver.

REGISTERED OWNER: Yayeko MARUNO.

ENCUMBRANCE: M 15743, Right of Purchase dated 27th December 1939 in favour of T. KITAMURA, for \$840.00.

VESTING: Of interest of T. KITAMURA filed as No. 34720 on 24th August 1942.

ASSESSED VALUE: 1942, Land \$285.00, improvements \$860.00, total - \$1145.00. Taxes \$47.66

CLASSIFICATION: Urban property on which is a five room wooden bungalow. Inspection report of 9th April 1942 by London & Western Trust Company, describes it as on the north side of the street half a block east of Kamloops St., in a good district populated chiefly by workers in stores and office. The bungalow and a garage were reported to be in good condition, and the premises well kept by the tenant.

ADMINISTRATION: The London & Western Trust were appointed by the Custodian on 20th March 1942, to act as rental agents. The tenant then occupying, W. A. McEwan, continued to do so throughout the term of the Custodian's control, paying from 1st April 1942 to 30th November 1943, 19 months at a rental of \$19.00 per month, the total revenue amounting to \$361.00.

(Note:- Takaaki KITAMURA occupied a four room suite in a 32 room rooming house known as Easter House, 351 Powell Street. Mrs. KITAMURA sold this business, operated by her husband, and its furnishings, prior to her evacuation on 12th October 1942. The lot and building were the property of S. SATO.)

It was reported that the house, No. 2565 Pandora, encroached on adjoining property, and before being sold by the Custodian a survey was made. It was ascertained that one of the eaves overhung by from 3 to 6 inches, and before buying, the purchaser made a satisfactory agreement with the owner of the lot encroached upon. (Vlak & Co., letter of 13th October 1943).

TITLE: Among the papers in Mr. KITAMURA'S safety deposit box at the Royal Bank, Main Street, was discovered an unregistered deed dated 29th November 1941, Yayeko MARUNO to Takaaki KITAMURA. This deed was registered and title, subject to the Custodian's vesting, issued in KITAMURA'S name, C.T. 86383-L dated 25th May 1943. The MARUNO Certificate of Title was sent to the Registrar for cancellation on 23rd June 1947.



**APPRAISAL:**

An appraisal of the property was made by a representative of the London & Western Trust on 9th April 1942 who gave it a forced sale value of \$800.00. Another appraisal was made on 8th August 1943 by Pemberton Company, at \$1,800.00.

**ADVERTISED:**

Property was advertised for sale by tender in the Daily Province, date of advertising not known, but the advertisement is dated 28th August 1943, copy on file.

**TENDERS:**

Were received as follows:-

From H. McCartney	\$1,600.00 cash.
From Mrs. Bessie Wagich (through John Vlak & Co.)	\$1,500.00 cash.
From Moore & Moore, real estate agents	\$1,205.00 cash.

Above tenderers were all advised that no tender was accepted, but offers would be considered. A revised offer of \$1,700.00 was made by Mr. McCartney, which was rejected.

On 28th September 1943 an offer of \$2,000.00 was made by John Strzemecki, through Vlak & Co., subject to 5 per cent commission. Mr. Strzemecki was advised of the encroachment, as above indicated, and made his own agreement with Mr. Pepin, the party encroached upon, as reported in Vlak & Co.'s letter of 12th October 1943.

**SOLD:**

To John Strzemecki for \$2,000.00 and deed to him, dated 19th October 1943, was registered 10th November 1943. Certificate of Title No. 92470-L issued in his name on 18th November 1943.

(Note:- Some linoleum and a detached sawdust burner were on the premises at time of sale. The purchaser claimed that Mr. Vlak had assured him that they were included in the purchase. No further reference is on file, and no claim in respect to them by Mr. KITAMURA is on record.)

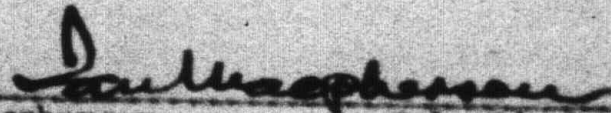
**FUNDS:**

To be released to the credit of Takaaki KITAMURA - sale price of 2565 Pandora Street, \$2,000.00, plus rental revenue \$361.00 plus sale adjustments \$5.64, total - \$2,366.64; less commissions on rent \$20.00, water rates \$22.50, insurance premium \$7.70, taxes \$92.55, survey fee \$25.00, Certificates of Encumbrance \$2.00, inspection fee \$7.50, registration fees \$18.45, appraisal fee \$5.00, advertising \$16.56, commission on sale \$100.00, total - \$317.26. Net amount to be released \$2,049.38.

**OLD CERTIFICATE  
OF TITLE**

: Cancelled.

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

  
Ian Macpherson      July 26, 1948.



REG  
NO.

P/W A-247

NAME \_\_\_\_\_

**KITAHARA, Toshiaki**

FILE NO.

Int. 991

[illegible]



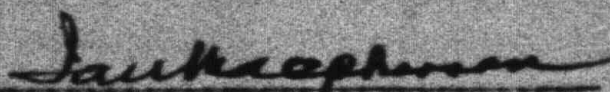
INSURANCE SUMMARY

No. 2565 Pandora Street, Vancouver,

Takaaki KITAMURA.

No insurance was carried by the owner covering buildings. Upon instruction from the Custodian, the London & Western Trust insured in the Toronto General by policy 102198 for 3 years expiring 13th January 1946, for \$1400.00. This policy was transferred to the purchaser, John Strzemecki on 9th December 1943.

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

  
Ian Macpherson July 26, 1948.

IM/CH



CLAIM SUMMARY

Takashi KITAHARA - 07059

The only claim against above appearing on file is  
that of Dr. H. UCHIDA - \$8.00, against which is a  
notation "withdrawn".

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

*Ian Macpherson*  
Ian Macpherson July 26, 1948.

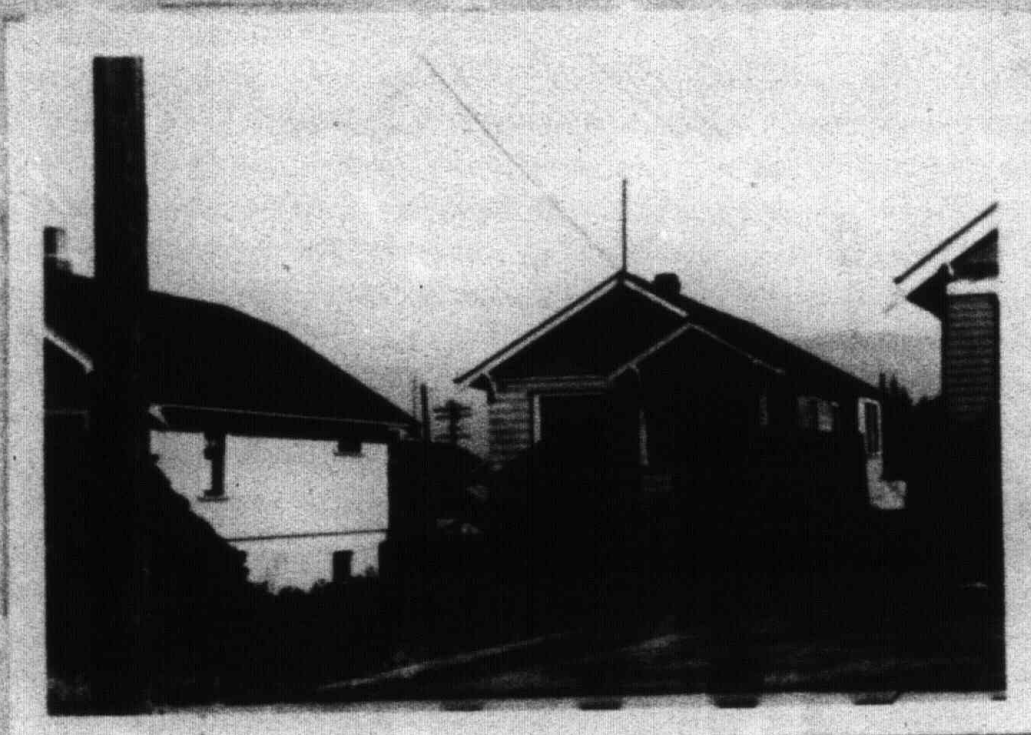
IM/GH



Internee File No. 991

P/W A-247, KITAMURA, Takaaki

2565 Pandora Street



August 21st, 1943



Takaaki Kitamura,  
351 Powell St.,  
Vancouver, B.C.

6541/05

Inventory  
as at April 8, 1942

33 Single Beds

1 Singer Sewing Machine

1 Frigidaire

1 Bicycle

2 Baby Carriages

1 Kitchen Table

Sundry Kitchen Utensils

The Above effects are in very bad condition and the place  
untidy & unkept generally.

9/4/42  
THE LONDON & WESTERN TRUSTS COMPANY LIMITED  
*William*



Takaaki Kitamura,  
351 Powell Street,  
Vancouver, B.C.

6541/05

Business Property

1. This property is located in centre of block, north side, second block east of Main Street.
2. Owned by the Evacuee (Title - Land Registry Office)
3. Unable to obtain statement of assets and liabilities as owner now in camp and his wife has no information.
4. Inventory in duplicate attached.
5. No Insurance.
6. This property is only suitable as a rooming house to people of poor circumstances and foreigners.
7. This property in its present condition is of little value; has been in use as a Jap rooming house for years and as a sale would not be attractive other than to be replaced by a store.

9/4/45

THE LONDON & WESTERN TRUSTS COMPANY LIMITED,

James A. McCallen



Takaaki Kitamura,  
2565 Pandora Street,  
Vancouver, B.C.

EXHIBIT No 1307-2  
DATE NOV 3 - 1948  
FILLED BY K. A. Christie

6541/05

Real Estate

1. The property is located on North side of the street and half a block east of Kamloops Street, good locality, properties well-kept.
2. Owned by Evacuee. Title - Land Registry Office.
3. Five room frame bungalow and garage, in good condition, property well kept by good tenant.
4. Tenant - white.
5. No insurance.
6. Clear Title, see Item 2.
7. Property in good district which is populated chiefly by workers in stores and offices and properties are well kept. Property located about fifty feet from street and might bring at forced sale, \$750.00 - \$800.00.

9/4/48

THE LONDON & WESTERN TRUSTS COMPANY LIMITED

John Maclellan



1378

May 13th, 1942.

Messrs. London & Western  
Trusts Company Limited,  
475 Howe Street,  
City.

Dear Sirs:-

re Kitamura, Takaaki

With reference to your report dated 9th April  
in connection with the above.

As regards the property at 2565 Pandora Street  
rented to Mr. McEwen at \$19.00 per month please inform us  
to what date rent has been paid and to whom it was paid.

Form JP does not declare ownership of the room-  
inghouse at 351 Powell Street, but according to your report  
this appears to be owned by the above-named Japanese.

We would like to be sure that this is definitely  
so. If such is the case we would suggest that this property  
be placed in the hands of a real estate agent so that the  
roominghouse proposition might be continued as a going con-  
cern.

Please report to us further in this regard.  
Who is now looking after and receiving rents?

Yours truly,

FGS:EB.

R.P. Alexander  
Assistant Manager



THE LONDON & WESTERN TRUSTS  
COMPANY LIMITED

EXECUTORS AND TRUSTEES

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
MAY 19 1942

455 HOWE ST.  
VANCOUVER, B. C.  
May 18th, 1942.

Re: Your File No. 1378 -  
re Kitamura, Takaaki  
Our File No. 6541/05

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

Dear Sirs: Attn: C. L. Drewry.

We have for acknowledgement your letter  
of the 13th instant.

With regard to the rentals on the property  
at 2565 Pandora Street, all rentals up to the 30th  
of April 1942 were paid to the evacuee. Mr. McEwen,  
who pays his rent in advance, called at this office  
on the 1st instant and paid the current month's rent  
and will continue to pay his rent to this Company  
in future.

