

1432

POWELL ST.
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: **WAKABAYASHI, Kenichi.**

HOME ADDRESS: 165 West Pender St. Vancouver, B.C.

REGISTRATION NUMBER **01924** SEX **Male** AGE **46**

OCCUPATION: Proprietor Rooming House.

(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 ~~XXXXXXXXXX~~ Toyoko.

ADDRESS OF WIFE ~~OR HOUSE~~ 165 West Pender, St. Vancouver, B.C.

NAMES OF ANY LIVING CHILDREN. **Eric Jin.**

ADDRESS OF CHILDREN: 165 West Pender St.

AGE OF CHILDREN: 16.

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

Contents of
1. LOCATION AND DESCRIPTION: Rooming House, Located at 165 West Pender St.

Rented from Denby Bros. 163 West Pender St.

Also Lots 20 & 21 Block 6 District Lot 196 , Street Numbers 117, 119, 121 Cordova St. East. 1-3 story building on which these numbers are located. Brick Building Tar & Gravel roof.

2. BUILDINGS AND OTHER IMPROVEMENTS:

As above.

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

See attached list. Policies in owners possession

4. TAXES (Amount and where payable) Cordova St property, ~~\$220.00~~ ^{\$829.26} for 1941 Paid
Has also paid on 1942 taxes, \$830.00.

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

NOTE.

6. OCCUPANCY AND LEASES (If vacant so state) ~~No lease on Rooming house.~~
Still occupied . Property on Cordova St. still occupied.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS Land Registry Office Court House
Vancouver, B.C.
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: 165 West Pender St. Rooming House
2. LANDLORD'S NAME AND ADDRESS: Denby Bros. 163 West Pender St. Vanc'r.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
Lease expired and not renewed yet. Rent \$125.00 Month. Rent paid
up to March 1942. Arrangements made with H.A. Roberts Ltd. Hall Bldg
Vancouver, B.C. to look after this business.
4. STATE WHEREABOUTS OF LEASE: None.
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)
See #3 above.

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 Rooming House of 165 West Pender St. as per list
attached.

The property on Cordova St is rented as follows.

Nos. 117 & 121 Rented to Eagle Mill & Logging Supply Co.

No. 119 Rooming house rented to M. Matsui.

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

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

4. INSURANCE CARRIED ON ABOVE PROPERTY: Yes, See list attached.

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.

Balance of purchase price of rooming house business owing by Jim Yanagawa \$250

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

2 Victory Bonds \$50.00 1952 #XXXXXXXXXX Series F8 H048109
F8 048108, (3) \$100.00 Victory Bonds 1954, Series F8 H048109, K 8A084605, K 8A084606, 1- 1951 K4A043462, \$100.00
1- 1952. No. A 089330, 100.00. (In owners possession)

8. BANK ACCOUNTS: Royal Bank of Canada, Main & Hastings Sts. Vancouver.
On deposit, Savings & Current account about \$1200.00

9. LIFE INSURANCE: Mutual Life of Canada Policy #368,487 \$5000.00
Address 404 West Pender St.

also in the same Company Policy #X04549 \$6000.00. Both policies
payable to his wife Toyoko Wakabayashi in trust for his son
Jin Eric Wakabayashi.

10. INTEREST IN ANY ESTATES OR TRUSTS

None

11. SAFETY DEPOSIT BOX: None.

LIABILITIES:

1. PERSONAL DEBTS: None.

2. TRADE DEBTS: None

REMARKS: Also Life Ins. Policy in Sun Life Assurance Co. of Canada
Royal Bank Bld'g Vancouver. Policy #830399 \$5000.00 payable
to his wife in trust for his son, Jin, Eric Wakabayashi.

All policies in owners possession]

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 26th. day of March. 1942

(Signature)

Wakabayashi

L. C. Banducci

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Aug. 13/43

Our File No. 1432

Full Name WAKABAYASHI, Kenichi
(Surname in Block Letters)

Registration No. 01924 ^V Male - Female
(check) Age Sept. 14, 1895

Former Address 165 West Pender St., Vancouver, B. C.

Date Evacuated May 2/42 ^V Naturalized - Canadian-Born - National
(check)

Present Address 37-Delaware-Ave., 225 Rusholme Road,
Toronto, Ont. Toronto, Ontario.

^V Married - Single
(check)

Name of Wife OHI, Toyoko #01996

Name of Husband _____

Name of Mother (Japan)

Name of Father (Dec'd)

Names of Children under 16 Jin Eric Aug. 21/25

Requested by C. Girard

Registered with Custodian Yes
(Yes or No)

Additional Information Rooming house. Owns a house.

REAL PROPERTY SUMMARY

JAPANESE NAME: Kenichi WAKABAYASHI Reg. No. 01924 File No. 1432

CATALOGUE NO: 47

PROPERTY ADDRESS: Nos. 117 - 121 East Cordova Street, Vancouver, B. C.

LEGAL DESCRIPTION: Lots 20 and 21, Block 6, District Lot 196, Group 1, New Westminster District, Plan 184.

TITLE: In name of Kenichi WAKABAYASHI, Certificate of Title No. 51380-K.

ENCUMBRANCES: Registered: 20408-M. Lease dated 12th December 1940, of part of building for a term of five (5) years to Masayuki MATSUI.
Filing 34678. Vested in the Custodian, dated August 21st, 1942.

Unregistered: No indication.

ASSESSED VALUE: 1942

Land	\$ 6,000	
Improvements	<u>21,400</u>	- \$27,400
		Taxes - \$869.74.

This assessment was reduced to \$5,500 (Land) and \$20,500 (Improvements) in 1944.

CLASSIFICATION: On these two lots 25 x 120 feet each, is a three-storey brick building with basement. The ground floor has two stores and the ^{two} upper floors are used as a rooming house known as the Rancho Hotel. The building has a patent roof and is in fair condition except the ground floor premises which are in need of decoration and of which the flooring is badly worn. The basement heating chamber is very small with insufficient fuel storage space. The two upper floors contain 60 rooms with four bathrooms (two not in use) and four lavatories.

HISTORY OF ADMINISTRATION:

The lease registered as 20408-M, granted by Kenichi WAKABAYASHI to Masayuki MATSUI, affects only the two upper floors of the building, and was for a term of five (5) years from the 5th December 1940. The rental for the period was \$3540.00 and such additional sum as might be agreed upon or awarded by arbitration for the 4th and 5th years. "The sum of \$75.00 shall be payable from the date hereof and the sum of \$75.00 on the 5th day of each and every month for first year of said term. The sum of \$100.00 shall be due and payable on the 5th day of December 1941 and the sum of \$100.00 on the 5th day of each and every month for second year of said term and sum of \$100.00 on the 5th day of December 1942 and the sum of \$120.00 on the 5th day of each and every month for third year of said term. In addition rent shall be payable for fourth and fifth year of said term as shall be mutually agreed upon or set by arbitration."

This lease appears to have been assigned to S. Granda and A. Nurse, who were in occupation of the premises at the date of evacuation.

There is no assignment on file. Grenda and Nurse were tenants from 1st June 1942 to 31st January 1943, 8 months at \$100.00 per month and from 1st February 1943 to 28th February 1944 at \$120.00 per month. H.A. Roberts Limited were appointed rental agents by the Custodian on 23rd April 1942, collecting, during this period, the sum of \$23,000 which was credited to the account of Kenichi WAKABAYASHI.

At date of evacuation, 2nd May 1942, the two stores on the ground floor and the basement were occupied by the Eagle Mill and Logging Supply Company (M. Nissenbaum, manager) at a monthly rental (no lease) of \$70.00. Rents from this tenancy, from 1st June 1942 to 28th February 1944, amounting to \$1470.00 were credited to Kenichi WAKABAYASHI's account with the Custodian. Total rental received from this property \$3830.00.

APPRAISAL:

A valuation of \$12,000.00 was made by Mr. D.W. Reeve. This, in view of assessed value, was questioned by Mr. Durkee whereupon Mr. Reeve made a second report based upon revenue return, on the 16th August 1943. Allowing for a possible increase of rents after the expiration of the lease, Mr. Reeve calculated an annual return of $5 \frac{1}{3}$ % on assessed value, which rate of return he considered was not sufficient to attract an investor.

OFFERS:

The following offers for this property were received:

From H.A. Roberts	16th July 1943	\$ 8,150.00 -
From Foon Wong	19th July 1943	7,000.00 -
From Moore & Moore	19th July 1943	7,600.00 -
From S.F. Yeasting	22nd July 1943	4,100.00 -
From W. Green	4th August 1943	12,000.00 -
From C.N. Abbott	3rd February 1944	14,000.00 -

SOLD:

To: Clarence Noah Abbott for \$14,000.00 as at 18th February 1944.
Approval of Advisory Committee 16th February 1944.

TITLE:

Certificate of Title No. 98759-L ^{issued} in the name of Clarence Noah Abbott, and receipt acknowledged by C.N. Abbott 20th March 1944.

FUNDS:

Released to the credit of Kenichi WAKABAYASHI. Sale price \$14,000.00 plus damage by fire \$26.00, plus rental revenue \$3830.00, total \$17,856.00; less commission on rent \$202.80, repairs \$347.56, sundries \$17.87, insurance \$207.78, taxes \$806.93, Certificate of Encumbrance \$1.00, Appraisal fee \$15.00, Advertising \$4.00, Registration fee \$28.00, Commission on sale \$700.00, closing adjustments \$260.31, total \$2591.25. Net amount released \$15,264.75.

OLD CERTIFICATE OF TITLE:

No. 51380-K.

In Land Registry Office.

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

DATED: April 17th, 1947.

IN:ic

FIRE INSURANCE SUMMARY

British Columbia Reg. No. 01924 File No. 1432

Insurance as below 1 to 4 was carried by the owner at
expenditure, and renewed or replaced as indicated.

1. Scottish Union & National Insurance Company, Policy No. 9782 -
\$2,000.00 - expiring 5th May 1942, renewed to 5th May 1943 by
Policy No. 9811, to 5th May 1944 by Policy No. 9822 and trans-
ferred to C.N. Abbott 13th March 1944.
2. Fidelity Assurance Company Limited, Policy 109914 - \$7,000.00 -
expiring 22nd February 1943, renewed to 22nd February 1944 by
Policy No. 147836, to 22nd February 1945 by Policy No. 148449
and transferred to C.N. Abbott 13th March 1944.
3. Prudential Assurance Company Limited, Policy No. 283227 -
\$6,000.00 - expiring 8th March 1943, renewed to 8th March 1944,
by Policy No. 286611. At expiry this insurance was placed with
the Commercial Union Assurance Company Limited, Policy No. 685251-
\$6,000.00 - and was transferred to C.N. Abbott 13th March 1944.
4. Prudential Assurance Company Limited, Policy No. 275844 - \$5,000.00
- expiring 5th February 1943, renewed to 5th February 1944 by
Policy No. 284805. This insurance was replaced by Policy No. 685233
in the Commercial Union Assurance Company Limited in the amount of
\$9,000.00 by H.A. Roberts Limited. The Custodian considered this
amount was excessive and policy was cancelled flat on 22nd February
1944. A new policy No. 685243 in the Commercial Union Assurance
Company Limited, \$5,000.00, was issued, expiring 5th February 1945,
and was transferred to C.N. Abbott 13th March 1944.
5. Legal and General Assurance Society Limited insuring windows of the
store, Policy No. PG 378024, expiring 29th October 1944, was trans-
ferred to C.N. Abbott 13th March 1944.