*Not registered* → The property located at 351 Powell Street  
is owned by S. Kato, shoe merchant, 338 Powell Street,  
and the agents for the building are Messrs. Richards,  
Ackroyd & Gall, 614 Pender Street West, Vancouver.  
The evacuee has been paying a monthly rental of  
\$40.00 per month on this property up to the 30th of  
April, 1942. He asked the agents of the building for  
a reduction of \$10.00 per month in the rent as from  
May 1st, 1942 and was granted the reduction as business  
has been very quiet.

The evacuees informed the inspecting officer  
that they have few tenants and after paying the monthly



THE LONDON & WESTERN TRUSTS  
COMPANY LIMITED

Office of the Custodian - 2 - May 18th, 1942.

expenses have very little money left to support themselves and families.

As Messrs. Richard Ackroyd & Gall are agents for the building, would it be possible to have them look after this case as in the case of Ryozo Tanizawa?

Yours truly,

*John Macmillan*  
Trust Department.

H/R



1378

June 2nd, 1942.

Messrs. London & Western  
Trusts Co.Ltd.,  
475 Howe Street,  
Vancouver, B.C.

Dear Sirs:-

re KITAMURA. Takaaki

We have your letter of May 18th in connection with the above, in which you advise us the name of the tenant at 2565 Pandora Street.

We note that the rental payment for April was received by Kitamura and that you are in receipt of May rent and will continue to receive same; also that you will continue to collect monthly rentals.

Our policy at the present time is for rental to be remitted to this office each month. Tax notices, etc. are also to be forwarded to us and we will take care of same out of available funds. We will ask you to kindly conform to this and report and remit to us each month.

We thank you for the information given us regarding the ownership of a real estate at 351 Powell Street the contents of which 33 rooms is owned by Kitamura. In view of the fact that Richards, Akroyd & Gall are agents for this building and that you recommend they look after this case we will take up with them the matter of administration on our behalf. We take it that the wife of the evacuee is still in occupancy and is looking after the roominghouse proposition.

Yours truly,

FOS:EB.

R.P.Alexander  
Assistant Manager



H. B. LEUTY  
DIRECTOR

*Slater*  
J. M. KIRKWOOD  
DIRECTOR

# RICHARDS AKROYD & GALL LIMITED

(Established 1885)

INSURANCE - REAL ESTATE - RENTALS - MORTGAGES

614 PENDER STREET WEST

VANCOUVER, B.C.

TELEPHONE  
MARINE 6181

AGENTS FOR

ATLAS ASSURANCE COMPANY, LTD.  
LONDON, ENGLAND

LAW UNION & ROCK INSURANCE  
CO., LTD.

FIRE

MARINE

THE LONDON & LANCASHIRE  
GUARANTEE & ACCIDENT COMPANY  
OF CANADA

AUTOMOBILE

ACCIDENT

LIABILITY

INLAND  
TRANSPORTATION

BONDS

ELEVATOR

BURGLARY

THE BRITISH COLUMBIA  
PLATE GLASS INSURANCE CO.

PLATE GLASS

MONTREAL LIFE INSURANCE  
COMPANY

LIFE

June 25th, 1942.

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

Your File No. 1378.

Dear Sir:-

re Takaaki Kitamura

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION  
**RECEIVED**  
JUN 25 1942

We regret to report the premises occupied by the above are in a very delapidated condition and walls of the interior of V joint construction. The furniture and furnishings are in keeping with the rest of the building and have little if any value.

The Tenant's wife is still operating the rooms which are occupied by very undesirable type of roomer and we feel that because of this and general conditions it will be very difficult to find any one to buy. It might be possible to find a Chinaman who would pay a small amount and failing this we do not know what to suggest.

We shall keep in touch with the tenant and yourselves, reporting any developments. ✓

Yours faithfully,

RICHARDS, AKROYD & GALL., LIMITED.

*J. H. Shaw*  
per. *J. H. Shaw*  
Rental Dept.



501 Royal Bank Building,  
Vancouver, B.C.  
August 24th, 1942.

Camp Commandant,  
Angler Internment Camp,  
ANGLER, Ontario.

Re: P/W A-247 - KITAMURA, Takaki

Dear Sir:

According to his statement of assets and liabilities,  
the above noted internee carries one Insurance Policy  
with the Dominion Life Insurance Company and two  
Policies with the Prudential Insurance Company.

It is noted that he also has certain shares in the  
Major Oil Investments Limited.

It would be appreciated if you would kindly parade  
the internee and ascertain the Christian name, surname  
and address of the person holding these securities  
on his behalf.

Yours truly,

(Miss F. Carroll)

For the Authorized Deputy of the Secretary  
of State and/or the Custodian.

FC:HW.



991.

501 Royal Bank Building,  
Vancouver, B.C.  
August 21st, 1942.

Royal Bank of Canada,  
East End Branch,  
VANCOUVER, B.C.

Re: P/W A-247 - KITAMURA, Takaaki

Dear Sirs:

According to information available to the Custodian, the above noted internee operates a bank account with your branch, in which there is either \$360.00 or \$3.60. The figures on his statement of assets and liabilities are not quite clear.

If this information coincides with your records, it would be very much appreciated if you would make a notation to the effect that this money is to be held in the custody of the Custodian.

Yours truly,

(Miss F. Carroll)  
For the Authorized Deputy of the Secretary  
of State and/or the Custodian.

PC:HW.



KITAMURA TAKAKI

247-07059

DEPT. OF THE CUSTODIAN OF STATE  
Office of the Custodian

Victoria Building, 7 O'Connor St.  
Ottawa, Ont.

File No.....

Dear Sirs:

In order to assist this office in the administration of your property, kindly submit a complete statement covering the following with full particulars in each case; should you have nothing to report, insert the word "NIL", sign your name and please return this letter at once.

- A BANK ACCOUNTS: 1. Name of Bank. ROYAL BANK OF CANADA ✓  
2. Branch. EAST END BRANCH  
3. Cash Balance. \$ 360
- B SECURITIES: 1. Description and quantity. MAJOR OIL INVESTMENT ✓  
1940 Dec 18th LTD No 1 #4050 Per UNIT No 145 1/2 Unit Class "A" Royalty
- C REAL ESTATE: 1. Description. 2565 PANDORA ST. VANCOUVER B.C. ✓  
1947 LOT 224 3/4 BLK 35 DL THSL  
2. Location. 2565 PANDORA ST.  
3. Municipality. VANCOUVER B.C.
- D INSURANCE: 1. Name of Company. ① DOMINION LIFE ② PRUDENTIAL INS CO of AMERICA ✓  
2. Number of policies. ① 170943 ② 6600102  
3. Amount of each. ① \$1000.00 ② \$1000.00
- E CLAIMS: 1. Nature. NIL  
2. Amount. NIL  
3. Name and address of debtor. NIL
- F DEBTS: 1. Nature. NIL  
2. Amount. NIL  
3. Name and address of creditor. NIL

Witness

Signature Kitamura

If you have appointed a relative or a friend to look after your interests, kindly furnish his name and address.

NAME.....

ADDRESS.....

Yours very truly,

(A.H. Mathieu)  
Assistant Deputy Custodian

*[Handwritten signature]*



THE CUSTODIAN  
DEPARTMENT OF THE SECRETARY OF STATE  
45A CENTRAL CHAMBERS  
OTTAWA, CANADA

THE CUSTODIAN  
REGULATIONS RESPECTING  
TRADING WITH THE ENEMY (1939)  
FORM "D"

Ref. No. . . . .  
From the . . . . .  
Company . . . . .  
Date of Discovery . . . . .

Particulars of Life Insurance Policies and Annuity Contracts on Life of an Enemy  
E.B. Separate forms should be used for each policy or annuity contract  
for each "enemy."

Policy No. 170,943  
(Joint Pol.) Takaki Kitamura  
Life Insured - Name Nisako Kitamura  
Born Dec. 15, 1904 June 15, 1918  
Address 351 Powell Street, Vancouver, B. C.  
Owner - if third Name  
party insurance - Address  
Beneficiaries - Names The Survivor  
Addresses  
Relationship to  
Life Insured

Record of Current Assignments  
(other than to company for  
policy loan)  
- give names and addresses -

Date of Policy (i.e. due date of first  
regular premium) April 1, 1940  
Plan of Policy Joint Twenty Year Endowment  
Sum Assured or Accumulative Dividends  
Amount of Annuity \$1,000.00

Premium - Amount \$57.80  
How Payable Annually  
Due Dates April 1

Policy loans (automatic or otherwise) nil

Approximate Cash Value, if any, including  
dividends, after deducting all policy  
indebtedness \$63.77

Nature of Automatic Non-forfeiture  
Provision Automatic Premium Loan

Approximate Cancellation Date under  
Automatic Non-forfeiture The policy will remain in force  
beyond April, 1944, without a  
further payment.

Special Notes:



2nd September, 1942.

The Royal Bank of Canada,  
Main & Hastings Sts.,  
Vancouver, B.C.

Dear Sirs:-

Re: Takashi KITAHARA

We have received a letter from the Camp  
Commandant as follows:-

"The contents of your letter have been  
conveyed to the above Internee, and according to his  
statement, all of his insurance policies and shares  
are in the safety box of the Royal Bank of Canada,  
Main & Hastings Streets, Vancouver, B.C."

Will you be kind enough to let us know  
the Safety Box number? In the meantime we are writing  
the Internee to let us know the whereabouts of the key.

Yours truly,

K.W. WRIGHT,  
For Authorized Deputy of the Secretary  
of State and/or the Custodian

KWW:FM



PLEASE ADDRESS  
ALL COMMUNICATIONS  
TO THE MANAGER

CABLE ADDRESS "ROYALBANK"

# The Royal Bank of Canada

INCORPORATED 1869  
East End Branch  
Vancouver, B. C.

September 9, 1942.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION  
**RECEIVED**  
SEP 10 1942

Authorized Deputy of the Secretary of State and/or the Custodian,  
The Royal Bank Building,  
VANCOUVER, B. C.

Dear Sir:

Re: Takaaki Kitamura-File #991

With reference to your letter of September 2, 1942,  
we wish to advise that we are holding for the above party for safe  
keeping, a sealed envelope contents unknown.

This information was advised to you in our letter  
of August 10, 1942, at the same time we advised you that this man  
had a balance at the credit of his Savings Account of \$3.76.

Yours truly,

*[Signature]*  
pro Manager.

*file*



**Prudential Trust Company**  
Limited

REGISTERED CABLE ADDRESS  
"PRUTRUSCO"

CODES USED  
A.B.C. 8TH EDITION  
WESTERN UNION

HEAD OFFICE: MONTREAL

800 LANCASTER BUILDING

CALGARY, ALBERTA

Rec'd	SEP 12 1942
File No.	4911
Ans.	
Refered	TELEPHONES M9424 M9425

OUR FILE

September 10, 1942

Department of The Secretary of State,  
Office of the Custodian,  
501 - Royal Bank Building,  
VANCOUVER, B. C.

Dear Sirs:-

Re: P/V A-247 - KITAMURA, Takaaki

Under date of August 24th you wrote our Vancouver Office in regard to an interest of 1/40th unit held by the above party under our Major Oil Investments #1 Well Royalty Trust. This letter has been referred to us for reply.

We have searched our records and do not find that T. Kitamura is registered there. We do have however, an interest of 1/40th unit registered under this Trust in the name of M. Kitamura, the address being 351 - Powell Street, Vancouver. We have been forwarding cheques to this address but they have been returned to us with the exception of that sent out during the month of April. Payments under this Trust commenced in February this year and we have in our possession all cheques issued including that for the month of August with the exception as we mentioned above of that issued in the month of April.

We would appreciate your advising us if these cheques issued to Mrs. M. Kitamura have anything to do with the party mentioned in your letter of August 24th. In the meantime we are holding all cheques here until we hear from you.

Yours truly,

CBA/MV

*L. Douglas Smith*  
Assistant Branch Manager.



File No. 991

September 15th, 1942.

Re: P/A-247. KITAMURA, Takaaki.

Contents of sealed envelope.  
Seals broken, contents listed and sealed again in the presence of an official of the Royal Bank.

Policy No. 410913175 March 3rd, 1941.  
The Prudential Insurance Co. of America.  
On Hiroshi Kitamura. No policy value  
25¢ weekly premium.  
Beneficiary - Mother - Misako Kitamura.

Policy No. 410913174 March 3rd, 1941.  
The Prudential Insurance Co. of America.  
On Teruko Kitamura No policy value  
25¢ weekly premium  
Beneficiary - Mother - Misako Kitamura.

Policy No. M6 600103 \$500.00  
Policy No. M6 600102 \$500.00  
The Prudential Insurance Co. of America  
On Takaaki Kitamura  
Beneficiary - Wife of Takaaki.

Policy No. M6 591332 \$500.00  
Policy No. M6 591333 \$500.00  
On Misako Kitamura  
Beneficiary - Husband - Takaaki Kitamura.  
The Prudential Insurance Co. of America.

Policy No. 170943 \$1000.00  
The Dominion Life Assurance Co., Waterloo, Ontario.  
Beneficiary - wife - Misako  
Premium receipts 1937 to April 1941.

Deed of Land Dated Nov. 17th, 1941.  
W $\frac{1}{2}$  of Lot 22, Block 35 TH  
Yuyeko Maruno to Takaaki Kitamura  
Hastings Townsite Group One (1)  
New Westminster District  
Land Registry Office, City of Vancouver. Registered Nov. 29th, 1941.

Tax receipt \$44.17 paid June 26th, 1941.

City of Vancouver assessment roll  
1941 Value of improvements \$1150.00  
Land value 285.00

Bill of Sale March 15th, 1937  
Between Hyasaku Sumida and Takaaki Kitamura of 351 Powell Street.  
\$1000.00 - Household Furniture contents of 33 rooms. Signed before Nellie  
Varzenoff (stenographer) and Jacobs, Notary, March 15th, 1937.

Certificate of Stock *Belongs to entrance's wife*  
Major Oil Investments Ltd. No. 1 Class "A" Royalty Trust Certificate  
Preferred 1/40th of 1 unit. Bought through Clifton Cross & Co., 902 Stock  
Exchange Bldg., Vancouver. Unsatisfied and outstanding preference \$4050.00  
per unit. Dated Vancouver December 18th, 1940.

War Savings Certificates  
12 \$5.00 certificates in the name of Hiroshi Kitagawa



Certificate of Birth - Teruko Kitagawa  
Father - Takaaki Kitamura  
Mother - Onish Misako  
Vancouver, June 23rd, 1938  
Vaccination Certificate ✓

Certificate of Marriage  
Takaaki Kitamura and Misako Onishi  
At Japanese United Church  
Vancouver, August 3rd, 1936.

Certificate of Birth  
Hiroshi Kitagawa  
Father - Takaaki Kitamura  
Mother - Misako Onishi  
Vaccination certificate.

B. C. Electric receipt - Security deposit  
\$15.00 (receipt No. 26856A) March 15th, 1937

Immigration Cards  
Passport Receipt  
Japanese Medical Inspection Cards  
Marriage Certificate Takaaki Kitamura and Misako Onishi  
Document in Japanese - apparently a Japanese Government permit to leave Japan.

(Signed) Geo. B. Spain



Rec'd	SEP 28 1942
File No.	
Ans	
Quote	101-P-242

DEPARTMENT OF NATIONAL DEFENCE  
-Army-

Internment Camp,  
ANGLER, Ontario,  
23rd September, 1942.

To:- Authorized Deputy Custodian,  
501 Royal Bank Bldg.,  
VANCOUVER, B.C.

Re: ~~P/W 1-247, KITAHARA, Takaaki.~~

Receipt is acknowledged of your letter file 991  
dated September 16th regarding m/n.

2. The above internee has been advised of the contents of your letter, and he states that it was mistake of his to include the interest in the Major Oil Investments in his statement of Assets & Liabilities, as it belongs to his wife and not to him.

3. This internee further states that his wife still lives at 351 Powell Street, Vancouver, and to ask the Custodian to advise the Prudential Trust Company to send the cheques now held by them to his wife.

*E.D.B. Kippen*  
(E.D.B. Kippen) Major,  
Commandant,  
Angler Internment Camp,  
Veterans Guard of Canada.

CAR

COPY TO: C.I.O., Ottawa.



991

912 Royal Bank Building,  
Vancouver, B. C.  
October 7th, 1942.

Camp Commandant,  
Angler Internment Camp,  
Angler, Ontario.

Dear Sir:

Re: P/H A-247. KITAHARA, Takashi.

The above named conducted a rooming house at 351 Powell Street, Vancouver, and according to our information is the owner of the contents of some thirty rooms. We have not made an inventory as his wife has occupied the premises.

Certain parties called at the office today and advised that they would like to purchase the equipment and they offer the sum of \$200.00. They say it is in a dilapidated condition.

Will you be kind enough to parade the above named and ascertain his views.

Yours truly,

K. W. WRIGHT  
For the Authorized Deputy of the Secretary  
of State and/or Custodian.

KWW/W



(C O P Y - M J L)

SECRET

DEPARTMENT of NATIONAL DEFENCE

ARMY

COTT OCT 8 1942 Cable Telegraph Telephone Censorship  
VRA101 36 NL GET REPLY ACA VANCOUVER BC 7

Rec'd	OCT 16 1942
File No.	
Referred	

KITAMURA TAKAAL

247 INTERNMENT CAMP 101 BASE OFFICE OTTAWA

EVERYBODY FINE LEAVING FOR SLOCAN ON FIFTEENTH WITH MATSUMOTOS GOOD  
BUYER FOR BUSINESS FOR FIVEHUNDRED DOLLARS YOUR CONSENT NECESSARY  
FOR TRANSACTION SEND YOUR PERMISSION IMMEDIATELY BECAUSE CUSTODIAN  
WILL NOT SELL OTHERWISE MY ADDRESS SLOCAN BC

MISAKO KITAMURA

1440 CMON 18547 RL

RECD CMON 18547 COTT 1440 CB



991

912 Royal Bank Bldg.,  
Vancouver, B. C.  
October 20th, 1948

The Prudential Trust Company Ltd.,  
800 Lancaster Building,  
Calgary, Alberta

Dear Sirs:

Re: P/W A-247, KITAMURA, Takaki

We thank you for your communication of the 16th instant. Through the Camp Commandant we find that the above named has an interest in the Major Oil Investments and upon examining the contents of the safety deposit box we find that the Stock Certificate - Major Oil Investments Limited, No. 1 Class "A" Royalty Trust Certificate Preferred 1/40th of 1 unit - was bought through Clifton Cross & Co.

Will you be kind enough to note that all remittances should be made to this office and let us have the cheques referred to in your communication of the 10th ult.

Yours truly,

K. W. WRIGHT

For the Authorized Deputy of the Secretary  
of State and/or Custodian

KWW/CM



<u>File No.</u>	<u>Name</u>	<u>Address</u>	<u>Amount</u>
INT. 991	KITAMURA, Takaaki	351 Powell St., Van.	5.72

Rec. No.

07059

Refund of 15 Wage deductions for first six months  
of 1941 from Provincial Collector Vancouver.



991  
Legal Department

912 Royal Bank Bldg.,  
Vancouver, B. C.  
November 3rd, 1942.

Mrs. Takaaki (Misako) KITAMURA,  
Slocan, B. C.

Dear Madam: Re: P/W A-247. KITAMURA, Takaaki.

We are in receipt of six cheques from the Prudential Trust Company in payment of dividends on Major Oil Investments #1 Well Royalty Trust owned by the above named, which we have credited to his account. These cheques had been sent to 351 Powell Street, and with the exception of the one issued for the month of April, had all been returned.

Will you be kind enough to advise us if you received this cheque from the Prudential Trust Company sent out in April.

Yours truly,

K. W. WRIGHT  
For the Authorized Deputy of the Secretary  
of State and/or Custodian.

KWW/W



File #991

November 2nd, 1942.

MEMORANDUM

TO: ACCOUNTING DEPARTMENT

FROM: MR. K. W. WRIGHT

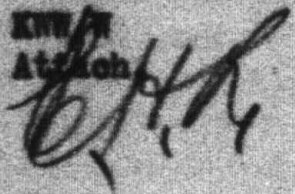
Re: P/W A-247. KITAMURA, Takaki.

We are in receipt of a letter from the Prudential Trust Company enclosing seven cheques, six of which are payable to the above named and one payable to Mrs. Haruo Kitamura. These cheques are dividends from Major Oil Investments #1 Preferred Royalty Trust and have been held by the above named Company as they did not know internee's address.

Will you be kind enough to credit these cheques to the above named internee, with the exception of the one for \$5.92, which should be credited to Mrs. Haruo Kitamura.

K. W. WRIGHT

KWW  
Attach





7

ADDITIONAL STATEMENT OF ASSETS AND LIABILITIES MADE BY

P/W # 247 - <sup>^</sup>KITAMURA, Takaaki.

Assets:

Real Estate--Lodging House situated at 351 Powell Street,  
Vancouver, B. C., and its equipments. (The  
Lodging House is known as Easter Rooms.)

Liabilities: Nil.

Dated at Angler, Ontario.

December 18th, 1942.

*T. Kitamura* -----

Witness *J. Hayashi*



## EVACUATION SECTION

Rec'd DEC 30 1942

File No.

Ans.

Referred

*Gibson*

File #991

December 30th, 1942.

MEMORANDUM

TO: MR. GIBSON

FROM: MR. K. W. WRIGHT

Re: P/W A-247, KITAMURA, Takaaki.

The above named owns property at 2565 Pandora Street described as Lot 22 W.  $\frac{3}{4}$  Blk. 35, D.L. THSL, District of New Westminster, on which is situated a five-room frame bungalow and garage. The 1942 assessed value is \$285.00 for land and \$1150.00 for improvements. Property is vested, and premises are rented to Mr. W. A. McEwan at \$19.00 per month.

Upon going over the file, we note that there is no insurance carried on these premises, and would ask that you be kind enough to take care of this matter, at your early convenience. We are attaching hereto our file, No. 991.

  
K. W. WRIGHT

KWW/W



File #991

MEMO TO THE FILE

Re: P/W A-247, KITAMURA, Takaaki.

Above named owns property at 2565 Pandora Street described as Lot 22 W. 1/4 Blk. 35, D.L. THSL, District of New Westminster, on which is situated a five-room frame bungalow and garage assessed in 1942 at - Land \$285.00, Improvements - \$1150.00.

These premises are rented to Mr. W. A. McEwan at \$19.00 per month. Vesting Certificate has been filed on this property. No insurance is carried.

1942 taxes in amount of \$47.68 are as yet unpaid; also Water Rates in amount of \$7.75.

\$3.76 was received from Royal Bank of Canada being balance in internee's account.

Before internment, above named and his wife were proprietors of a rooming house known as "Easter Rooms" at 351 Powell Street. There were 33 rooms in this building and the Kitamura's were the owners of all the equipment. On October 6th, a Mr. Mike Kowalczyk of 611 Hornby Street called at the office and expressed the desire to purchase the contents of the building. He stated that the furniture is in a dilapidated condition and offered \$200.00 for same. (Mrs. Kitamura operated the rooming house until October 15th, when she was evacuated). Upon receipt of this offer, we wrote to the internee and also to Mrs. Kitamura (October 21st, 1942) and have had no reply from either. According to this file, nothing has been done about these furnishings. Should this not be followed up and taken care of? On going over Mrs. Kitamura's file, I note a letter addressed to her by Mr. Milsom on December 17th to the effect that an offer of \$65.00 has been received for these chattels and he recommends acceptance, so it is evidently being handled by Evacuee Section, as the wife claims title to these goods.

The following insurance policies were found in internee's Safety Deposit Box:

Policy No. 410913175, Prudential Insurance Co. of America.  
" No. 410913174, Prudential Insurance Co. of America.  
" No. M6 600103 Prudential Insurance Co. of America.  
" No. M6 600102 Prudential Insurance Co. of America.  
" No. M6 591332 Prudential Insurance Co. of America.  
" No. M6 591333 Prudential Insurance Co. of America.  
" No. 170943 Dominion Life Assurance Co.

The latter is the only one for which we have Form D filed. No mention of this insurance is made in wife's file. — do this

Internee's credit balance amounts to \$152.88. — plus 75.00  
His liabilities amount to \$47.68 (Taxes) \$7.75 (Water Rates)  
\$8.00 (Dr. M. Uchida) Total \$63.43.