FIRE LOSS:-

A fire on the 14th February 1944 damaged that portion of the premises
occupied by the Eagle Mill and Logging Supply Company and repairs were made
at a cost of \$396.50. Proof of loss was filed 17th March 1944 and the
insurers instructed to pay cost of repairs direct to the contractor, W. D.
Wallace & Sons, and payment completed 12th May 1944.

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

[Signature]

DATED: April 17th, 1947.

W.D.

LIABILITY SUMMARY

Kenichi WAKABAYASHI - Reg. No. Q1924 - File No. 1432

Messrs. Collins, Green and Eades, solicitors, acting for Denby Bros. & Co. Ltd., filed a claim against the above for \$900.00, representing a balance of rent owing by Mr. Wakabayashi to their clients, the premises in question being the rooming house known as Avalon House, at 165 Pender Street, and owing since 30th April 1939. Mr. Wakabayashi confirmed the liability and authorized payment on 22nd April 1944. The claim was paid by the Custodian on the 2nd September 1944 and debited to Mr. Wakabayashi's account.

There is no evidence on file of any other claim.

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

W. H. Macpherson

DATED: April 17th, 1947.

IM:ic

1432

April 23rd, 1942.

Messrs. H. A. Roberts Ltd.,
466 Howe Street,
Vancouver, B.C.

Dear Sirs:-

re Wakabayashi, Kenichi

The above-named Japanese has registered his property with the Custodian declaring:

1. a roominghouse at 165 Pender Street West, now managed by Mrs. Walter Hall;
2. a 3-storey and basement brick building at 117-119-121 Cordova Street and comprising:
 - (a) two stores and basement rented to Eagle Mill & Logging Supply Company for \$100.00 per month; 76
 - (b) roominghouse rented to A. Nurse and S. Grenda under lease until December, 1945 at \$125.00 per month.

We understand you have been acting as agents for the above properties and shall be glad if you will continue to do so, but as agent for the Custodian. We shall, accordingly, be obliged if you will report your transactions, as from the date of this man's evacuation, to this office at three-monthly intervals, the first ending 30th June, 1942.

Yours truly,

RFB:EB.

C.L. Drewry
Manager

MEMORANDUM

To Mr. Drewry

From Mr. Brown

23rd April 1942.

re Ref. File 1432 - Wakabayashi, Kenichi

Agent's report on the above is forwarded for your consideration.

I am in agreement with his recommendations and have written to H.A. Roberts Ltd. to continue management but as agent for the Custodian.

23-4-42
done
[Signature]

REAL ESTATE
INSURANCE



MORTGAGES
LEASEHOLDS

MARINE 6421

H.A. Roberts Ltd.

466 HOWE STREET
VANCOUVER, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 27 1942

April 25, 1942

Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Hastings and Granville Sts.,
Vancouver, B.C.

Dear Sirs:

Re: Wakabayashi, Kenichi.
165 West Pender St. 117, 119, 121
E. Cordova St.

We acknowledge your letter of April 23rd.
notifying us that we are to act as Agents for the
Custodian, also that we are to report transactions on
the above properties every three months, the first
ending June 30th. 1942.

We should like to point out, however, that
the rooming house rented to A. Nurse and S. Grenda is
under lease to December 5, 1942 at \$100.00 per month,
and to December 5th. 1943 at \$120.00.

Yours very truly,

H.A. ROBERTS LIMITED.

M. K. Rose

Accounting Department.

Rose/HW

Agents of

A/S/1

File 1432

RE - WAKABAYASHI, KENICHI.

165 West Pender Street, Vancouver, B. C.

1. I understand that while the Declaration of the above did not include an amount of \$250.00 owing to him under conditional Agreement of Sale of the property at 169 West Pender Street, known as the Silver Rooms, to Jun Yanagawa, the Declaration has since been amended to include this asset.

2. I am enclosing herewith copy of a report dated April 28, on the sale of this property by Yanagawa. Wakabayashi, it will be noted, attended the meeting arranged for the execution of the Deed of Sale and at that time completed a Discharge of the conditional Bill of Sale which has been registered on the 30th of April, copy marked by the Registry Office is enclosed herewith.

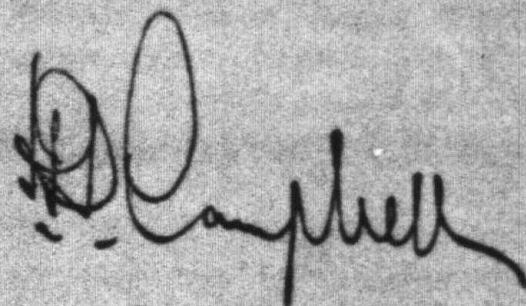
3. As Mr. Wakabayashi wished to obtain settlement of this amount owing to him, as soon as possible, he completed at the same time a statement and declaration under the "Bulk Sales Act", which showed that he had no creditors whatsoever. This declaration is enclosed herewith.

4. Wakabayashi has received permission from the Commission to go to Toronto, leaving within the next week.

5. In view of the following facts -

- (1) Mrs. Yanagawa has authorized disbursement of the \$250.00 from the proceeds of the sale to Wakabayashi (see report on that case dated April 28);
- (2) Receipt of the Discharge of the conditional Bill of Sale that is enclosed;
- (3) Receipt of the Statement and Declaration under the "Bulk Sales Act" showing no creditors;
- (4) That Wakabayashi owns a Rooming House Business at 165 Pender Street, West, the approximate value of the furniture and fixtures being in the neighbourhood of \$2000.00, and another property at 117, 119 and 121 Cordova Street, East, and a bank balance of over \$1000.00;

there would appear to be no reason whatsoever to withhold the payment of this \$250.00 from Mr. Wakabayashi and I recommend that you immediately authorize me to make this disbursement.



April 30, 1942.

COPY

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

506 Royal Bank Bldg.,
Hastings & Granville Sts.,
Vancouver, B. C.

June 15, 1942.

Messrs. H. A. Roberts Ltd.,
466 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Kanichi Wakabayashi

We are in receipt of your report of June 11 covering properties at 165 West Pender and 117, 119, 12 East Cordova Streets for which please accept our thanks. We note that you have sent a cheque for the rentals collected after paying carrying charges direct to Wakabayashi. On April 23 last we wrote asking you to continue as agents for the above properties, but to act as agents for the Custodian. Please note that all rentals received must be reported and remitted to this office monthly.

We understand from our telephone conversation that the 1942 taxes on the above properties have been paid.

Yours truly,

(Signed R. P. Alexander)
Assistant Manager

GDM/GH

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

July 13, 1948

C. J. Thompson



MARINE 6421

H.A. Roberts Ltd.

466 HOWE STREET
~~750 BURNBURN STREET~~
VANCOUVER, B. C.

1432

June 16th, 1942.

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

Dear Sir:- Re: Kenichi Wakabayashi
 Your file No. 1432.

We acknowledge your letter of June 15th in regard to the above and note that all rentals received must be reported and remitted to you every month. This, we shall be careful to do in the future.

1942 taxes for this man's property at 119 East Cordova Street have already been paid, but he has requested us to retain the sum of \$150.00 per month for 1943 taxes and payment of a percentage of profits, which will be due to the manager of his rooming house at 165 W. Pender Street next April. We presume, therefore, that you will retain these funds for Mr. Wakabayashi, so we shall advise him that we are remitting the entire net proceeds to you in future.

We shall be glad to have your confirmation of this in due course.

Yours very truly,

H. A. ROBERTS LIMITED,

(J.P. Roberts)

JPR*EB

MEMORANDUM

To: Mr. Noble

July 9, 1942

From: Mr. Milson

Re: File #1432. Kenichi WAKABAYASHI

This party has requested us to retain the sum of \$150.00 per month from rentals received to apply against his 1943 taxes on the property at 119 East Cordova Street, and also towards the sum of approximately \$250.00, which will be due to Mrs. W. Hall, Manageress of his rooming house at 165 West Pender Street. Mrs. Hall receives a salary of \$100.00 per month plus 20% of the net profits. This arrangement has been confirmed to us by Kenichi Wakabayashi.

SM

GH

JUL 10 1942

APW

REAL ESTATE
INSURANCE



MARINE 6421

MORTGAGES
LEASEHOLDS

out → Nelson

376.51
150
226.51

H.A. Roberts Ltd.

488 HOWE STREET
VANCOUVER, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

JUL 10 1942

July 9th, 1942.

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

Dear Sir:-

Re: K. WAKABAYASHI - Your File No. 1432.
Rooming House Business, Avalon Rooms,
165 West Pender Street.

We have received a cheque from the Northwestern Mutual Fire Association payable to Mr. Wakabayashi for \$30.25. This is in settlement of our claim for loss resulting from a small fire in one of the rooms on May 25th, in which some blankets, pillows and miscellaneous bedding were damaged.

As the cheque is payable to Mr. Wakabayashi, we would like your authorization to forward it to him as we can purchase the necessary replacements here and debit his account with their costs.

Yours very truly,

H. A. ROBERTS LIMITED.

(J.P. Roberts)

*EB

REAL ESTATE CUSTODIAN
INSURANCE
JAPANESE EVACUATION



Mortgage
MORTGAGES
LEASEHOLDS

MARINE 6421

RECEIVED

H.A. Roberts Ltd.

466 HOWE STREET
VANCOUVER, B.C.

September 23rd, 1942.

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

Re: K. Wakabayashi, File No. 1432.

Dear Sir:

We have to-day received a letter from Mr. Wakabayashi regarding the remittance you made to him of \$240.99 on August 17th. He states that the amount should have been \$270.99 which is made up of our return to you of \$420.99 from which you would take the reserve of \$150.00, making a total of \$270.99. We would be obliged if you would let us know by return how you arrived at your figure.

Mr. Wakabayashi also suggests that the payment of the bonus to the Janitor be made semi annually, the first payment at the end of September and the following one at the end of March.

Yours very truly,

H. A. ROBERTS LIMITED.

M. K. Rose.

Accounting Department.

M. Rose,
MH.

REAL ESTATE
INSURANCE



MARINE 6421

Molson
MORTGAGES
LEASEHOLDS

H.A. Roberts Ltd.

466 HOWE STREET
~~222 BROADVIEW STREET~~
VANCOUVER, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION
RECEIVED
OCT 20 1942

1942
October 19th.

The Manager,
Office of the Custodian,
Japanese Evacuation Section,
306 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

Re: K. Wakabayashi, File No. 1432
165 W. Pender St., Vancouver, B.C.

We submit herewith our estimate for the
bonus to be paid to Mrs. Walter Hall, manager of the
above premises, of \$316.57.

The net proceeds from this operation for
six months ending September 30th amounted to \$1582.87,
the bonus of 20% therefore amounting to the above figure
of \$316.57.

Yours very truly,

H. A. ROBERTS LIMITED.

Mary K. Rose

Accounting Department.

Mary Rose *TW

1432

October 26, 1942

Mr. Kenichi Wakabayashi,
Reg. No. 01924,
225 Rusholme Road,
Toronto, Ontario.