January 6, 1943.

MEMORANDUM

TO: Mr. K. W. Wright.

FROM: Mr. W. G. Bell.

Re: P/W A-247 KITAMURA, Takaaki

You asked me for a report on the above after reviewing his file as well as the file for his wife. This I have done and have found the following:

Ledger balance as of today's date- - - - - \$152.88  
His debts amount to \$63.43 as per particulars in my report on file.  
His property at 2565 Pandora Street has been rented for \$19.00 per month which we receive through the London and Western Trust Co. Ltd. and the property has been vested.

On the 22nd of December we received advice from the Camp Commandant that the internee now claims to own the lodging house at 351 Powell Street, whereas, all the particulars in the file indicate that he rented this property. I am therefore, asking Mr. Ian Macpherson to search the title.

The chattels which were left at 351 Powell Street which was a rooming house, were numerous in quantity but of little value. The file indicates however, that at one time Mrs. Kitamura had received an offer for \$500.00 for these chattels but the sale did not go through (no reason given) and as these chattels are said to be her property, Mr. Milsom has now placed before her, an offer of \$65.00 for what remains there, to which she has not replied.

A sealed envelope held by the Royal Bank of Canada, East End Branch, Vancouver, contains:

1. Seven Life Insurance Policies.
2. Deed of land on 2565 Pandora Street.
3. Tax receipt for \$1941.
4. City of Vancouver assessment roll.
5. Bill of Sale dated March 15, 1937 on the household furniture.
6. Stock certificate of Major Oil Investments Limited which is in the name of his wife.
7. 12 \$5.00 War Saving Certificates in the name of Hiroshi Kitagawa.
8. Immigration Cards.
9. Passport Receipt.
10. Document in Japanese
11. B. C. Electric Security deposit receipt for \$15.00 dated March 15/37

Will you please let me know if I should do the following:

- Yes - 1. Ask the bank for the envelope containing the above items.  
Yes - 2. If we receive this envelope, should I give the Evacuation Section the Oil Certificate belonging to the wife.  
Yes - 3. Request the B. C. Electric for the return of the security deposit of \$15.00 paid March 15/37, and credit the internee's account with this amount.  
Yes - 4. With the cash on hand can we now pay the taxes and water rates.

WGB/MFP





MEMORANDUM TO FILE

Int. File 791

January 14, 1943.

Re: Takaki KITAHARA,  
Fire Insurance,  
2555 Pandora Street.

I instructed the London and Western Trusts  
by phone to have a Fire Insurance Policy put on  
immediately to cover property at 2555 Pandora  
Street.

I pointed out to them that the assessed  
value of improvements on this property are given  
as \$1,150.00, but asked them to write the Policy  
to cover up to the proper insurable value using  
the assessed value as a guide if necessary.

The policy will be written and sent to  
this office in the near future.

END:END



991  
Legal Department

912 Royal Bank Bldg.,  
Vancouver, B. C.  
January 16th, 1943.

Camp Commandant,  
Angler Internment Camp,  
Angler, Ontario.

Dear Sir: Re: P/N A-247. KITAMURA, Takasaki.

We received a communication from you dated 22nd ult. enclosing a Statement of Assets and Liabilities signed by the above named indicating that he is the owner of a lodging house known as the Easter Rooms at 351 Powell Street, and chattels therein.

We wish to advise that we have had the Title to this property searched and find that it is owned by one Sahel KATO, an Evacuee and the chattels above mentioned are the property of Mrs. Kitamura as declared by her.

Will you be kind enough to so advise the above named internee.

Yours truly,

K. W. WRIGHT  
COUNSEL TO THE CUSTODIAN

KWW/n



**BRITISH COLUMBIA ELECTRIC RAILWAY CO., LTD.**

HASTINGS AND CARRALL STREETS

**VANCOUVER, B.C.**

January 30, 1943

File #76200

CUSTOMERS'  
ACCOUNTING  
DEPARTMENT

Your File No. 991

Dept. of the Secretary of State  
Office of the Custodian  
912 Royal Bank Bldg.  
Vancouver, B. C.

Rec'd	1943
File No.	
Forwarded	

Attention: Miss F. Carroll

Re: A/c 1035-246 Takaaki Kitamura

Gentlemen:

With reference to your letter of Jan. 23,  
we are forwarding to you cheque for \$15.00 in  
favour of T. Kitamura, this being the amount of  
refund of Security Deposit No. 26856, the dupli-  
cate receipt of which is enclosed for signature  
and return.

Yours truly,

*J. W. Malone*  
J. W. Malone, Manager  
Customers' Accounting Dept.

DH

Enc.



Rec'd	FEB 26 1943
File No.	91
Ans.	
Referred	MR Peers

Bay Farm  
 Hecan, B.C.,  
 Feb. 23, 1943.

Dear Sir:

Would you be kind enough to send me a package of documents kept in at Royal Bank Hastings & Main Streets branch, which is registered for my husband's name Takash Kitamura #247. who is now intern.

Rent for this documents will due on March but I will not able to pay for a nother year.

Yours truly  
 Misako Kitamura

Mr Peers  
 Pls. spt to me  
 following perusal of file  
 K W W



991.

918 Royal Bank Building,  
Vancouver, B.C.  
March 1st, 1943.

Mrs. Misako KITAMURA,  
Bay Farm,  
SLOCAN, B.C.

Re: P/W A-247 - KITAMURA, Takaaki

Dear Madam:

We have your letter of February 23rd and regret to inform you that we cannot make delivery to you of the documents belonging to your husband, as requested in your letter.

For your information these documents are no longer held by the Royal Bank of Canada, but are lodged with the Custodian in this office.

Yours truly,

K.W. WRIGHT.  
Counsel to the Custodian.

CHP:HN.



16822  
991.  
Legal Dept.

912 Royal Bank Building,  
Vancouver, B.C.  
April 26th, 1943.

Camp Commandant,  
Angler Internment Camp,  
ANGLER, Ontario.

Re: P/W A-247 - KITAMURA, Takeaki

Dear Sir:

We note from the above file that the registered owner of the property at 2565 Pandora Street is Yayeko Maruno and that the internee holds Right to Purchase for \$840.00.

Will you kindly parade the internee and question him as to what payments have been made by him and the balance owing at today's date.

We are very anxious to obtain this information and would appreciate hearing from you at your earliest convenience.

Yours truly,

K.W. WRIGHT.  
Counsel to the Custodian.

HW.



991  
Legal Dept.

912 Royal Bank Building,  
Vancouver B.C.  
April 26th, 1943.

Mrs. Hisaburo MARUO,  
Registration No. 02045,  
BRIDGE RIVER, B.C.

Re: P/W A-247 - KITAMURA, Takaki

Dear Madam:

According to our records you are the registered owner of the property at 2565 Pandora Street, against which the above named internee holds Right to Purchase for \$240.00.

If the above statement is correct, will you kindly advise what payments have been received by you and what the balance owing as at today's date amounts to.

We would also appreciate it if you would complete the attached form, if you are the Mrs. Maruno in whose name the property referred to is registered.

Yours truly,

K.W. WRIGHT.  
Counsel to the Custodian.

HW.  
Encl.



Minto Mine B.C.  
May 1, 1943

Dept of the Secretary of State,  
912 Royal Bank Building,  
Vancouver, B.C.

REC'D	MAY 3 - 1943
NO.	
MR. PEERS	

Re: Your file No. 991 Legal Dept.

Gentlemen:

The purchased amount, \$840<sup>00</sup>/<sub>100</sub>, was already paid and the necessary documents including the title paper were turned over to Mr. Kitamura, so he should have them.

I understand that the registered owner of the property referred to was changed at the time the full payment was made through OKUMURA, agent for real estate.  
Please write to Mr. Kitamura.

Yours very truly  
(Mrs.) E. Maruno  
(Mrs) E. MARUNO ..





ESTABLISHED 1889

# The Dominion Life Assurance Company

HEAD OFFICE - WATERLOO, ONTARIO

John T. McCay, C.L.U.  
Manager for British Columbia  
B. Croucher, Branch Secretary

1831 Marine Building,  
Vancouver, B. C.

June 17th, 1943.

Rec'd	JUN 18 1943
File No	991
Miss Graham	

Custodians Office  
Dept. of the Secretary of State  
501 Royal Bank Bldg.,  
Vancouver, B.C.

Gentlemen:

Re policy #170,943 - Kitamura

The above-numbered policy was issued on the lives of Takaaki Kitamura, and Misako Kitamura on the 20 Year Endowment Plan with an annual premium of \$57.80 and dates from April 1st, 1940. The first two premiums due April 1st, 1940 and April 1st, 1941 have been paid in full and the third premium due on April 1st, 1942 has been charged as an automatic loan against the policy. Nothing has been paid on the premium due April 1st, 1943, and the policy will, therefore, terminate on June 30th, 1943 unless a payment is received by that date. A payment of \$20.22 if received by June 30th, 1943 would be sufficient to keep the policy in force to the next premium due date, April 1st, 1944.

We understand that Mr. Kitamura has been interned, and we are referring the matter to you to see if anything can be done to keep the policy in force. We shall appreciate receiving a report from you with regard to this case.

Yours very truly,

*B. Croucher*

BRANCH SECRETARY

BC:pt



DEPARTMENT OF THE SECRETARY OF STATE OF CANADA  
OFFICE OF THE CUSTODIAN

# REAL PROPERTY FOR SALE BY TENDER

THE Secretary of State of Canada, acting in his capacity as Custodian of Enemy Property, hereby offers for sale by public tender such interests as are vested in him in the following properties situate in the CITY OF VANCOUVER:

Lot "A" of Lots 7 and 8, Block 13, D.L. 302, Group 1, New Westminster District, Plan 5832, known as 306-316-326 WEST FIFTH AVENUE, being a one and one-half storey, five-room frame dwelling and a two storey frame store with living quarters above;

Lot "B" of Lots 7 and 8, Block 13, D.L. 302, Group 1, New Westminster District, Plan 5832, known as 3100 ALBERTA STREET, being a one and one-half storey, six room frame dwelling;

Lot 30, Block 53, D.L. 196, Group 1, New Westminster District, Plan 196, known as 519 EAST CONDOVA STREET, being a two storey, seven room frame dwelling at front, and one and one-half storey, four room frame dwelling at rear;

Lot 8, Block 50, D.L. 196, Group 1, New Westminster District, known as 508 EAST CONDOVA STREET, being a one and one-half storey, five room frame dwelling at front, and small three room frame dwelling at rear;

Lot 25, Block 5, D.L. 196, Group 1, New Westminster District, known as 136 POWELL STREET, being a two storey frame store building with rooms above;

Parcel 30 of Lots 1 and 2 (reference Plan 35), Block 73, D.L. 264 "A," Group 1, N.W.D., Plans 381 and 1881, known as 1810 COTTON DRIVE, being a two storey, seven room frame dwelling;

Westerly  $\frac{1}{4}$  of Subdivision 23 of Lot 35, Town of Hastings, Suburban Lands, Plan 364, Group 1, New Westminster District, known as 3565 PANDORA STREET, being a five room frame bungalow and garage;

East  $\frac{1}{4}$  of Lot 2, Block 36, D.L. 200 "A," Group 1, New Westminster District, known as 18 EAST 6TH AVENUE, being a two storey, six room frame dwelling;

Lot 5, Block 4, D.L. 196, Group 1, New Westminster District, Plan 194, known as 116-118 MAIN STREET, being a two storey frame store building;

Lots 6 and 7, Block "R," D.L. 130, Group 1, New Westminster District, Plan 5532, known as 1903 WEST 23RD AVENUE, being a one and one-half storey, six room frame dwelling;

## AND

the following properties situate in the Municipality of Richmond at STEVESTON:

Lot 9, Block 5, Section 10, Block 3, North, Range 7 West, Map 249, save and except the West 15 feet thereof, in the District of New Westminster, known as 56 MONCTON STREET, being a one storey frame store building;

Lot 8, Block 6, Section 10, Block 3, North, Range 7 West, Map 249, in the District of New Westminster, known as 36 MONCTON STREET, being a one storey frame store building with living quarters at rear;

Lot 7, Block 6, Section 10, Block 3 North, Range 7 West, Map 249, in the District of New Westminster, being a VACANT LOT on Moncton Street;

Lot 1, of the West part of Block 8, Section 10, Block 3 North, Range 7 West, Map 6392, in the District of New Westminster, known as 58 CHATHAM STREET, being a two room frame dwelling and two room frame store building.