Dear Sir:

We beg to inform you that we have today sent our cheque for the sum of \$316.57 to Mrs. Walter Hall, representing 20% of the net profits estimated at \$1,582.87 for six months ending September 30 in connection with your rooming house at 165 West Pender Street.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

REAL ESTATE
INSURANCE



MARINE 6421

MORTGAGES
LEASEHOLDS

H.A. Roberts Ltd.

466 HOWE STREET
VANCOUVER, B.C.

EVACUATION SECTION

Rec'd FEB 2 1943

File No. 1432

Ans.

Referred *Milson*

1943

February 1st

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

Dear Sir:

Re: K. Wakabayashi - File No. 1432

We write to advise we have just received
a letter from the above-named, which contains the following
extract:

"Re: Advance payment for tax in 1943. I have reserved
\$100 per month for tax at the Custodian. Please con-
tact them and advise them if they have not done so yet."

We presume Mr. Wakabayashi refers to the
prepayment of his Municipal taxes from the reserve fund set up
for that purpose upon which he would be allowed 3% interest.


We should be glad if you would kindly
advise us if this is being done so that we can inform him
accordingly.

Yours faithfully,

H. A. ROBERTS LIMITED

per

H.A. Roberts

H. A. Roberts 

REAL ESTATE
INSURANCE



MORTGAGES
LEASEHOLDS

MARINE 6421

H.A. Roberts Ltd.

466 HOWE STREET
VANCOUVER, B.C.

RECEIVED	FILED
FEB 5 1943	
1432	
By: <i>Milson</i>	

February 4th, 1943.

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

ATTENTION: Mr. Milson

Dear Sir:

Re: K. Wakabayashi - File No. 1432

We attach herewith an extract from a letter we have received from Mr. Wakabayashi, relative to the compiling of his 1942 Income Tax.

We should be glad to have your instructions as to whether we are to compile this tax or whether it is done in your office. If we are to do it, naturally a charge will have to be made and we should have to have authority to deduct the tax from his gross income and remit to the Income Tax Department.

We should be glad to hear from you in this matter at your early convenience.

Yours faithfully,

H. A. ROBERTS LIMITED.

per

H.A. Roberts.

H.A. Roberts,

MH.

Encl.

February 4th, 1943.

Extract from letter dated January 23rd, 1943,
written to H. A. Roberts Limited, by K. Wakabayashi
in Toronto.

"Will you please make out a copy of
the 1942 income tax return because I left my first
three months' record and copy of the 1941 income tax
return at your office. Add the remaining nine months'
income under your management and the \$226.96 (two hundred
twenty-six ⁹⁶), I made(wages) in Toronto (no income for
wife) is my whole income for 1942. My dependents are
my wife and son age 17, attending high school. I paid
\$111.60 (hundred eleven dollars sixty cents) twice
totalling \$223.20 as quarterly deposit for the 1942 income
tax to the Toronto division of Income Tax.

Please keep in mind the depreciation of
building and household furniture. (No need of hurry in
this case.)"

1432

February 6, 1943

Messrs. H. A. Roberts Ltd.,
466 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: WAKABAYASHI, Kenichi

We are in receipt of your letter of February 4th and the Custodian has no objection to you as K. Wakabayashi's agent preparing and paying his income tax and remitting as instructed by him, and also deducting the amount from the revenues of his property.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

1432

February 18th, 1943

Mr. Kenichi WAKABAYASHI
Registration No. 01924
225 Rusholm Road
Toronto, Ontario.

Dear Sir:

Re Prudential Policy No. 286805
Pearl Policy No. 147836

Kindly be advised that the above policies
have been issued covering on your property at
117-121 East Cordova Street, Vancouver, B.C.
These are renewals of Policies No. 275844 and
No. 109914 formerly carried by yourself.

The premiums have been paid and charged
to your account.

Yours very truly,

S.M. Gibson
Insurance Department

SMG:KT

REAL ESTATE
INSURANCE



MARINE 8421

MORTGAGES
LEASEHOLDS

H.A. Roberts Ltd.

466 HOWE STREET
VANCOUVER, B.C.

EVACUATION SECTION	
Rec'd	APR 24 1943
File No.	
Ass.	<i>Mulson</i>

April 22nd, 1943.

not

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

Dear Sir:

Re: K. WAKABAYASHI, File No. 1432
165 W. Pender St., Vancouver, B.C.

We have calculated the amount of
the bonus to be paid to Mrs. Walter Hall, Manag-
eress of the above premises, to be \$208.26.

The net proceeds from this oper-
ation for six months ending March 31, 1943,
amounted to \$1041.30, the bonus of 20% therefore,
amounting to the above figure of \$208.26.

Yours very truly,

H. A. ROBERTS LIMITED.

M. K. Rose

Accountant.

M. K. Rose,

MH.

1432

May 4, 1943

Colonel C. H. Hill,
Royal Canadian Mounted
Police,
325 Granville St.,
Vancouver, B. C.

Dear Sir:

Re: WAKABAYASHI, Kenichi

We have a request from the above party to ship to him at Toronto two boxes now in storage, but we are informed by the party holding these boxes that contained therein is one camera and one radio. We took the matter up with Constable Davidson's office and he suggested that we write you asking for your permission to ship these boxes containing the above articles.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH

ROYAL CANADIAN MOUNTED POLICE
(C.I.B.)
"E" Division.

IN REPLY PLEASE QUOTE

DIV. FILE No. 269G.13-2-1

Vancouver, B.C.
May 11th, 1943.

H. Q. FILE No. _____

SECTION	
Rec'd	MAY 12 1943
File No.	1452
Ans.	RM
Referred	Milson

Mr. G.D. Milson,
Administration Department,
Office of the Custodian (Japanese),
Royal Bank Building,
Vancouver, B.C.

Dear Sir:

RE: Kenichi WAKABAYASHI (JR#01924).

With reference to your letter of the 4th instant, concerning the property of the above named Japanese, please be advised that we have had enquiries made in regard to the boxes now in storage at Denby Stores, Ltd..

2. It is understood that these boxes contain, among other things, a radio and a camera. Apparently, the above named Japanese is now requesting that these boxes be shipped to him at Toronto. In view of the fact that there is no law preventing him from having such articles in Toronto, you will probably deem it advisable to grant the necessary permission for their release. ✓

3. It has been noted, of course, that the above named Japanese neglected to comply with the spirit of the regulations governing radios and cameras, but the circumstances would not appear to justify any action against him at the present time.

Yours truly,

C.H.H. 11

(C.H.Hill) A/Comm'r.
Commanding "E" Division.

DEM/JW



MARINE 5421

H.A. Roberts Ltd.

466 HOWE STREET
VANCOUVER, B.C.

May 13th, 1943.

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

Dear Sir: Re: WAKABAYASHI, Kenichi,
 Your file #1432

We have received a letter from Mr. Wakabayashi requesting additional articles other than personal belongings. For your convenience we are enclosing herewith list of articles required by him to be sent at the same time that you ship his personal effects which we believe you have already at hand.

*Person asked
for from the Daily*

Mr. Wakabayashi wishes us to advise you that he took one delivery bicycle from store room and one table from #206 when they left the premises last year. These articles, we believe, are on the inventory.

Yours very truly,

H. A. ROBERTS LIMITED.

P. Bradford

165 W. Pender Building Superintendent.

P. Bradford,

MC.

Encl.

*P. Bradford has key of closet
for the house key.*

*Get inventory inspection to see if anything
can be arranged to be removed from
at Jap's expense*

MEMORANDUM

File No.: 1132

May 13th, 1943

To: Mr. Spivey

From: Mr. Green

Re: Japanese War Reliefs

Will you kindly make arrangements with Mr. Taylor of 154 East Pender to identify the belongings of the Japanese and then have Sakine ship them to him at his apartment. Mrs. Bradford of H. A. Roberts Lodge has the key to the closet referred to and the janitor of the building has the pass key. At the same time, the boxes containing the radio and camera can be shipped. If packing of the smaller items is troublesome, it will probably be possible to send all the items found on the premises since I believe these are already labelled for shipment.

You will note that some items such as the rice heater, futons and bamboo bookshelf are not required and in a letter to Mrs. Bradford the Japanese has asked that these be given away to the Red Cross.

WPG:17

1 1132 1132 1132

BAIRD & BAIRD
BARRISTERS AND SOLICITORS

JOHN E. BAIRD

404 PACIFIC BUILDING

VANCOUVER, B.C.

June 29th. 1943.

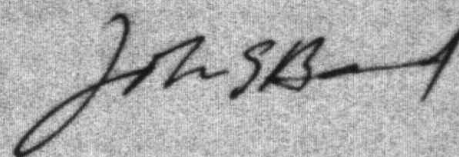
Department of the Secretary of State,
Office of the Custodian,
912 Royal Bank Building,
Vancouver, B.C.

Dear Sirs:-

Re: Lots 20 and 21, Blk. 6, D.L. 196
known as 119 East Cordova St.
Vancouver

I am writing you on behalf of Jan Yuen and Yuen Chew for leave to take an assignment of a lease covering the above property. The head lease is dated the 5th. of December, 1940 and made between Kenichi Wakabayashi as Lessor and Masayuki Matsue as Lessee and for a period of five years. There have been two previous assignments, consented to by the original Lessor. As Jan Yuen and Yuen Chew are proposing to take an assignment of the lease and purchase the contents, I would appreciate if you would consent to this assignment.

Yours truly,



JEB-B.

REAL ESTATE
INSURANCE



MORTGAGES
LEASEHOLDS

MARINE 6421

H.A. Roberts Ltd.

466 HOWE STREET
VANCOUVER, B.C.

VACU	TION
Rec'd	JUL 29 1943
File No.	
Ans.	
Referred	<i>Gibson</i>

28th July, 1943.

Custodian of Enemy Property,
Japanese Evacuation Section,
Royal Bank Bldg.,
Vancouver, B.C.

Attention Mr. Gibson.

Dear Sir:

Re: Wakabayashi-File #1432 -165 W. Pender St.

Further to our conversation of recent date, we enclose herewith Gore District Claim Draft #31504 drawn in favor of the Custodian of Enemy Property in the amount of \$26.00, representing payment in full of the loss sustained on or about 7th June, covered by Gore District Policy No.51327.

It is our understanding that you will forward us a cheque in favor of H.A. Roberts Ltd. in the amount of \$26.00 so that we may pay the bills arising from the repairing and replacing of the property damaged by the fire.

yours very truly,

H. A. ROBERTS LTD.

H.A. Roberts
Insurance Department.

KR/M

WAKBAYASHI, Kinichi

1432/01924

Damage to 1 room at 165 W. Pender St

LOSS REPORT

No. 11

29th July, 1943.

<u>File No.</u>	1432/1	<u>Name:</u> Kenichi WAKABAYASHI
<u>Location</u>	117 East Cordova Street, Vancouver.	
<u>Loss caused by:</u>	Plate Glass Breakage	
<u>Date of loss</u>	July 24th, 1943	
<u>Policy No.</u>	FG376054	<u>Company:</u> Legal and General Assur. Co.
		<u>Agents:</u> H. A. Roberts Limited
<u>Coverage</u>	Replacement	
<u>Adjusters</u>	H. A. Roberts	
<u>Amount of claim</u>	\$63.37	
<u>Date claim paid</u>	July 29th, 1943, (Authorized payment direct to Pilkington Bros (Canada) Ltd.)	
<u>Insurance Revised:</u>	Not necessary	
<u>REMARKS:</u>		

1432/1

July 29, 1943.