Tenders for the purchase of such property interest vested in the Custodian will be received subject to the following terms and conditions:

1. Each tender must be for one of the parcels described, but a separate tender may be filed for each of several parcels.
2. A tender offering for parcels in the alternative will be considered an offer only for the parcel first named.
3. A certified cheque payable to the order of "The Custodian" for ten percent (10%) of the amount offered must accompany each tender.
4. Each tender must be in a separate sealed envelope addressed to "The Custodian," 913 Royal Bank Building, 675 West Hastings Street, Vancouver, B.C., and each envelope must be marked on the outside "Tender for Real Estate."
5. Tender must be for purchase for cash.
6. All adjustments will be made at the date of conveyance.
7. Properties will be sold subject to existing leases and encumbrances, if any.

8. The Custodian reserves the right to cancel every accepted tender and to refund the deposit at any time prior to delivery by him of the conveyance.

9. The properties are offered for sale without any warranty whatsoever by the Custodian of location or condition of buildings or improvements.

Cheques in respect of unaccepted bids will be returned in due course.

Neither the highest nor any tender will necessarily be accepted.

Tenders will be received by the undersigned up to Noon Daylight Saving Time on the Fifteenth Day of September, 1943. Further particulars may be obtained during office hours any day up to Noon on the Fourteenth Day of September, 1943, and arrangements made with the undersigned to inspect the said premises.

Similar arrangements will be made by Mr. C. C. Robinson, Steveston, to inspect properties situate in Steveston.

DATED at Vancouver, British Columbia, this 28th day of August, 1943.

The Custodian of Enemy Property,  
913 Royal Bank Building,  
Vancouver, B.C.





# The Prudential

## INSURANCE COMPANY OF AMERICA

HOME OFFICE: NEWARK, N. J.

MONTHLY POLICY DEPARTMENT

RUSSELL S. BERTRAND, SUPERVISOR

MANAGER

NICHOLAS ROSELL

ASSISTANT MANAGERS

A. D. J. KLINE

H. D. LOWMY

LYNN S. GATHCART

IN RE

Policies M-6591332-333-

M-6600102-103-Kitamura.

Your letter of July 28.

File No. 991, Legal Section.

Custodian's Office,

Department of the Secretary of State,

912 Royal Bank Building,

Vancouver, B. C., Canada.

August 9, 1943.

Rec'd.	AUG 14 1943
File No.	
Ans.	
Referred	MRCrBson

Gentlemen: Attention: E. W. Wright, Counsel to the Custodian.

Your letter addressed to Mr. N. O. Pierson, Manager, Home Office Account Department, has been referred to the undersigned for attention in view of the request for cash surrender. We advise that these policies were allowed to lapse for non-payment of premiums prior to their being in force for three full years, consequently there are no cash values available.

If any further information is desired, please let us know.

Yours truly,

Manager.

JOC FP



EXHIBIT No. 1207-2

ESTABLISHED 1887

DATE NOV 3 - 1948

FILLED BY

K. A. G. Hunter

# Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET  
VANCOUVER, CANADA  
August 18, 1943.

Rec'd	<u>AUG 23 1943</u>
File No.	_____
Ans.	_____
Referred	<input checked="" type="checkbox"/>

File #991--West  $\frac{3}{4}$  of Subdivision 22 of Lot 35, T.H.S.L., 3565 Pandora Street.

This is a 4-room bungalow with very small rooms and in fair condition except the front steps which will have to be replaced at once.

Price for cash, subject to existing tenancies, \$1800.00

PEMBERTON REALTY CORPORATION LIMITED.

W. G. Moore

W. G. Moore.

WOM/JM



991  
Legal Department

912 Royal Bank Building,  
Vancouver, B. C.  
August 28th, 1943

London & Western Trust Company,  
455 Howe Street,  
Vancouver, B. C.

2565 Pandora Street

Gentlemen:

We beg to advise you that the property under your management, known as 2565 Pandora Street, has been advertised for sale by tender and tenders close at noon, daylight saving time, September 15th, 1943.

The tenant has been advised of our action and informed that sale will be subject to the existing tenancy. They were also informed that they need not allow inspection except to persons with a letter of authority from the Custodian.

In case the tenant communicates with you in regard to inspection, please inform him to co-operate.

Yours truly,

K. W. WRIGHT  
COUNSEL TO THE CUSTODIAN

GWP/JT



991  
Legal Department

912 Royal Bank Building,  
Vancouver, B. C.  
August 28th, 1943

Mr. W. A. McEwen,  
2565 Pandora Street,  
Vancouver, B. C.

Re: 2565 Pandora Street

Dear Sir:

The property which you are renting at 2565 Pandora Street, has been advertised for sale by tender, with tenders to close at twelve noon, daylight saving time, September 15th, 1943. We are writing you to request that you allow prospective purchasers to view the premises.

All prospective purchasers will be supplied with a letter from the Custodian, and you need not allow any unauthorized persons to inspect the premises.

The property is advertised for sale subject to existing tenancy.

Thanking you in anticipation of your co-operation in this matter, we remain,

Yours truly,

K. W. WRIGHT  
COUNSEL TO THE CUSTODIAN

GHP/JF



1207-6  
DATE  
FILLED BY  
K A B. Miller

2727 Franklin St  
Vancouver B.C.

Aug 31 - 1943

To the Custodian  
of Enemy Property  
912 Royal Bank BLD

Dear Sir

I wish to Tender on the  
Property known as 2565 Pandora St  
for which I am prepared to pay  
Sixteen Hundred Dollars Cash  
1600 -- Enclosed find Cheque for  
one Hundred & Sixty Dollars  
160 --

Yours Sincerely

H. McCartney



**Firemen's**  
Insurance Company  
**Newark, N.J.**  
ORGANIZED 1855

JOHN VRLAK & CO.  
AGENTS  
193 EAST HASTINGS STREET  
OFFICE: MARINE 7942 RES. HASTINGS 5673R

BRITISH COLUMBIA BRANCH  
850 WEST HASTINGS ST.  
**VANCOUVER, B.C.**

EXHIBIT No. 1207-6  
DATE 9-9-45  
FILED BY K. A. B. H. L. C.

OFFICES  
TORONTO, MONTREAL  
WINNIPEG, VANCOUVER

September 9th, 1945.

Custodian of Enemy Property.  
912 Royal Bank Building.  
Vancouver, B.C.

Dear Sirs:

Re: 2565 Pandora Street - West  $\frac{1}{2}$  of Lot 22,  
Block 35, H. T. S.

Our client Mrs. Bessie Wagich offers tender for house  
and lot at 2565 Pandora Street, for the sum of:

FIFTEEN HUNDRED and FIVE DOLLARS (\$1505.00).

We are enclosing certified cheque for \$150.50 as deposit  
on same.

Yours truly,  
JOHN VRLAK & CO.  
193 EAST HASTINGS STREET  
VANCOUVER, B. C.





EXHIBIT NO. 1007-6  
DATE NOV 3 - 1943  
FILLED BY K. A. B. Martin  
Custodian of Enemy Property K. A. B. Martin  
Vancouver B.C. 1044 McNeill St  
Sept 13 - 1943  
Vancouver B.C.

We hereby tender the sum of  
twelve hundred and five dollars <sup>cash</sup> for  
Masterly  $\frac{3}{4}$  of Subdivision 22 of Lot 35  
Town of Hastings, Suburban Lands  
Plan 364. Group one New Westminster  
District known as 2565 Pandora St.  
Moore & Moore.



EXHIBIT NO. 1207-6  
DATE NOV 8 - 1943  
FILED BY R. A. Skintie

2727 Franklin St  
Vancouver B.C.  
Sept 20 1943

To the Custodian  
of Enemy Property  
912 Royal Bank BLD

Rec'd SEP 22 1943  
File No. 991  
Ans. Mr Peers  
Referred

Dear Sir I received my cheque  
for 160 = dollars on my offer  
of 1600 = on the Property 25-65-  
Pandora St you having rejected  
same

I now wish to submit a offer  
of Seventeen Hundred Dollars  
1700 = Cash on same Property

Yours Truly  
H. McCartney  
Photostat  
H.M.W.

Thore Moore  
who is residing  
in the  
at the  
7A 7917



**ZURICH**

EXHIBIT No. 1207-6  
DATE NOV 3 - 1943  
FILED BY K. A. Brinley

Rec'd	SEP 29 1943
File No.	991
Ans.	<input checked="" type="checkbox"/>
Referred	

GENERAL ACCIDENT & LIABILITY INSURANCE COMPANY LIMITED

JOHN VRLAK & CO.  
193 E. HASTINGS STREET  
VANCOUVER, B. C.

Room 912.

September 28th, 1943.

Custodian of Enemy Property.  
675 West Hastings Street.  
Vancouver, B.C.

Dear Sirs:

Re: Westerly  $\frac{1}{4}$  of S. D: 22, Lot 35, H.T.S. Plan 364.

Our client Mr. Joseph Strzemecki offers tender for house  
and lot at 2565 Pandora for:

TWO THOUSAND DOLLARS - (\$2000.00) - ALL CASH.

We are enclosing a cheque for \$200.00 as deposit on same.

Yours truly,

JOHN VRLAK & CO.  
193 E. HASTINGS STREET  
VANCOUVER, B. C.

HA 1761  
MA 7942





# ZURICH

Rec'd	OCT 13 1943
File No.	991
Ans.	✓
Referred	

GENERAL ACCIDENT & LIABILITY INSURANCE COMPANY LIMITED

JOHN VRLAK & CO.  
103 E. HASTINGS STREET  
VANCOUVER, B. C.

October 13th, 1943.

Legal Department.

Mr. Piers.  
Custodian of Enemy Property.  
912 Royal Bank Building.  
Vancouver, B.C.

Dear Sir:

Re: Westerly  $\frac{1}{2}$  of Subdivision 12, Block 36, T.H.S.L.  
Map 364, known as 2665 Pandora Street.

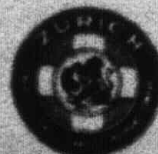
Re our offer on the above property for: \$2000.00 all cash  
our client Mr. Joseph Strzemecki, authorized us on Saturday to take  
said property as it stands.

On Saturday Mr. Watson got our client and Mr. Pepin the  
owner of the adjoining lot on the east side together. Our client  
and Mr. Pepin came to a satisfactory agreement, concerning the eight  
feet originally belonging to above property.

Hoping you will reply at your earliest convenience, as we  
have another property to submit to this client, we remain,

*Recommendation*  
*\$2000.00*  
*290*  
*Oct 13*

Yours truly,  
JOHN VRLAK & CO.  
per. *[Signature]*  
103 E. HASTINGS STREET  
VANCOUVER, B. C.





991  
Legal Department

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

Messrs. John Vriak & Company,  
193 East Hastings Street,  
Vancouver, B. C.

Re: 2365 Pandora Street

Gentlemen:

With reference to your tender offering to purchase the above noted property on behalf of your client, Mr. Joseph Strzamecki, at a price of \$2000.00, we beg to acknowledge receipt of a Certified Cheque amounting to \$200.00, and upon receipt of a further Certified Cheque for \$1800.00, we will be pleased to submit this tender to the Custodian at Ottawa for his decision.

When replying, please give the full name of the purchaser, his nationality, occupation and address.

You do not so state, but we presume that this tender is subject to a commission of five per cent as your fee.

Yours truly,

K. W. WRIGHT  
COUNSEL TO THE CUSTODIAN

KWW/JT



991  
Legal Department

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

Messrs. John Vriak & Company,  
193 East Hastings Street,  
Vancouver, B. C.

Re: Westerly  $\frac{1}{2}$  of Subdivision 22, Lot 38,  
T.H.S.L., Plan 364, Known as 2565 Pan-  
dora Street, Vancouver, B. C.

Gentlemen:

This is to advise you that the Deed of Land transferring the title of the above property to the name of your client, Joseph Strzemecki, has been filed at the Land Registry Office, under No. 93470-L, and we enclose herewith a Statement of Adjustments as at November 1st, 1943, showing a balance owing by your client amounting to \$5.64, for which we would ask you to kindly see that we receive settlement. When we are advised that the registration of the title to your client's name is complete, we will mail a copy of the Deed of Land to you.

We are advising the tenant, Mr. W. A. McEwen, of the sale, and are instructing him to pay all rents and refer all matters in connection with the property to the purchaser. We are also advising the Real Estate Agent, who has been acting on our behalf in connection with this property, of the sale to your client.

You will note that Taxes and Water Rates are paid to December 31st, 1943, and rent for the premises at \$19.00 monthly, is paid to November 30th, 1943.

We are having the Fire Insurance transferred to the purchaser's name and the policy will be mailed to you when transfer is complete.

We enclose one copy of the survey of this property which may be of use to the purchaser.



991  
Legal Department

Messrs. John Vriak & Company Ltd., -2- November 13th, 1943

We are informed that there are no Japanese owned chattels on the premises, however, we will have a final investigation made and we reserve the right of access for removal of any chattels found that come under our control.

A cheque covering your commission in this transaction will be issued upon receipt of payment of the balance shown in the Statement of Adjustments.

Yours truly,

K. W. WRIGHT  
COUNSEL TO THE CUSTODIAN

CHP/JV  
Encls. 2



991  
Legal Department

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

The London & Western Trust Company Ltd.,  
455 Howe Street,  
Vancouver, B. C.

Re: 2535 Pandora Street

Gentlemen:

This is to advise you that the above noted property has been sold to Mr. J. Strzemecki as at November 1st, 1943, and your agency for this property on behalf of the Custodian is now terminated.

We understand that you are holding the rent for November amounting to \$19.00, less your fees, and this should be remitted to the Custodian.

Yours truly,

K. W. WRIGHT  
COUNSEL TO THE CUSTODIAN

OWP/JF



891  
Legal Department

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

The B. C. Security Commission,  
360 Homer Street,  
Vancouver, B. C.

Re: P/S A-247, Takashi KITAMURA, and  
Mrs. Etsuko KITAMURA

Gentlemen:

Further to our letter of September 28th last, to you, discussing the assets of the above, we beg to advise you that we have sold the property owned by Mr. Takashi KITAMURA, known as Lot 22, Block 35, T.R.S.L., for the sum of \$2,000.00, and if this man or his family are indebted to you for maintenance, we would be pleased to have you submit your account for our consideration.

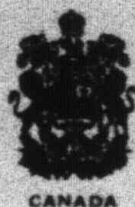
Yours truly,

K. E. WRIGHT  
COUNSEL TO THE CUSTODIAN

CHP/JP



DEPARTMENT OF  
LABOUR



CANADA

ENEMY SECTION

Rec'd NOV 18 1943

File No.

Ans'd

Refer'd

MRS. VANIER

BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,  
Vancouver, B.C.

17th November, 1943.

Mr. K. W. Wright,  
Counsel to the Custodian,  
Department of Secretary of State,  
912 Royal Bank Bldg.,  
Vancouver, BC.

Re: KITAMURA, Takaaki #07059 (husband)  
KITAMURA, Misaka #05770 (wife)

I am in receipt of your letter of the 13th November  
re property of the above Japanese, who is an internee,

To date his wife and children in Slocan have had  
\$363.23 in maintenance which we would like to recover if possible.

We have been paying this woman at the rate of \$29.  
a month and if you could see your way to sending her a monthly sum to  
take care of maintenance and clothing &c. we would suggest about \$35.  
a month.

E. W. Hawkins

E. W. Hawkins,  
Treasury Officer.



991 A  
Legal Department

912 Royal Bank Building,  
Vancouver, B. C.  
November 18th, 1943.

Camp Commandant,  
Angler Internment Camp,  
Angler, Ontario. .

Dear Sir:

Re: P/W A-247. KITAHARA, Takaki.

We are in receipt of communication dated 17th instant from the British Columbia Security Commission in connection with maintenance of wife and family of the above named, at present at Slocan, B. C. To date they have received the sum of \$363.23 in maintenance, which amount the B. C. Security Commission wish to recover. It is also suggested that \$35.00 per month be forwarded to this family in future.

Will you be kind enough to parade this internee and advise him that we have today sent Mrs. Misako Kitamura cheque for \$50.00, and have made a notation in our books with regard to monthly remittance of \$35.00. A cheque for \$363.23 has also gone forward to B. C. Security Commission.

Yours truly,

KWW/v

K. W. WRIGHT  
COUNSEL TO THE CUSTODIAN



File No. 991

November 19th, 1943.

MEMORANDUM

TO: Mr. E. W. Wright

FROM: Mr. G. B. Spain

Re: 2565 Pandora Street

ENEMY SECTION	
Rec'd	NOV 15 1943
File No.	
Ans'd	MR. Spain
Refer'd	

All Japanese chattels appear to have been moved from this property with the following exceptions.

Linoleum Heavy inlaid size about 14' X 10' cut to fit room. Probably used about six or eight years but still about the same period of service. If the tenant knew if he is going to be permitted to remain in the house, he might be interested in making an offer. In any event, value would not exceed \$10.00.

In the basement there is a detached old sawdust burner. As there is a shortage of such at present, the value might be anything up to \$50.00 in second hand condition.

GBS/HMS

*[Handwritten signature]*



991  
Legal Department

912 Royal Bank Building,  
Vancouver, B. C.  
November 22nd, 1943

Mr. Joseph Strzamecki,  
1876 West Fourth Avenue,  
Vancouver, B. C.

Re: 2565 Pandora Street

Dear Sir:

The chattels listed below are owned by the previous Japanese owner of 2565 Pandora Street, and are still on the premises. As we understand that you intend to take up residence on these premises as soon as possible, before removing these chattels, we would like to know if you are interested in purchasing them. If so, we will be pleased to give any offer you care to make our consideration.

Linoleum, approximately 14' x 10', cut to fit room.  
Sawdust Burner, detached.

Please let us have a reply to this letter as soon as possible, so that we may remove these goods in the event that you do not desire to make us an offer.

Yours truly,

K. W. WRIGHT  
COUNSEL TO THE CUSTODIAN

GHP/JT



701 → File No. Int. 991  
Catalogue No.       

November 19th, 1943.

MEMORANDUM

TO: Mr. K.W. Wright  
FROM: Mr. D.A. Cramer

Takaaki KITAHARA  
West 1/2 of Subdivision 22  
of Lot 35, Town of Hastings  
Suburban Lands, Plan 364.

With reference to the above property which was recorded in the Vancouver Land Registry Office, November 10th, 1943, we enclose herewith the following documents in connection therewith.

1. Copy of application number 93469-L dated November 10th, 1943, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 93470-L dated November 10th, 1943, registering the property in the name of Joseph Strzemecki (Deed).
3. Duplicate of Transmission dated October 19th, 1943.
4. Duplicate of Deed dated October 19th, 1943 - Secretary of State to Joseph Strzemecki.
5. Post card acknowledgment dated November 18th, 1943, from the Vancouver Land Registry Office, No. 93470-L. Certificate of Title is being held in Land Registry Office to Order of the owner.

*D. A. Cramer*

DAC:JS  
Encls.



991  
Legal Department

912 Royal Bank Building,  
Vancouver, B. C.  
November 23rd, 1943

Messrs. John Vriel & Company,  
193 East Hastings Street,  
Vancouver, B. C.

Re: 2565 Pandora Street

Gentlemen:

With reference to our letter of the 13th instant, we beg to advise you that the Land Registry Office has confirmed to us that title to the above property is now registered in the name of your client, Joseph Strzamecki. We enclose herewith a copy of the Deed of Land, covering the transfer of title to your client.

The Certificate of Indefeasible Title is held at the Land Registry Office for safe-keeping, and will be delivered to your client upon request.

Thanking you for your co-operation in this sale, we remain,

Yours truly,

K. W. WRIGHT  
COUNSEL TO THE CUSTODIAN

OWP/JV  
Encl.  
REGISTERED



RECEIVED  
NOV 24 1943  
Rec'd  
File No.  
Ans'd

Canada Dept of the Secretary  
of State 1913 Royal Bank 1876 a. 4 E. 1/2  
Van. B. C. Van. B. C.  
Office of the Custodian: File No 991

attention K. W. Winger re 2568 Pandora St  
Council to the Custodian

Yours of Nov 22nd to hand and contents  
noted.

Please be advised, that the agent of  
John V. R. Lax & Coy 193 East Hastings St.

showed me the premises, and pointed  
out the articles mentioned in your letter  
that they go with the house, namely #2000  
excepting, that I have to deal with my  
neighbour for the land, that the projection  
of my roof is on the other mans lot.  
hoping this will clear the matter up.

I remain yours truly

Joseph Strzemecki



991  
Legal Department

509 Royal Bank Bldg.,  
Vancouver, B. C.  
January 29th, 1944

Mr. Joseph Strzamecki,  
1876 West Fourth Avenue,  
Vancouver, B. C.

Dear Sir:

Enclosed please find Water Rates Bill for the  
six months starting January 1st, 1944, on the property known  
as 2365 Pandora Street, which you recently purchased from the  
Custodian.

We have requested the Water Rates Department to  
send all future bills direct to you.

Yours truly,

K. W. WRIGHT  
COUNSEL TO THE CUSTODIAN

CHP/JF  
Encl.



991  
Legal Department

509 Royal Bank Building,  
Vancouver, B. C.  
January 31st, 1944 ✓

The Camp Commandant,  
Angler, Ontario

Re: P/W A-247, KITAMURA, Takashi

Dear Sir:

Will you kindly inform the above named Internee that his property known as 2565 Pandora Street, Vancouver, B.C. was advertised for sale by tender, and in view of an independent valuation of \$1,800.00, the highest offer, amounting to \$2000.00, was accepted.

Proceeds of the sale have been credited to the account of the Internee with the Custodian.

Yours truly,

K. W. WRIGHT  
COUNSEL TO THE CUSTODIAN

OWP/JF



991-A  
Legal Section

509 Royal Bank Bldg.,  
Vancouver, B.C.,  
25th October, 1944.

REGISTERED

Mrs. Misako Kitamura,  
Registration No. 05770,  
1st Avenue, Bay Farm,  
Blouin, B.C.

Dear Madam:

Re: P/W A-247. KITAMURA, Takeaki

Enclosed please find the following:

- (1) Medical Inspection Cards
  - (a) Miss Misako Onishi
  - (b) Miss Sumie Onishi
- (2) Immigration Identification Cards
  - (a) Misako Onishi
  - (b) Sumie Onishi
- (3) Receipt No. T230 for \$2.00 from Department of External Affairs to Miss Sumi Onishi
- (4) Document in Japanese
- (5) Marriage Certificate - Takeaki Kitamura, Misako Onishi

The above mentioned Internee has requested that we forward you Birth Certificates of Hiroshi & Teruko Kitamura. We have checked the file and find that these Certificates are already in your possession.

Will you be kind enough to acknowledge receipt of the above documents.

Yours truly,

KWW/DG - Encls.

K.W. WRIGHT  
COUNSEL TO THE CUSTODIAN



991-A  
Enemy Section

509 Royal Bank Building,  
Vancouver, B.C.,  
28th March, 1946.

The Commandant,  
Internment Camp #101,  
Angler, Ontario.

Dear Sir:

Re: P/W A-247. KITAMURA, Takaaki

We acknowledge receipt of your communication of 22nd instant returning Twelve (12) \$5.00 War Savings Certificates duly endorsed by the above named.