H. A. Roberts Ltd.,
466 Howe Street,
Vancouver, B. C.

Attention: Mr. K. Mildram.

Dear Sirs:

Re: Plate Glass Breakage - 117 East Cordova St.
Legal & General Policy No. PG378054

We are returning herewith, as requested in yours of July 24th, the claim forms and claim discharges duly completed with our signature under which we are claiming an amount of \$63.37 and giving you authority to make this payment direct to Pilkington Bros. (Canada) Ltd.

Yours very truly,

S. M. Gibson,
Insurance Department

SMG:JS
Encl.

1432/1

29th June, 1943.

Messrs. Baird & Baird,
404 Pacific Building,
Vancouver, B.C.

Dear Sirs:

Re: Lots 20 & 21, Blk. 6, D.L. 196 known as
119 East Cordova St.

Referring to your letter of the 29th and also your
interview with Mr. Wright and myself at our office.

As mentioned in our conversation we would like you
to make some enquiries as to the new Assignees so that you
can supply us with proof that these people would be satisfactory
tenants. We would then have no objection to the assignment of
the lease in question and we will await hearing from you in this
connection.

Yours truly,

F. G. Shears,
Acting Director.

FGS/PMH

2/

1432/1

August 7th, 1943

Messrs. H. A. Roberts Ltd.,
466 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 47.

We are in receipt of your letter of the 3rd inst. in which you advise that your client is willing to revise his former bid and now offers to purchase the above property for the sum of \$12,101.00.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely \$10,901.00.

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

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

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

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

Yours truly,

P. G. Shears
Director

703/01

J. W. G. Hunter

JOHNSTON AND REEVE

602 W. Hastings St.,

Vancouver, B. C.

August 16, 1943.

The Custodian's Office,
506 Royal Bank Building,
Vancouver, B. C.

File No. 1432

Dear Sir:

Re: Catalogue No. 47,
117 - 121 East Cordova Street

At the request of Mr. Durkee we beg to submit our report on this property.

The dimensions of the land are 50 feet by 120 feet.

The building, which covers the whole site, is a three storey and basement brick structure.

On the two upper storeys there are 60 rooms, 4 bathrooms (2 locked up and not in use) also 4 separate lavatories. These are occupied by a Chinese tenant who has a lease for 5 years from 4th December 1940. The rent is \$75 monthly the first year, a small part of the basement and the tenant operates the hot water heating plant and pays the water rates.

The ground floor and most of the basement is rented from month to month to a logging and mill supply company.

The City Assessment is as follows:

Building	\$21,000.
Land	<u>5,750.</u>
Total	<u>\$26,750</u>

The building is in fairly good condition, except for the ground floor premises which need decorating and in which the flooring is badly worn. The basement heating chamber is very small with insufficient fuel storage space. We did not examine the locked bathrooms, and some repairs to plumbing may be necessary. The City Health authorities are likely to insist on these being put into use.

The rent of the upper storeys is very low by comparison with similar buildings. The net income is therefore fixed by the lease at too low a figure and a buyer would discount the value for that reason.

The present revenue is estimated as follows:

Rent of Rooms \$120 per month - yearly -	\$1440.
" " Store 70 " " "	<u>840.</u>
	\$2280.

Taxes -	\$816.11
Fire Insurance \$20,000.	63.91
Glass Insurance	15.67
Maintenance	300.
Collections 3%	<u>114.</u>
	1309.69

1310

present surplus \$970

After expiry of lease add to rent of rooms 480.
less collections 24. 456

Future Surplus 1426

Allowance for depreciation and contingencies 350

Net Investment Return \$1176

The surplus on the basis of a future increased rent provides only $5 \frac{1}{3}$ per cent per year of the assessed value. Such a return would not attract a buyer of property in a locality of this description. As mentioned in our letter of the same date (re Catalogue No. 108 File No. 3357) a buyer of this class of property usually expects a surplus of 12% yearly before making allowance for depreciation and other contingencies.

We have appraised the property on this basis without discounting the value for the loss of proper revenue during the next 27 months. We have also assumed that the estimated allowance for repairs will cover the repairs necessary to put the building into good condition throughout.

Mr. Durkee has asked for an explanation of the difference between the amount of our appraisal and that of the City Assessor.

We have dealt very fully with this question and the general aspects of property of this class in our letter of the same date referred to above. The statements made in that letter apply equally to this property.

We confirm our appraisal of this property at the present fair market value, on a cash basis, of Twelve thousand Dollars (\$12,000)

Yours faithfully,

JOHNSON, REEVE & WATSON,

per "D. W. Reeve"

DWR:

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

July 13, 1948

[Signature]

1432/2

November 2nd, 1943

Mr. Kenichi WAKABAYASHI,
Reg. No. 01924,
225 Rusholme Road,
Toronto, Ontario.

Dear Sir:

In connection with the property at
165 West Pender Street which is being operated
on your behalf, we have been asked to ascertain
from you what price you would be willing to
accept for your rooming house equipment and an
assignment of your interest in the tenancy in
this building.

Yours truly,

G. D. Milson
Administration Department

ODM/OH

225 Quetown Rd.

EVACUATION SECTION

JAN 22 1944

Rec'd

File No. 432 Jan.

Ans.

Referred

Wilson

Ont.

22, 1944.

Mr. G. D. Wilson,

Administration Dept. of the Sec. of State,

Office of the Custodian,

Japanese Evacuation Section.

Dear Sir:

In regard to your request to put the price on my apartment business at 165 West Beaver St. please excuse the delay in reply.

As you may know, I am dependant ^{and am quite secure by} on the income from that business, as it is my main income, and am living in Toronto as a self-supporting evacuee.

At the present time I still can not decide on selling my business, but if I do so at a future date, I will communicate with you as soon as possible.

At this time I have decided to

sell my building and property.
situated at 117-129 - R1 Cordova
St. East. If it is possible to be
sold for \$27,000. That property
cost me \$36,000 in 1928.

Sincerely yours,
K. Dababysashin
Reg. # 01924

1432/2.

January 31st, 1944

Mr. Kenichi WAKABAYASHI,
Reg. No. 017-4,
225 Rusholme Road,
Toronto, Ontario.

Dear Sir:

Referring to your letter of January 22nd, we note your remarks in regard to your rooming house business at 165 West Pender Street and would state that the policy of the Custodian is one of orderly liquidation and eventually this business will be sold. We would suggest that should you receive a reasonable offer that you give it serious consideration or advise us what price you would be willing to sell the business. ✓

In regard to the premises at 117-121 East Cordova Street, this property will be sold if and when the Custodian receives an offer which equals or exceeds a price placed on the building by a competent appraiser.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

Date. February 18th, 1944

REAL PROPERTY MEMORANDUM

File No. 1432, 1432/1 & 1432/2

Name..... WAKABAYASHI, Kenichi Registration No. 01924

Re: Catalogue No. 47

Address: 117-121 E. Cordova St., Vancouver.

Legal Description: Lots 20 & 21, Blk. 6, D.L. 196,
Gp. 1, N.W.D., Plan 184.

TITLE AND ENCUMBRANCES.

✓ A. Certificate of Title No. 51380 K. Idef. Whereabouts: Registry Office. JP form states Land

✓ Registered owner: Kenichi WAKABAYASHI Reg. No. 01924

✓ Property: Lots 20 & 21, Block 6, District Lot 196,
Group 1, New Westminster District, Plan 184.

B. Charges.

✓ Registered: 20408 M. 12/12/40. 12.19. Masayuki Matsui.
Lease part of building 5 years from 5/12/40.
As therein set out.

✓ Vesting: 34678

Unregistered: No evidence.

✓ Taxes: \$849.96 (1943) Balance due - \$6.86

\$7000.00 - Pearl Assur. Co. Ltd. expires Feb. 22/45
\$6000.00 - Prudential Assur. Co. Ltd. expires March 8/44
\$2000.00 - Scottish Union & National Ins. Co. expires May 6/44
\$9,000.00 - Commercial Union Assur. Co. Ltd. expires Feb. 5/45
(H.A. Roberts instructed Feb. 18/44 to reduce this to \$5000.00)
Plate Glass - Legal & Gen. Ass. Soc. Ltd. expires Oct. 29/44

Assessed value: Land: 10

Valuation by Appraiser: \$12,000.00

✓ Amount of Bid: \$14,000.00

Approved by Advisory Committee: Feb. 16th, 1944

Paid as shown in attached letter:

Name of transferee as attached letter:

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding furniture or equipment)

117-121 E. Cordova (Store downstairs) - rented at \$70.00 per month

Leasehold: (State period, consideration & unusual clauses and whether including or excluding furniture or equipment)

Leased for 5 years from Dec. 5, 1940; rent from Dec. 5/43 - \$120.00 for year; 4th & 5th years rent to be mutually agreed upon or set by arbitration (No furniture) - 119 E. Cordova (upstairs)
Chattels: Particulars of those stored on the premises.

Nil

Named Agent: H. A. Roberts Ltd.

SWB

W. D. WALLACE & SON

BUILDERS AND CONTRACTORS

3281 WEST TWENTY-SIXTH AVENUE
VANCOUVER, B. C.

Feb 18th 1944

Secy of State for Canada
c/o J.M. Robertson
525 Seymour Street
Vancouver B.C.

Dear Sirs,

Re 117-121 Cordova Street East, Vancouver B.C.

We herein submit our estimate of the cost of repairing damage caused by fire at above address.

MAIN FLOOR.

Repair section of floor in wash room.
Scrape and lime wash studding in wall.
Renew Gypsee on wall and ceiling where damaged.
Erect V joint partition to enclose wash room.
Renew damaged windows and frames in rear wall.
Repair plumbing pipes where damaged.
Renew electric wiring in wash room.
Renew glass in rear door.
Stain and varnish new woodwork and kalsomine new Gypsee.

\$274.55

BOILER ROOM.

Renew damaged plaster on ceiling over boiler.

15.00

2nd Floor, Room 20.

Renew section of plaster on wall and paint this section up to dado rail only.

10.00

10% supervision charge.

299.55

29.95

\$329.50

7.00

\$336.50

Temporary repairs to Wiring

Yours very truly

W.D. Wallace & Son

Per, *W.D. Wallace*

LOSS REPORT

No. 2

File No. 1432/2

Name: Kenichi WAKABAYASHI

Location: 117--121 Cordova Street, Vancouver

Property Damaged: Building occupied as Machinery Storage & Rooms

Loss Caused by: Fire

Date of Loss: February 14, 1944

<u>Policy No.</u>	256811	<u>Company</u>	Prudential Assoc. Co.	<u>Amount:</u>	\$100.95
	685443		Commercial Union		24.13
	9822		Scottish Union & Nat'l.		13.65
	147836		Pearl Assurance Co.		117.77
			TOTAL -		\$336.50

Agents: H.A. Roberts Limited

Coverage: \$20,000.00

Adjusters: J.E. Robertson Company

Amount of Claim: \$336.50

Date Claim Paid: See Remarks

Insurance Revised: Unnecessary

Remarks: At the time of signing Proof of Loss and Partial Loss forms on March 17, 1944, we directed that total claim of \$336.50 be paid to W.D. Wallace & Sons, Contractors, made up as follows:-

Main Floor:

Repair section of floor in wash room,
Scrape and lime wash studding in wall,
Renee Gypsum on wall and ceiling where damaged,
Erect V joint partition to enclose wash room,
Renee damaged windows and frames in rear wall,
Repair plumbing pipes where damaged,
Renee electric wiring in wash room,
Renee glass in rear door,
Stain and varnish new woodwork and kalsomine new Gypsum \$274.55

Boiler Room:

Renee damaged plaster on ceiling over boiler, 15.00

Carried forward - \$289.55

1432/2

March 20, 1944.

Mr. Kenichi WAKABAYASHI,
Registration No. 01924,
225 Rusholme Road,
Toronto, Ontario.

Dear Sir:

Re: Catalogue No. 47
117-121 East Cordova Street
20821/5/136

Please be informed that 117-121 East Cordova Street has been sold as of February 18, 1944 for the sum of \$14,000.00 which is equal to or in excess of the value attached to these premises by an independent appraiser.

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

Sale price		\$ 14,000.00
Less Real Estate Agent's Commission @ 5%	\$ 700.00	
" Balance of taxes	<u>6.93</u>	
	\$ 706.93	<u>706.93</u>
Net credit to your account		\$ 13,293.07

These funds are available to you in the usual way.

Yours truly,

George Peters,
Administration Department.

GP:EB

cc to R. C. Security Commission.

Pacific 8167-66

J. M. ROBERTSON CO.

ENGINEERS AND INSURANCE
ADJUSTERS

803-5 YORKSHIRE BUILDING
VANCOUVER, B. C.

FIRE
AUTOMOBILE
BURGLARY
BOND, ETC.

EVACUATION SECTION

Rec'd **MAR 15 1944**

File No. **1432**

Attn: **MB**

Referred **Johnson**

The Secretary of State of Canada,
Acting in his capacity as Custodian,
Royal Bank Building,
Vancouver, B.C.

March 13th 1944.

RE: K. WAKABAYASHI - YOUR FILE #1432:

Dear Sir:-

Enclosed please find forms to be signed in
the matter of damage occasioned by fire to the building
located at 117-121 Cordova Street E, damaged on Feb. 14th.
Repairs have now been completed by W. Wallace & Son, con-
tractors and we enclose copy of their bill for your files.

Yours very truly,

J. M. ROBERTSON CO.,

per

G. M. Noag

P.S. Please return Proofs and
Partial Loss forms to this
Office.

1432/2

March 15, 1944.

Attention: Mrs. Hoag

Messrs. J. M. Robertson Co.,
803-5 Yorkshire Building,
VANCOUVER, B. C.

Dear Sirs:

Re: Fire Loss 117-121 Cordova St. E.
Kenichi WAKABAYASHI

Further to our telephone conversation of a few minutes ago, I am returning herewith Proof of Loss and Partial Loss forms for correction.

At the date fire damage occurred, namely 14th February, 1944, the building in question was covered to the extent of \$20,000.00 under the following policies:

Pearl Assurance Company Policy No. 147836--
Amount-\$7,000.00 Expiry date-February 22/44.

Prudential Assurance Company Policy No. 286811--
Amount-\$6,000.00 Expiry date-March 8/44.

Scottish Union and National Policy No. 9822--
Amount-\$2,000.00 Expiry date-May 8/44.

Commercial Union Insurance Company Pol. 685243--
Amount-\$5,000.00 Expiry date-February 5/45

We will be pleased to complete Proof of Loss when correction has been made.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS
Encl.

1432/2

March 20, 1944.

Mr. C. H. Abbott,
543 East 10th Avenue,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 47
117-121 East Cordova Street
20821/6/296

Title to 117-121 East Cordova Street has now been received in your name and is ready for delivery to you. Insurance policies, which have been assigned to you, are also ready for delivery.

Adjustments as of February 18, 1944 as shown by the enclosed sheet have been calculated and a balance of \$260.31 appears in your favour.

Will you telephone this office for an appointment at your early convenience to conclude this matter after which title will be delivered.

Yours truly,

George Peters,
Administration Department.

GP:ED
Enc.

cc to H. A. Roberts Ltd.

1432/2

April 18th, 1944

Mr. Kenichi WAKABAYASHI,
Reg. No. 01924,
225 Rusholme Road,
Toronto, Ontario.

Dear Sir:

Enclosed find our cheque for \$444.73 which is the net income of your rooming house business at 165 West Pender Street for the month of February. From this amount we have not set up any reserve for Mrs. Hall.

As previously advised, your property at 117-21 East Cordova Street has been sold.

We have had several enquiries for the purchase of your rooming house business at 165 West Pender Street and would appreciate if you would advise us at what price you would be willing to sell this business. ✓

It is the intention of the Custodian to eventually liquidate all business on the coast and if you should receive a favourable offer, we think it should receive serious consideration by you. ✓

Yours truly,

G. D. Milson
Administration Department

GDM/GH

Enc.

April 21st, 1944.

Monroe, Collins, Green & Baker,
Suite 404, Eugene Bldg.,
Greenville & Parker Sts.,
Tanner, N. C.

Dear Sirs: **Re: Dushy Bros., & Co.Ltd., and**
 Tokyo-Mitsui

We acknowledge receipt of your letter of April 20th, regarding a claim made by Leahy Bros. & Co., Ltd., against Mr. Nakabayashi, in regard to rental they claim is due by him to them prior to the 30th of April, 1939.

As we know nothing of this matter, we are forwarding a copy of your letter to Mr. Nakabayashi. We are also sending a copy of your letter to the Custodian. The writer has spoken to the Custodian by telephone and he advised us to inform you that no proceedings can be instituted against Japanese without the consent of the Custodian.

We hope to hear from Mr. Nakabayashi in due course and trust that an amicable agreement can be reached between all the parties concerned.

Yours faithfully,

H. A. ROBERTS LIMITED.

1951

H. A. Roberts

REAL ESTATE
INSURANCE



MORTGAGES
LEASEHOLDS

MARINE 6421

H.A. Roberts Ltd.

466 HOWE STREET
VANCOUVER, B.C.

April 21st, 1944.

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

EVACUATION SECTION	
APR 22 1944	
Rec'd	
File No.	1432
Ans.	<i>Milson</i>
Referred	<i>Milson</i>

Dear Sirs: Re: K. WAKABAYASHI, File No. 1432

Further to the writer's conversation with Mr. Milson this morning, we write to enclose copy of a letter received today from Messrs. Collins, Green & Eades, together with a copy of our reply.

We will advise you further when we hear from Mr. Wakabayashi, to whom we have written today.

Yours faithfully,

H. A. ROBERTS LIMITED.

Per:

H.A. Roberts

H. A. Roberts
/P
Encl.

Dec 17/42

C
O
P
Y

Suite 404 Rogers Bldg.,
Granville & Pender Sts.,
Vancouver, B. C.
April 20th, 1944.

H. A. Roberts & Co.Ltd.,
466 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Denby Bros. & Co.Ltd. and
Wakabayashi

We have been consulted by Denby Bros. & Co.Ltd. with reference to a lease made between the said company and K. Wakabayashi dated the 1st of May, 1935 and extended by agreement dated the 10th day of May, 1937; under the said extension Mr. Wakabayashi agreed to pay the sum of \$150.00 per month as rental for the premises known as the Avalon Rooms for the period from the 1st of May 1937 to the 30th of April, 1938 and agreed to pay a rental of \$175.00 per month in respect of the said premises from the 1st of May, 1938 to the 30th of April, 1939. He paid actually \$125.00 each month in respect of the premises and stated that he was unable to pay a larger amount. There is, therefore, the sum of \$900.00 in arrears and this amount we are instructed to collect.

Unless payment is made forthwith or some arrangement made with regard thereto our instructions are to commence proceedings without further notice. We understand that you are agents for Mr. Wakabayashi and have control of his funds in the Province of British Columbia. However, we are writing Mr. Wakabayashi also by even mail.

Yours truly,

COLLINS, GREEN & EADES

PER: J. E. Eades

JEE:M

225 Rosedale Road,
Toronto Ontario,
April 25, 1944.

Mr. G. D. Milson,
Administration Dept.,
Office of the Customs

EVACUATION SECTION	
Rec'd	APR 27 1944
File No.	1432
Ans.	✓
Referred	Milson

Dear Sir:

I have received your letter dated April 21st, advising me to buy Victory Bonds with my funds in your hand if I have no other use for these funds which was the way I felt.

I have already arranged to do so with Mr. H. A. Roberts. Please let him have the six-thousand dollars (\$6,000⁰⁰) with which to buy the bonds.

Also the representative of Mutual Life¹⁰⁰⁰ will call for five thousand six-hundred fifteen dollars (\$5,615⁰⁰) to issue a College Policy for my son Eric Jim Wakabayashi. so please pay him.

Please send me a
statement of my account at your
earliest convenience.

Sincerely yours,

K. Wakabayashi

File # 1432/2

Reg. # 01924

1432/2

April 28th, 1944

Messrs. Collins, Green & Eades,
Suite 404, Rogers Bldg.,
Vancouver, B. C.

Dear Sirs:

Re: Denby Bros & Co. Ltd. &
Kenichi WAKABAYASHI.

Messrs. H. A. Roberts Ltd. have forwarded to us a copy of your letter to them of April 20th making a claim by Denby Bros. & Co. Ltd. against Kenichi WAKABAYASHI for \$900.00 for arrears of rent in connection with the Avalon Rooms and you intimated that you may commence proceedings without further notice.

We would call your attention to the fact that the affairs of K. WAKABAYASHI are vested in the control and management of the Custodian and under Section 47 (3) of the Consolidated Regulations Respecting Trading with the Enemy no action may be taken against WAKABAYASHI without the consent of the Custodian.

We would also call your attention to the fact that advertisements were placed in the Vancouver newspapers stating that all claims against Japanese to receive consideration must be filed before December 19th, 1942.

We would suggest that you file your claim with this office, supported with a Statutory Declaration.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

1432/2

April 29th, 1944

The Mutual Life Insurance
Company of Canada,
402 West Pender Street,
Vancouver, B. C.

Dear Sirs:

As at the request of Kenichi WAKA-
BAYASHI, enclosed find our cheque for \$5,615.00.

We understand from your Mr. Young
that K. WAKABAYASHI is arranging to purchase a
policy for his son, Eric Jin WAKABAYASHI.

Kindly acknowledge receipt.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH

Enc.

1432/2

April 29th, 1944

Mr. Kenichi WAKABAYASHI,
Reg. No. 01924,
225 Rusholme Road,
Toronto, Ontario.

Dear Sir:

We are in receipt of your letter of April 25th and beg to advise that we are purchasing for your account six \$1000.00 Dominion of Canada War Loan Bonds of the new issue.

We discussed this matter with Mr. H.A. Roberts and it is deemed advisable that we will hold these here for your account. The bonds will be available to you upon request.

We are today forwarding a cheque for \$5,615.00 to the Mutual Life Insurance Company of Canada and we understand that you have given them full particulars of the policy required.

Messrs. H. A. Roberts Ltd. have forwarded us a copy of a letter they received from Messrs. Collins, Green & Eades on behalf of Denby Bros. & Co. Ltd. in which the latter are claiming \$900.00 arrears of rent. Will you kindly advise us if you acknowledge this claim.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

May 1, 1944

1432/v

Mr. E. Nakabayashi,
225 Rusholme Rd.,
Toronto, Ontario.