With regard to the Internee's request that the contents of his safety deposit box, which was taken over by the Custodian, be sent to his wife, we wish to advise that the following were sent to Mrs. Kitamura on October 25th, 1944:

Medical Inspection Cards - Misako Ohnishi, Sumie Ohnishi  
Immigration Identification Cards - Misako Ohnishi, Sumie Ohnishi  
Receipt for \$2.00 Depart. of External Affairs - Sumie Ohnishi  
Document in Japanese  
Marriage Certificate - Takaaki Kitamura, Misako Ohnishi

Two Certificates of Birth, Vaccination Certificates and B.C. Electric Receipt were removed from the safety deposit box in September 1942 by Mrs. Kitamura, with the approval of the Custodian. We hold no further documents or securities on behalf of the Internee.

Yours truly,

W.J. JOHNSTON  
ADMINISTRATION DEPARTMENT

WJJ/LG



W. J. Johnston  
Administration Dept.

Re. P/W A-247 Kitamura Tatsuo  
Internment Camp 101  
Angler Ont.  
May 4 /46

Dear Sir:

I have received of your "991-A Enemy Section"  
communication of 25th March 1946.  
With regard the last two lines of which  
I am request to have an objection to  
these lines.

According to my wife communicated me  
recently, that following document and  
securities have not received yet.  
That is, the <sup>wife owned shares</sup> Title of the "Ester Rooms"

<sup>in possession of Mrs. 326</sup>  
Royalty of "oil share". (Major No. 1) documents  
<sup>in safe keeping in insurance</sup>  
of the "Prudential Life Insurance",  
and the Title of the house and property  
of 2565 Pandora St Vancouver City  
it was sold on the date of Nov 1943  
without any my permission.

Would you kindly enough to  
investigate through and mail me  
at your earliest convenience.

Yours Truly

Kitamura



991 & 12736  
Enemy Section

509 Royal Bank Building,  
Vancouver, B. C.  
June 24, 1946

The Camp Commandant,  
Angler, Ontario

Re: P/W A-247. KITAMURA, Takaaki

Dear Sir:

We duly received the above noted Internee's letter of the 10th ultimo and note contents. In reply, we wish to advise the Internee that we are holding, for safe-keeping, the following:

1. 1/40th of 1 Unit, Class "A" Royalty Trust Certificate, Major Oil Investment Limited No. 1.
2. Prudential Life Insurance Policies No. 410913174 - Toruko Kitamura  
" " " " " 410913175 - Hiroshi Kitamura  
" " " " " W6 600102 - Takaaki Kitamura  
" " " " " W6 600103 - Takaaki Kitamura  
" " " " " W6 591332 - Misako Kitamura  
" " " " " W6 591333 - Misako Kitamura
3. Dominion Life Assurance Company Policy No. 170,943 - T. & M. Kitamura

We do not appear to have any title to the Easter Rooms. The chattels, however, found there were declared by Mrs. Kitamura and when sold by us, the proceeds received from the sale of same were placed in her account with the Custodian.

We note the Internee's remarks regarding the sale of his property at 2565 Pandora Street and his letter will remain on file for future reference.

Yours very truly,

F. J. Johnston  
Administration Department

FJJ/JF

*Forwarded to  
Mr. A. N. 47  
24-11-46*

*12736 22-6-46*

*7  
in all*



CANADA

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

PHONE PACIFIC 8131

PLEASE REFER TO

FILE NO. Ex 1.991

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

July 16th, 1947

Mr. Takaki KITAMURA,  
Reg. No. 07059,  
c/o Moose Jaw Hostel,  
Moose Jaw, Sask.

EVACUATION SECTION	
Rec'd	SEP 9 1947
File No.	991
Ans.	
Referred	Dusenbury

Dear Sir:-

To enable us to clear up an element of doubt with regard to goods consigned to T. Kitamura from Nanaimo in March 1942, we desire to know if you received such a shipment and if so whether the goods involved were your property or those of someone else.

Trusting to hear from you,

Yours truly,

B.R. Dusenbury  
B.R. Dusenbury,  
Office of the Custodian.  
per: M.

DD.

file. D.

9/9/47  
Shipping receipt removed from  
this file. D.

Dear sir:-

Sept 2 / 47  
380 Sumach St. Toronto 5  
Ont.

I have never received such a shipment since duration of war, and my residence was in Vancouver City. Those goods are belongs to someone else.

Yours truly  
T. Kitamura

Sept 9 / 47



November 14th, 1947

Re:- Takaaki KITAMURA,  
Reg. No. 07059

see lv 24-6-46  
File XI 991a

The following policies in the Prudential Insurance  
Company of America have lapsed:-

Hiroshi KITAMURA	#410913175	✓	
Misako	"		
Teruko	#410913174	✓	
Misako	"		
Takaaki	#M6600103	✓	\$500.00
Misako	"		
Takaaki	#M6600102	✓	500.00
Misako	"		
"	#M6591333	✓	500.00
Takaaki	"		
Misako	"		
Takaaki	#M6591332	✓	500.00
Takaaki	"		
Misako	"		

on file

also the following policy in the Dominion Life Assurance Company  
#170943 in the name of Takaaki KITAMURA insured and Misako KITAMURA  
beneficiary. Quotation from letter June 25, 1943, File XI - 991:-

on file

"P/W 247 KITAMURA, Takaaki.

Receipt is acknowledged of your letter file No. 991 dated  
21st June 1943 regarding m/n.

The Internee states:

I have no intention to pay the premium until the duration of the war,  
and I wish you will kindly notify the Prudential Insurance Co. of  
America that I cannot pay premiums on my policy #703-C-23-L also until  
the duration".

Also quotation from our letter July 6/43:-

"Further to our letter of June 21st, we have now received communica-  
tion from the above Internee to the effect that he does not intend  
to pay premiums on the above policy until after the war"

Also quotation from Prudential Letter August 9, 1943:-

"We advise that these policies were allowed to lapse for non-payment  
of premiums prior to their being in force for three full years, con-  
sequently there are no cash values available".

*B.R. Dusenbury*

B.R. Dusenbury,  
Office of the Custodian.

BRD/DD.



EVACUATION SECTION	
Rec'd	NOV 21 1947
File No.	991
Ans.	
Ref.	Dasenbury

Office of the Custodian  
509 Royal Bank Bldg  
Vancouver B.C.

380 Sumach St.  
Toronto 5  
Ont

Nov 17<sup>th</sup> 1947

File No. 991-A

Would you kindly enough to send the rest of my  
documents which you have been transferred from  
Safety Box of The Royal Bank (main & Hastings Branch)  
as soon as possible. Thank you.

Yours Truly  
Takeaki. T. Kitamura

Rec'd June 24/46



380 Sumach St.  
Toronto 5 Ont  
Jan 6, 1948

Office of the Custodian  
Japanese Evacuation Section  
506 Royal Bank Building  
Van. B.C.

EVACUATION SECTION	
Recd	JAN 12 1948
File	71 991/A
Ans	J. Ascentary
Rel	

Reg: File No. 991-A

Dear sir:

Would you kindly mail me a specific  
statement of my property as final  
settlement closing my account registered  
with you.

Specially I would like to know about  
the house rent which you have been  
monthly collected from following address  
2565 Pandora St, Vancouver B.C. since  
May 1st 1942.

Awaiting your reply  
yours truly

Takaki Kitamura  
Reg. 07059



## STATEMENT RE SALE OF:

Name: Takaaki KITAMURA

Catalogue No: Spec. Ad

File No: XI 991

Street Address: 2565 Pandora St.

Reg. No: 07059

Legal Description: W 1/4 of Sub 22, Blk 35, Hastings Township, Map 364

Date of Sale and Adjustments ..... 1st November, 1948 .....

## Sale Price

\$ 2,000.00

Real Estate Agents Commission

\$ 100.00

Survey

25.00

Charge for Valuation

5.00

Charge for Advertising

16.56

Land Registry Office Transmission Fee

3.50

## Encumbrances:

Unpaid Vendor

Mortgage

Arrears of Taxes

Other Charges

## Adjustments:

Fire Insurance

5.67

Taxes

7.44

Water

2.33

150.06\$ 2,015.44

Net Proceeds credited to your account

\$ 1,865.38

Date: January 19th, 1948 .....

Compiled by: B. Good .....



XI. 991-A

REGISTERED

January 21, 1948

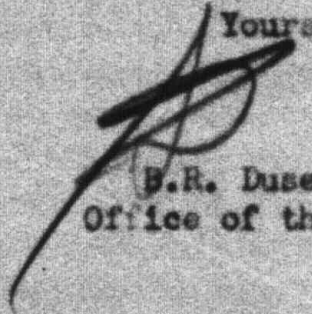
Mr. Takaaki KITAMURA,  
Reg. No. 07059,  
380 Sumach Street,  
Toronto, 5, Ont.

Dear Sir:-

Re:- Your letter January 6/48

In accordance with your letter we are enclosing to you herewith General statement of your account to date as shown by our books, indicating a credit balance of \$276.58; also Sales Statement of Pandora St. property. Trusting the statement contains the information you require, we remain,

Yours truly,

  
B.R. Dusebury,  
Office of the Custodian.

BRD/DD.  
Enc 2.



X1 991-A

April 5, 1948.

Mr. Takaaki KITAHARA,  
Reg. No. 07059,  
380 Sumach Street,  
Toronto 5, Ontario.

Dear Sir:

As requested in your letter of the 26th ultimo, we attach hereto Custodian cheque in the amount of \$276.58, which is the balance of your account, as shown on our statement sent to you on January 21, 1948.

It would appear that we have accounted for all the real and personal property left by you in the Protected Area. Your file and account are therefore being closed.

Kindly acknowledge receipt in the enclosed self-addressed envelope.

Yours truly,

C. H. Reed,  
Office of the Custodian.

CHR/fa  
enc. (2)



File No. 991A

Re: P/W A-247. — Kitamura, Takashi # 02059

According to information supplied to this Office by the Director,  
Prisoners of War, the above named has been UNCONDITIONALLY  
released from internment at Internment Camp 101, Angler, Ontario.

See - File No. 4A-1 - D.N.D. July 10/46



JAN - 7 1948

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,  
Office of the Custodian,  
Royal Bank Bldg.,  
Vancouver, B.C.

X1 991

Pursuant to the notice issued on the 26th day of September, 1947, I submit the following claim:

- (1) NAME Kitamura Takaaki (RCMP) Reg. No. 07059  
(Print) Surname Given Name
- (2) Pre-Evacuation Address 351 Powell Street, Vancouver, B.C.
- (3) Present Address 380 Sumach Street, Toronto, Ontario.
- (4) REAL ESTATE
- (a) Street Address (if any) 2565 Pandora Street, Vancouver, B.C.  
City or Municipality, Province
- (b) Legal description (lot number, block number, section number, etc.)  
Lot 22, West 2, Block 35, District T.H. S.L., Vancouver
- (c) Type of Real Property (cross out words which do not apply):  
(i) ~~Business~~  
(ii) Residence Type of business  
(iii) ~~Business~~  
(iv) Any other type of property (describe)
- (d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.)  
Sole owner
- (e) Fair market value at date of sale (estimate this to the best of your ability):
- |   |    |         |
|---|----|---------|
| (i) Land  | \$ |         |
| (ii) Buildings  | \$ |         |
| (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) | \$ |         |
| (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value)  | \$ | 2500.00 |
| (v) Amount at which Custodian sold property and credited your account   | \$ | 2000.00 |
| (f) Loss (This figure is arrived at by deducting item (v) from item (iv))   | \$ | 500.00  |
- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
- (c) How stored or packed at time of evacuation

(over)



21  
9/11  
1  
2  
3  
4  
5 CASE NO. 1207  
6  
7

8 JAPANESE PROPERTY CLAIMS COMMISSION  
9

10  
11  
12 Toronto, Ontario,  
13

14 November 3, 1948.  
15

16  
17  
18  
19  
20 IN THE MATTER OF THE CLAIM OF

21 TAKAOKI KITAHARA  
22  
23  
24

25  
26 PROCEEDINGS AT HEARING  
27  
28

29  
30 F.G. Shears, Esq.