Dear Sir:

We acknowledge receipt of your letter of April 27th, and are writing to advise that we are now doing our best to negotiate a satisfactory settlement with Messrs. Collins, Green & Eades, the firm of solicitors acting for Denby Bros.

Our main difficulty in selling has been the fact that there is no lease, but the solicitors have tentatively agreed that if we can find a satisfactory buyer they will be willing to grant a lease for two years at \$175.00 per month.

We are now pleased to advise that Mr. Flenons has received a firm offer to purchase the business for \$5000.00 gross cash, this offer being secured by a deposit of \$500.00. This offer as stated in our letter of April 21st will be subject to our selling commission of 10% or \$500.00. ✓

We feel that under all circumstances this offer is a good one, and we shall be glad to hear from you by return mail if you are willing to accept it conditionally upon the approval of the Custodian. At the same time we would like to have your authority to continue our negotiations with Collins, Green & Eades to make the best settlement we can on your behalf.

Sgt. H. A. Roberts

Mr. K. Nakabayashi

- 2 -

May 1, 1944.

We forwarded to you in our letter of April 21st a copy from a letter of April 20th, claiming \$900.00 arrears of rent. We shall be glad to have any comments on this as to the justice of their claim, and to what extent you would authorize us to meet them in effecting a settlement. Naturally we do not want to pay them more than we have to, as it would simply mean cutting into the net of \$4500.00 you will receive from the sale of your business. On the other hand Busby Bros. are now in the driver's seat and if we don't meet them in a satisfactory manner they are now in a legal position to eject you all together.

Hoping to hear from you by return air mail.

Yours faithfully,

H. A. ROBERTS LIMITED.

Per

H.A. Roberts

/JH

1412/2
225 Rusholme Rd.,
Toronto, Ontario,
May 3rd, 1944.

Mr. H. A. Roberts,
H. A. Roberts Ltd.
Vancouver, B. C.

Dear Sir:

I have received your wire of April 28th and your letter of May 1st with thanks. The wire certainly relieved me of a lot of worry.

There is no mention of the letter which I wrote you on the 24th and sent you by airmail. I imagine it has reached you now. In that letter I wrote that I give you a free hand in the handling of the business I have, so please act in the best way you see fit. I also give you full authority, if necessary, to settle the matter of Danby Bros. and their lawyers. If you could make arrangements with him personally to get the lease, I do not mind paying a reasonable amount as payment for damage of the boiler, of which I was ready to pay in part. Not for arrears in rent.

Regarding their claim of \$900, I clearly understood that Mr. Danby cut the rent down to which I paid. But under the present conditions, I believe a peaceful settlement more important than the money as I mentioned above.

I have received a letter from Mr. and Mrs. Hall as attached. If it is possible I wish to give them first chance. I wrote to them to talk to you about the matter.

Sincerely yours,

(Signed) K. Wakabayashi.

File No. 1432/2

May 13th, 1944

MEMO FOR FILE.

Re: Kenichi WAKABAYASHI

In connection with the rooming house operated by K. WAKABAYASHI at 165 West Pender Street in a building by Denby Bros. Ltd., WAKABAYASHI has no Lease on these premises and Denby Bros. have served on WAKABAYASHI's agents, H.A. Roberts Ltd. a 30 days notice to vacate. They have also filed a claim against WAKABAYASHI of \$900.00 for arrears of rent.

H. A. Roberts have taken the matter up with WAKABAYASHI and he has instructed them to sell the chattels and goodwill for \$5,000.00. They have a prospective purchaser who will take the place over provided he can obtain a two year lease from Denby Bros. ✓

H. A. Roberts Ltd. are endeavouring to close this deal but it involves compromise in regard to the rent owing and damage done to the heating plant by a sawdust burner installed by WAKABAYASHI.

As K. WAKABAYASHI has given H. A. Roberts full authority to close any deal that they approve of, I have instructed them to go ahead and submit the final terms for our approval.

GDM/GH

Emilson

REAL ESTATE
INSURANCE



MORTGAGES
LEASEHOLDS

MARINE 6421

H.A. Roberts Ltd.

486 HOWE STREET
VANCOUVER, B.C.

May 25th, 1944.

VIC. SECTION	
Rec'd	MAY 26 1944
File No.	1432/2
Ans.	<i>[Signature]</i>
Referred	

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

Dear Sirs:

Re: K. Wakabayashi, File #1432
165 W. Pender St.

Referring to our conversation this morning, we
quote herewith our telegram to K. Wakabayashi, dated the 23rd
inst., as follows:

"CUSTODIAN REQUESTS CONFIRMATION SALE OF BUSINESS AT
ONE HUNDRED SIXTY FIVE WEST PENDER FOR FIVE THOUSAND
DOLLARS LESS NINE HUNDRED RENT APPEARS THREE HUNDRED
BOILER DAMAGE AND FIVE HUNDRED COMMISSION STOP YOU
RECEIVE THIRTY THREE HUNDRED DOLLARS NET STOP PLEASE
WIRE REPLY".

The following confirmation has just been received:

"ACKNOWLEDGE YOUR WIRE STOP GO AHEAD STOP ADVISE
CUSTODIAN TO SEND MONEY FROM TRANSACTION TO ME. K.
Wakabayashi".

We understand the above meets with your approval
and shall be glad to have your acknowledgment of same, and
oblige.

Yours faithfully,

H. A. ROBERTS LIMITED.

A. Brand

Building Superintendent.

A. Brand
/P

The **MUTUAL LIFE**
Assurance Co. of Canada

E. V. CHAMBERLAIN
BRANCH MANAGER

402 PENDER STREET WEST,
VANCOUVER, B. C.

May 3, 1944.

Administration Department,
Japanese Evacuation Section,
Department of the Secretary of State,
506 Royal Bank Building, Vancouver.

Dear Sirs:

EVACUATION SECTION	
Rec'd	MAY 4 1944
File No.	1432/2
Ans.	<i>[Signature]</i>
Referred	<i>Milson</i>
<i>out to Milson</i>	

Re: Your File No. 1432/2.

We acknowledge with thanks receipt of your letter of April 29th, enclosing cheque for \$5,615.00, which was sent to us at the request of Kenichi Wakabayashi. As mentioned in your letter, this is to be applied on the purchase of an educational policy for Mr. Wakabayashi's son.

Yours very truly,

W. M. Young
BRANCH SECRETARY

WY/MOC

C A N A D A) IN THE MATTER OF PROOF OF DEBT
PROVINCE OF BRITISH COLUMBIA } FROM K. WAKABAYASHI TO DENBY
TO WIT: } BROS. & CO. LTD.

I, WILLIAM ALBERT DENBY of 163 West Pender Street, in the City of Vancouver, Province of British Columbia, DO SOLEMNLY DECLARE:--

1. THAT I am the President of Denby Bros. & Co. Ltd., a body corporate incorporated under the laws of the Province of British Columbia and having its principal place of business at 163 West Pender Street in the City of Vancouver, Province aforesaid, and I have knowledge of the matters and facts hereinafter declared.

2. THAT by indenture of lease dated the 1st day of May, 1935 Denby Bros. & Co. Ltd. demised unto Kenichi Wakabayashi the rooming house known as Avalon Rooms at 165 West Pender Street and more particularly known and described as the two upper flats consisting of 25 rooms, halls, bathrooms on each of the said flats in the building erected on Lots 34 and 35 in Block 28, in the Subdivision of District Lot 541, Group 1, New Westminster District, according to a map or plan thereof deposited in the Land Registry Office at Vancouver, B. C. and numbered 210 for the term of one year thence ensuing at a rental of \$125.00 per month payable on the 1st of each month commencing the 1st of May, 1935. The said lease was extended in writing and under seal for a period of one year, namely to the 1st day of May, 1937 at the same rental and then by agreement in writing dated May 10th, 1937 under seal the parties agreed to extend the said lease for a further period of two years, namely from the 1st day of May, 1937 to the 30th day of April, 1938 at a rental of \$150.00 per month and from the 1st day of May, 1938 to the 30th day of April, 1939 at a rental of \$175.00 per month, all other

terms and conditions in the said lease to continue in effect.

3. THAT the said Kenichi Wakabayashi paid during the said term from May 1st, 1930 to April 30th, 1939 only the sum of \$125.00 per month, stating that he was unable to pay at that time the amount which he contracted to pay and there is due and owing from the said Wakabayashi to the said Denby Bros. & Co. Ltd. a total of \$900.00 for arrears of rent in respect of the said premises.

AND I MAKE THIS SOLEMN DECLARATION conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the "Canada Evidence Act".

DECLARED BEFORE ME at the City
of Vancouver in the Province
of British Columbia this 5th
day of May A. D. 1944.

[Signature]
A Commissioner for taking Affi-
davits within British Columbia.

[Signature: W.A. Denby]

File 1434/2

ACKNOWLEDGMENT OF APPLICATION — SIXTH VICTORY LOAN

The undersigned Victory Loan Salesman, Bank, Trust or Loan Company has received from

Custodian of Enemy Property, 506 Royal Bank Bldg., Vancouver, B.C.
(Name) (Address)

an application for \$ **6000.00** of 3% BONDS due 1960 and/or \$ of 1½% BONDS due 1948.
(par value) (par value)

Bonds purchased for cash will be available one week after payment in bearer form or registered as to principal, or in six weeks in fully registered form. Bonds purchased on the Monthly Savings Plan will be available on completion of payments in bearer form or registered as to principal and three weeks thereafter in fully registered form, at

THE ROYAL BANK OF CANADA
(Name and Address of Bank, Trust or Loan Company)
VANCOUVER, B.C.

Date *May 2* 1944.

[Signature]
Signature of receiver of application
Please call promptly after the time specified above to take delivery of your bonds. This acknowledgment should be presented when calling for your bonds, or when making Monthly Savings Plan payments. Interest will be charged on overdue payments.

SEE REVERSE HEREOF FOR SCHEDULE OF MONTHLY SAVINGS PLAN PAYMENTS

225 Rusholme Road.
Toronto, Ontario.

May 8, 1944.

Mr. G. D. Milson,
Office of the Custodian
Vancouver B.C.

EVACUATION SECTION	
Rec'd	MAY 13 1944
File No.	1432/v
Ans.	Ans
Referred	

Dear Sir:

I have received your letter of April 18, with the cheque amounting to \$444.²³ as income for February on 165 St. Bender St.; and also your letter of April 29, but I have not as yet received an account of the rent on 117-121 E. Cordova St. for February.

I understand that you gave the cheque of \$5615.⁰⁰ to Mutual Life; also that the \$6000 Bonds have been purchased. Please forward all the bonds to me by registered mail and a statement of my account.

Regarding Messrs. Collins, Green, and Eades on behalf of Denby Bros. and Co. Ltd., I gave Mr. H. A. Roberts authority with which, I trust he will settle this matter and the matter in connection with the business. When this is settled he will

report to you so please give him time.
I am sure it will not be long.

Yours Truly,

R. D. Akabayashi

Reg# 01924

1432

May 12, 1944.

Messrs. W. D. Wallace & Son,
3281 West 26th Avenue,
VANCOUVER, B. C.