1 IN THE MATTER OF THE "INQUIRIES ACT"  
2  
3 PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 97  
4

5 JAPANESE PROPERTY CLAIMS COMMISSION  
6

7 BEFORE  
8

9 HIS HONOUR, JUDGE J.A. McGINNEN, SUB-COMMISSIONER.  
10

11 Toronto, Ontario,  
12

13 November 3, 1948.  
14

15 IN THE MATTER OF THE CLAIM OF  
16 YASUAKI KITAHARA  
17

18 PROCEEDINGS AT HEARING  
19

20 APPEARANCES:  
21

22 K.A. CHRISTIE, ESQ., K.C., appearing for the  
23 Dominion Government,  
24

25 S.P. SMITH, ESQ., appearing for the  
26 Claimant.  
27

28  
29  
30  
A. SMITH, ESQ., Secretary,  
G.H.B. UPTON, ESQ., Official Interpreter,  
J.B. McGINNEN, ESQ., Official Reporter.



2.  
T. Kitamura  
In chf.

1  
2  
3 TAKAKI KITAMURA, the claimant herein, being  
4 solemnly sworn, testified  
5 through the interpreter as  
6 follows:

7  
8 DIRECT EXAMINATION BY MR. OFFER:

9 Q. I am showing you a sheet entitled "Real  
10 Estate Other Than Farmland"; is that your signature?

11 A. Yes.

12 Q. Was this sheet prepared under your  
13 instructions? A. Yes.

14 Q. And is what is shown in there true?

15 A. Yes.

16 (REAL ESTATE OTHER THAN FARMLAND CLAIM FORM  
17 MARKED EXHIBIT NO. 1)

18 MR. CHRISTIE: I tender as Exhibit 2 the  
19 appraisal of Pemberton Realty Corporation.

20 (APPRAISAL ABOVE REFERRED TO MARKED EXHIBIT 2)

21 MR. OFFER: You bought this property in

22 1939? A. Yes.

23 Q. And did you live in the property? A. No.

24 Q. It was rented? A. Yes.

25 Q. And were you getting a fair rental for the  
26 property at the time you were evacuated?

27 A. \$12. a month.

28 Q. Did you consider that a fair rental?

29 A. I thought it was a little low.

30 Q. You made certain improvements -- there  
was a new furnace which cost \$200. in 1940?

A. Yes.

Q. You actually paid that amount?

A. Yes.



T. Kitzmore,      H.  
in chf.

Q. You had the house repainted and the interior  
decorated for \$250?      A. Yes.

Q. Did you hire somebody to do that?

A. Yes; I didn't do it myself.

MR. CHRISTIE: I have an appraisal of the  
London & Eastern Trust Company Limited, dated  
April 24th, 1942, in the amount of \$750. to \$800.  
It may go in as part of Exhibit A.

--- See Exhibit A.

MR. OFFER:

Q. How many rooms were there in your house?

A. Five.

Q. What did they consist of; were they full  
sized rooms?      A. Yes.

Q. I notice in the Pemberton Realty Corporation  
appraisal they show it as a 4 roomed bungalow.  
What do you say about that?      A. A bath room  
makes five rooms.

Q. In counting up the number of rooms you  
counted the bathroom as a room?      A. Yes.

Q. There was a living room, dining room, two  
bedrooms and a bathroom?      A. Yes.

Q. In 1941 you had the front steps repaired?

A. Yes; not myself, I had a carpenter do it.

Q. And the front pavement repaired?

A. Yes.

Q. And it cost you \$100. I note from the  
Pemberton Realty Corporation report they say that  
the front steps will have to be replaced at once.  
This was in 1943. What kind of job was done in 1941  
to the front steps?      A. I asked the carpenter  
myself.



T. Kitamura,  
In chf.

Q. Did you see the job that was done?

A. No, I didn't see it, I had no time to see it because I have to work.

Q. You paid the carpenter \$100?

A. For the payment and repairing the steps.

MR. CHRISTIE: I tender as Exhibit 3 the notice of assessment for the year 1943, and it is in the amount of \$1883.

(NOTICE OF ASSESSMENT MARKED EXHIBIT NO. 3)

MR. JUPPER: I am reading from the London & Western Trusts appraisal. It says:

"Property in good district which is populated chiefly by workers in stores and offices and properties are well kept. Property located about fifty feet from street and might bring at forced sale, \$750. to \$800."

Q. Would you say that is a correct description of the district?

A. That is so.

CHIEF EXAMINATION BY MR. CHRISTIE:

Q. I am showing you a J.P. Form dated the 28th of March, 1943; whose signature is that?

A. Mine.

(J.P. FORM MARKED EXHIBIT NO. 4)

Q. I am showing you a picture; is that a photograph of your property? A. Yes.

(PHOTOGRAPH OF PROPERTY MARKED EXHIBIT 5)

Q. What do you say about the statement of the Pemberton Realty Corporation that the rooms are



T. Kivimäki,  
et. al.

1  
2 very small?  
3 small.

A. I didn't think they were too

4 Q. What kind of lumber in this house constructed

5 A. Fir, I think.

6 Q. What is the upper part of the house?

7 A. Whingle siding.

8 Q. And how do you heat this house? A. With a  
9 furnace, a wood-burning furnace.

10 Q. You had a basement? A. Yes.

11 Q. A cement basement was it? A. Yes.

12 Q. That you bought this property for \$2400.  
13 and you paid \$200. in improvements on it?

14 A. Yes.

15 Q. That would make a total of \$1200. Now, how  
16 do you arrive at \$2500, as a valuation; on what basis  
17 do you think it is worth \$2500. You bought this  
18 property in 1939? A. I didn't want to sell it  
19 and the Canadian sold it. I would like to sell it  
20 at the fair market value at that time.

21 Q. I was wondering if he had any explanation  
22 of the difference between \$1200. and his estimated  
23 value of \$2500.

24 A. I considered that \$2500. was a fair market  
25 price.

26 Q. Was that your own valuation or did you get  
27 any advice? A. I compared it with the price of  
28 other houses and I considered it a fair price.  
29  
30



T. Kitzman,  
as exam.

RE EXAMINATION BY MR. OFFER:

Q. Who did you buy the house from in 1939?

A. E. Marano.

Q. Did you know Mr. Marano? A. Yes, a long

time.

Q. Was he a friend of yours? A. Yes.

Q. Did he give you a special price on the house because he was a friend? A. Yes.

RE CROSS-EXAMINATION BY MR. CHRISTIE:

Q. Why should you get a special price from your friend? A. I got a chance and he asked me to buy it.

MR. OFFER: What do you mean by "a chance"?

A. A chance is a chance -- a business chance.

Q. What you mean is that you got a bargain?

A. Yes, an opportunity.

MR. CHRISTIE: I am tendering as Exhibit 6 the following tenders; a tender by E. McGarney, dated August 21, 1943, in the amount of \$1800; a tender from Moore & Moore, dated September 15th, 1943, in the amount of \$1800, a further tender of E. McGarney dated September 25th, 1943 for \$1700; a tender of John Wink and Company on behalf of Mrs. Dennis English, for \$1800. This tender was dated September 9th, 1943, and from the same company a tender of September 23th, 1943, on behalf of Joseph Stumanski. This tender was in the amount of \$2000, and it was accepted.

[TENDERS ABOVE REFERRED TO MARKED EXHIBIT 6]



L  
[Blind-stamped]

1  
2 [CERTIFICATE OF ENDORSEMENT MARKED EXHIBIT V]

3 [REAL PROPERTY SUMMARY MARKED EXHIBIT B]

4 MR. CHRISTIE: It is submitted, your honor,  
5 that the real property was sold at its fair market  
6 value.

7 [PROCEEDINGS ADJOURNED SINCE 1941]

8  
9 I hereby certify the foregoing to be a true  
10 and accurate transcript of the proceedings  
11 herein.

11 *J. B. McGregor*  
12 J. B. McGregor,  
13 Official Reporter.

14 I, J. A. McGibbon, Deputy Commissioner,  
15 appointed to hear a Commission to investigate  
16 claims of Japanese Canadians for property  
17 loss, do certify the foregoing is a true copy  
18 of the evidence heard on the within claim.

19 *J. A. McGibbon*  
20 J. A. McGibbon,  
21 Deputy Commissioner.  
22  
23  
24  
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File No.  
XI 991

DEFENSE BRIEF

Toronto, Ont.  
Nov. 3, 1948  
Case #1207

Takaaki KITAMURA,  
Reg. No. 07059

File No. XI 991

Case #1207

*Case #1207  
File XI-991*

REAL PROPERTY CLAIM - GROSS -

<u>Gross Claim</u>	<u>Appraisal</u>	<u>Sold for</u>
\$2500.00 Total Original and Revised Claim Exhibit #1	\$750.00- \$800.00 and \$1800.00 Special Advertisement	\$2000.00 at Tender

Witnesses:-

1. London & Western Trusts Co. Ltd.  
Appraisers
2. W.G. Moore of  
Pemberton's,  
Appraisers,
3. F.G. Shears,  
re appraisals  
and  
Tenders

Submissions:- Some relative figures are shown below:-

<u>Claimant's Purchase 1939</u>	<u>Claimant's Improvements 1940-1</u>	<u>Claimant's claim value</u>	<u>Assessed Value 1943</u>	<u>Appraisal value</u>	<u>Sale Price Nov 1/43</u>
\$840.00	\$550.00	\$2500.00	\$1385.00	\$750-800 and \$1800.00	\$2000.00
Exhibit #1	Exhibit #1	Exhibit #1	Exhibit #3	Exhibit #2	

Taxes 1943- \$44.64

Under "Improvements" items of Exhibit #1 - it seems that painting, decorating and fixing of steps and pavement can hardly be classed as "Improvements". They are really maintenance or as stated in the Exhibit "repairs".

The relative figures as shown above do not justify a present claim of \$2500.00 and the evidence of KITAMURA p.5, lines 12-27 inc. gives no good reason for the jump from a total of \$1390.00 to \$2500.00. As shown the Custodian obtained about 50% more than assessed value of the premises.

BRD/DD.

February 19, 1949



File No.  
XI 991  
Takaaki KITAMURA,  
Reg. No. 07059

- 2 -

Case #1207

Summary of  
Defense  
Witnesses

Where  
required

Summary of  
Documents  
to be filed

Witness  
proving  
same

London & Western  
Trusts Co. Ltd.

Appraiser  
Realty

W.G. Moore of  
Pemberton

Appraiser  
Realty

F.G. Shears

re appraisals  
and  
Tenders

---

BRD/DD.

February 19, 1949



Name of Claimant KITAHARA, Takaaki

Case 1207

Custodian File EA 991

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 22000 Actual	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		
2200.00	100.00 30.06									150.06
PERSONAL PROPERTY										
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			
NETS										
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	
MISCELLANEOUS CHATTELS										
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										150.06



November 9, 1950.

Mr. R.J. McMaster,  
Barrister & Solicitor,  
1408 Royal Bank Bldg.,  
Vancouver, B.C.

Dear Sir:

Re: Japanese Property Claims Commission  
Case 1207

We are in receipt of Release form signed by Takaaki Kitamura, with certain deletions made in the wording. The Release, as presented, does not satisfy the requirements necessary for payment of the award, and is returned herein.

Another blank form is enclosed, so that if Mr. Kitamura so desires, he may have a further opportunity of completing this Release.

Yours truly,

F. G. Shears,  
Director.

FGS/GN  
Encl.

Note: The following wording was deleted on on original Release sent in:

"...all actions, claims and demands whatsoever in respect of real and personal estate of the Releasor and the rents, profits and income thereof respectively, or any part or parts thereof or in respect of any act, deed, matter or thing whatsoever done or omitted to be done by the Custodian in or about the administration, sale or disposal of the Releasor's property or in respect of any of the matters above recited."

The following was inserted: "...payment in the amount of one hundred and fifty dollars and six cents."



November 28, 1950.

Mr. Takasaki KITAMURA,  
380 Sumach St.,  
Toronto, Ont.

Dear Sir:

Re: Japanese Property Claims Commission  
Case 1207

We have received form of Release duly executed  
by yourself, in the amount of \$150.06, in connection with  
the above claim.

We enclose herein cheque in your favour for  
\$146.38.

We have forwarded to the Co-Operative Committee  
on Japanese Canadians, cheque for \$3.68 on account of legal  
fees payable to them.

Yours truly,

F. G. Shears,  
Director.

FOS/GH  
Encl.