Dear Sirs:

Re: Fire Loss 117-121 Cordova St. E.
Kenichi WAKABAYASHI

Kindly find attached hereto our cheque for \$100.95, covering partial payment of your bill for work done to the above mentioned premises in connection with fire loss that occurred on February 14th, 1944. This amount of \$100.95 is the proportion of the loss paid by the Prudential Assurance Company under their policy No. 286811.

This cheque instead of being made payable direct to you was made payable to ourselves, the assured. At the time proof of loss was signed here, we directed that the various companies involved would pay their proportion of the loss direct to you to cover your bill and I trust that the others have already done so.

The claim, being the amount of your bill \$336.50 was made up as follows:

Prudential Assce. Co. Pol. #286811	\$100.95
Commercial Union Pol. #685243	84.13
Scottish Union & National Pol. #9822	33.65
Pearl Assurance Co. Pol. #147836	<u>117.77</u>
Total	<u>\$336.50</u>

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

File No. 1432/2

MEMORANDUM

To: Mrs. A. G. McArthur May 16th, 1944

From: Mr. G. D. Milson

Re: Kenichi WAKABAYASHI

We purchased \$6,000.00 worth of Victory Bonds for K. WAKABAYASHI's account and he now wishes these sent to him at Toronto.

He has a credit balance with us of \$3,095.65 and we are receiving approximately \$250.00 net from the revenue of his rooming house. (MONTHLY)

There has been a claim filed against him for \$900.00 for arrears of rent during the depression.

WAKABAYASHI has advised us that he has given H. A. Roberts Ltd. authority to sell this rooming house (see memo May 13th), and the \$900.00 will be adjusted in the sale.

There is no reason why the bonds should not be sent.

GDM/GH

G. D. Milson

This OK to send the Bonds.

A. J. J.

I think H.A. Roberts should give us a copy of Wakabayashi's instructions to them for our file -

1432/2

May 17th, 1944

Mr. Kenichi WAKABAYASHI,
Reg. No. 01924,
225 Rusholme Road,
Toronto, Ontario.

Dear Sir:

Referring to your letter of May 8th we are today instructing the Royal Bank of Canada to forward to their Toronto Branch six \$1,000.00 Dominion of Canada War Bonds to be delivered to you.

A statement of your account will be forwarded in a few days.

In regard to your not having received the February rent on 117-121 East Cordova Street, this property was sold as at February 18th, 1944 and adjustments were made at that date and your account was credited with a proportion of the rent.

We note your remarks in regard to the claim made by Denby Bros. & Co. Ltd. against you and note that you authorized H. A. Roberts Ltd. to sell your rooming house and to satisfy this claim.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

1432/2

May 31st, 1944

Messrs. H. A. Roberts Ltd.,
466 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Kenichi WAKABAYASHI

In connection with the sale of the chattels of the rooming house operated by WAKABAYASHI at 165 West Pender Street, the Custodian is now prepared to execute a Bill of Sale covering this furniture. Will you kindly advise us the full name and occupation of the purchaser.

✓ It is understood that the selling price is \$5000.00 cash, subject to a commission of 10% to you and from the proceeds Denby Bros. Ltd. are to be paid \$900.00 for arrears of rent and \$300.00 representing damage to the heating system.

We would suggest that this Bill of Sale be drawn up by your solicitors and executed by the purchaser and returned to us for the signature of the Secretary of State.

For your information we enclose copy of a Bill of Sale showing the necessary recitals.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

Enc.

MEMORANDUM RE SALE OF CHATTELS

(Apart from Auction Sales)

FILE NO: 1432/3

NAME: Kenichi WAKABAYASHI

DATE ADVERTISED:
(or other information) Sale authorized by Japanese

APPRAISER'S NAME: -----

VALUATION: -----

PURCHASE PRICE: \$ 5,000.00

COMMITTEE'S APPROVAL:

PURCHASER'S FULL NAME: Walter Percival Hall
Eleanor Marguerite Hall

ADDRESS: both of 185 W. Pender St., Vancouver, B.C.

OCCUPATION: Plasterer

BILL OF SALE REQUIRED:	YES	NO
(state if purchase price already paid or arrangements made)	Copy of Bill of Sale dated 3rd June, 1944 on file	

ENCUMBRANCES, IF ANY:

LIST OF CHATTELS SOLD: Listed on Bill of Sale

There is no information on file relative to Committee's approval
or appraisal of goods.

1432/3

September 2nd, 1944

Mr. Kenichi WAKABAYASHI,
Reg. No. 01924,
225 Rusholme Road,
Toronto, Ontario.

Dear Sir:

As per confirmation of your telegram to H. A. Roberts Ltd., we have today consummated the sale of your rooming house chattels to Mr. & Mrs. Hall, the date of adjustments as at June 1st, 1944. The price was \$5,000.00, less 10% commission to H. A. Roberts Ltd., and we are today sending a cheque for \$1200.00 to Denby Bros. & Co. Ltd. in settlement of their claim for \$900.00 back rent, and \$300.00 damage to the heating system in the building.

The proceeds have been placed to your credit and are available to you in the usual way.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

225 Rusholme Rd.
Toronto, Ontario
September 18, 1944

Mr. G.D. Milson.
Office of the Custodian
Vancouver B.C.

EVACUATION SECTION	
Rec'd	SEP 22 1944
File No.	1432/3
Ans.	
Referred	Milson

Dear Sir:

I have received your letter of Sept. 2nd stating that my business at 165 West Pender St. has been transferred and that the money due to Denby Bros. and H. A. Roberts Ltd. have been paid. I also note that the balance of the proceeds have been placed in my account and is available to me in the usual way.

Enclosed is a security deposit receipt from the B.C. Electric Co. together with their letter. Please have this receipt cashed and then send to me all my money which is in your hand as I need it to make future plans and as I explained previously, I

1465
\$1

have lost my steady income over
there which provided security for
my family and myself.
Please enclose a statement
of my account together with my
money.

Yours Truly,
Kenichi Wakabayashi

File # 1432/3
Reg. # 019244

THIS INDENTURE made in duplicate the ^{3^d} day of June,
in the year of our Lord one thousand nine hundred and
forty-four.

BETWEEN:

THE HONOURABLE THE SECRETARY OF STATE
OF CANADA ACTING IN HIS CAPACITY AS
CUSTODIAN UNDER THE REVISED REGULATIONS
RESPECTING TRADING WITH THE ENEMY (1943)

(hereinafter called the "GRANTOR")

OF THE ONE PART:

AND:

WALTER PERCIVAL HALL, Plasterer, and
ELEANOR MARQUERITE HALL, both of 185 West
Pender Street, in the City of Vancouver,
in the Province of British Columbia,

(hereinafter called the "GRANTEES")

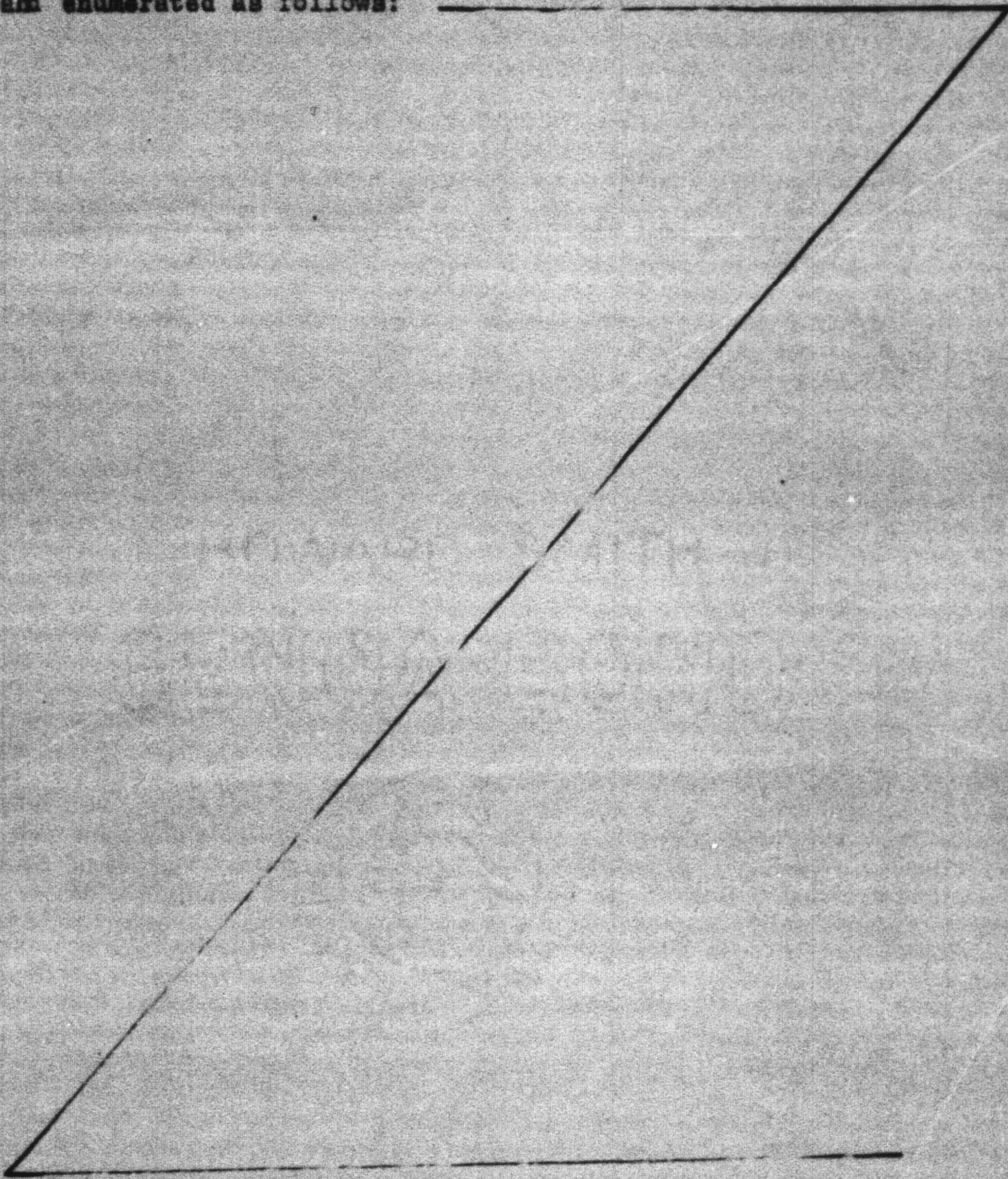
OF THE OTHER PART:

WHEREAS Kenichi Wakabayashi, Police Registration
Number 01924, formerly carried on a Rooming House business
at 185 West Pender Street, in the City of Vancouver, in the
Province of British Columbia:

AND WHEREAS the said Kenichi Wakabayashi, a person
of the Japanese race, was required to leave the protected
area in the Province of British Columbia, by order of the
Minister of Justice pursuant to the provisions of the Defence
of Canada Regulations (Consolidation) 1941:

AND WHEREAS the Grantor under and by virtue of Order
in Council Number P.C. 1665 of 1942 and amendments thereto
including P.C. 2483 of 1942 and P.C. 469 of 1943 and of the
applicable provisions of the Revised Regulations Respecting
Trading with The Enemy (1943) is vested with all the right,
title and interest of the said Kenichi Wakabayashi in the goods
and chattels hereinafter described and enumerated, for the sum
of Five Thousand (\$5000.00) Dollars, such sale to be executed
by a Bill of Sale to the Grantees herein:

WITNESSETH that in consideration of the premises and of the said sum of Five thousand (\$5000.00) Dollars of lawful money of Canada paid by the Grantees to the Grantor at or before the sealing or delivery of these presents (the receipt whereof is hereby acknowledged) the Grantor hath bargained, sold, assigned, transferred and set over and by these presents doth bargain, sell, assign, transfer and set over unto the Grantees, their respective executors, administrators and assigns, all those goods and chattels hereinafter set forth, described and enumerated as follows: _____



ROOM 1 (22-23)

Bed - Double bed complete
Spread - 1
Sheets - 2
Blankets - 1 Double
Pillow - 1
Dresser - 1
Chairs - 2
Table - 1
Linoleum - 1
Blind - 1
Curtain - 1
Towels - 2
Wardrobe - 1
White Mirror - 1
Basket - 1
Broom - 1

Kitchen

Gas Range - 1
Table - 1
Chairs - 2
Kitchen Cabinet - 1
Linoleum - 1

ROOM 2

Single Bed - 1
Spread - 1
Sheets - 2
Single Blankets - 2
Double Blankets - 1
Pillow & Slip - 1
Chairs - 2
Table - 1
Linoleum - 1
Blind - 1
Curtain - 1
Gas Range
Towel - 2
Cabinet - 1
Basket - 1
Cook Attention - 2 pres.
Broom - 1
Basket - 1
Chest - 1
Looking Glass - 1

ROOM 3

Bed - Double Bed complete
Spread - 1
Sheets - 2
Quilt - 1
Blankets - 1 single
Pillows and slip - 2
Chairs - 2
Table - 1
Linoleum - 1
Blind - 1
Curtain - 1
Towels - 2
Wardrobe - 1
Basket - 1

Room 4

Bed
Bed - Double bed complete
Spread - 1
Sheets - 2
Blankets - 1 Double
Pillow & Slip - 1
Dresser - 1
Chairs - 2
Table - 1
Linoleum - 1
Blind - 1
Curtain - 1
Towels - 2
Wardrobe - 1
Basket - 1
Drape - 1

ROOM 5

Bed - Double bed complete
Spread - 1
Sheets - 2
Blankets - 1 double
Pillow & Slip - 1
Dresser - 1
Chairs - 2
Table - 1
Linoleum - 1
Blind - 1
Curtain - 1
Range - Gas
Towel - 2
Cook Attention - 2 pres.
Drape - 1
Broom - 1

ROOM 6

Bed - Double bed complete
Sheets - 2
Spread - 1
Blanket - 1 double
Pillow and slip - 2
Dresser - 1
Chairs - 2
Table - 1
Lino - 1
Blind - 1
Curtain - 1
Range - Gas
Towels - 2
Basket - 1
Drape - 2
Broom - 1

ROOM 7

Bed - Double bed complete
Spread - 1
Sheets - 2
Blankets - 2 single
Pillow and slip - 2
Dresser - 1
Chairs - 2
Table - 1

ROOM 7 (22-23)

Lino - 1
Blind - 1
Curtain - 1
Range - Stove
Towels - 2
Wardrobe - 1
Basket - 1
Cook Attention - 2
Drape - 1

ROOM 8

Bed - Single Complete
Spread - 1
Sheets - 2
Blanket - 1 double
Quilt - 1
Pillow & Slip - 1
Chair - 1
Table - 1
Lino - 1
Blind - 1
Curtain - 1 Range - Gas
Cook Att. - 2
Drape - 1
Looking Glass - 1
Broom - 1

ROOM 9

Bed - Double complete
Spread - 1
Sheets - 2
Blankets - 2 single
Pillow and slip - 1
Dresser - 1
Chair - 1
Table - 1
Lino - 1
Blind - 1
Curtain - 1
Quilt - 1
Towels - 2
Wardrobe - 1
Mat - 1
Cushion - 1

ROOM 10

Bed - Double complete
Spread - 1
Sheets - 2
Blankets - 1 double
Quilt - 1
Pillow and slip - 1
Dresser - 1
Chair - 1
Lino - 1 Blind - 1
Curtain - 1
Towels - 2
Wardrobe - 1
Basket - 1
Drape - 1

ROOM 11

Bed - Double complete
 Spread - 1
 Sheets - 2
 Blankets - 1 double
 Pillow & slip - 1
 Dresser - 1
 Chair - 1
 Table - 1
 Linen - 1
 Blind - 1
 Curtain - 1
 Towels - 2
 Wardrobe - 1
 Basket - 1
 Mat - 1

ROOM 12A

Bed - Double complete
 Spread - 1
 Sheets - 2
 Blankets - 2 single
 Quilt - 1
 Pillow & Slips - 2
 Dresser - 1
 Table - 1
 Linen - 1
 Blind - 1
 Curtain - 1
 Towels - 2
 Wardrobe - 1
 Chair - 1
 Basket - 1

ROOM 12B

Chairs - 2
 Tables - 1
 Linen - 1
 Blind - 1
 Curtain - 1
 Range - gas
 Basket - 1
 Cook Attention - 3 pr.
 Room - 1

ROOM 12C

Bed - 1
 Spread - 1
 Sheets - 2
 Blankets - 2
 Quilt - 1
 Pillow & Slips - 2
 Dresser - 1
 Chairs - 2
 Table - 1
 Linen - 1
 Blind - 1
 Curtain - 1
 Towels - 2
 Wardrobe - 1
 Basket - 1
 Mat - 1

ROOM 13

Bed - double complete
 Spread - 1
 Sheets - 2
 Blankets - 1 double
 2 single
 Pillow & Slips - 2

ROOM 15 Continued

Dresser - 1
 Chairs - 2
 Table - 1
 Linen - 1
 Blind - 1
 Curtain - 1
 Range - gas
 Towels - 2
 Wardrobe - 1
 Basket - 1
 Cook Attention - 3
 Room - 1

ROOM 16

Bed - double complete
 Spread - 1
 Sheets - 2
 Blankets - 1 double
 Pillow & Slips - 2
 Dresser - 1
 Chairs - 2
 Table - 1
 Linen - 1
 Blind - 1
 Curtain - 1
 Range - gas
 Towels - 2
 Wardrobe - 1
 Basket - 1
 Cook Attention - 2 pairs
 Drapes - 1
 Room - 1

ROOM 17

Bed - double complete
 Spread - 1
 Sheets - 2
 Blankets - double 1
 Quilt - 1
 Pillow & Slips - 2
 Dresser - 1
 Chairs - 2
 Table - 1
 Linen - 1
 Blind - 1
 Curtain - 1
 Towels - 2
 Wardrobe - 1
 Mat - 1

ROOM 18

3 piece bed - double suite
 complete
 Spread - 1
 Sheets - 2
 Blanket - 1 double
 Quilt - 1
 Pillow & Slips - 2
 Chairs - 1
 Table - 1
 Linen - 1
 Blind - 1 venetian
 Curtain - 1
 Towels - 2
 Wardrobe - 1
 Basket - 1
 Mat - 1
 Book Shelf

ROOM 19

Bed - 1 double
 Spread - 1
 Sheets - 2
 Blankets - 1 double
 Quilt - 1
 Pillow & Slips - 2
 Dresser - 1
 Chairs - 2 Linen - 1
 Table - 1 Blind - 1
 Curtain - 1 Range - Stove
 Towels - 2 Wardrobe - 1
 Cook Attention - 1
 Drapes - 2
 Mat - 1

ROOM 20A

Chairs - 3 Linen - 1
 Table - 1 Curtain - 1
 Range - Gas - Gurney Automatic
 Wardrobe - 1
 Cook Attention - 3
 Dresser - 1
 Electric Alarm Clock - 1
 Food cooler - 1

ROOM 20B

Bed - 2 double bed
 Spread - 1 Sheets - 2
 Blankets - 2 single
 Pillow & Slips - 2
 Dresser - 1 Chairs - 2
 Tables - 2 Carpet
 Blind - 3 Venetian
 Curtain - 1 Wardrobe - 2
 Drapes - 1 pr.
 Sofa - 1
 Electric Alarm Clock - 1
 Full size mirror - 1
 2 book cabinets

Room 21

Bed - Daynport
 Pillow & Slip - 1
 Oak library table - 1
 Chairs - 1 Office Table - 1
 Tables round - 1
 Linen - 1 Sofa - 3
 Blind - 3 Venetian
 Basket - 1
 Mat - 5'x9' Wilton rug
 Rug 34"x55' - 1
 3 cushions

ROOM 22

Bed - double Spread - 1
 Sheets - 2 Blankets - 1 double
 Pillow & Slips - 2, Dresser - 1
 Chairs - 3, Table - 1
 Linen - 1, Blind - 1
 Curtain - 1, Towels - 2
 Wardrobe - 1, Basket - 1
 Mat - 1, Deer Head with horn - 1

ROOM 23

Bed - 1 double
 Spread - 1, Sheets - 2
 Blankets - 2 single, Quilt - 1
 Pillow & Slips - 2, Dresser - 1
 Chairs - 2, Table 1, Linen - 1
 Wardrobe - 1, Basket - 1,
 Drapes - 1, Mat - 1

ROOM 22

Bed - 1 Double
 Spread - 1
 Sheet - 2
 Blankets - 2 double
 Pillow & Slips - 2
 Dresser - 1
 Chairs - 1
 Table - 2
 Lino - Carpet
 Blind - 1
 Curtain - 1
 Towels - 2
 Wardrobe - 1
 Basket - 1
 Looking Glass - 2
 Quilt - 1
 Cushions - 2

ROOM 24

Bed - 1 Single
 Spread - 1
 Sheets - 2
 Blanket - 1 Double
 Quilt - 1
 Pillow - 1
 Dresser - 1
 Chair - 1
 Table - 1
 Lino - 1
 Blind - 1
 Curtain - 1
 Basket - 1

ROOM 26

Chairs - 2
 Table - 1
 Lino - 1
 Blind - 1
 Curtain - 1
 Range - gas
 Cabinet - 1
 Basket - 1
 Cook Attention - 1 pairs
 Broom - 1
 Bed - 1 Double
 Spread - 1
 Sheets - 2
 Blankets - 2
 Pillow & Slip - 1
 Towels - 2
 Dresser - 1
 Mirror - 1
 Wardrobe - 1
 Draps - 1

ROOM 27

Chairs - 1
 Table - 1
 Lino - 1
 Blind - 1
 Curtain - 1
 Range - gas
 Towel - 1
 Cabinet - 1
 Basket - 1
 Cook Attention - 4 pairs
 Bed - 1 Single
 Spread - 1
 Sheets - 2

ROOM 27 Continued

Blanket - 1 Double
 Quilt - 1
 Pillow & Slip - 1
 Dresser - 1
 Mirror - 1

ROOM 28

Bed - 1 Double
 Spread - 1
 Sheets - 2
 Blankets - 2 single
 Quilt - 1
 Chairs - 2
 Table - 1
 Lino - 1
 Blind - 1
 Curtain - 1
 Towels - 2
 Wardrobe - 1
 Mat - 1
 Draps - 1

ROOM 29

Bed - 1 Double
 Spread - 1
 Sheets - 2
 Blanket - 1 Double
 Quilt - 1
 Pillow & Slips - 2
 Dresser - 1
 Chairs - 2
 Table - 1
 Lino - 1
 Blind - 1
 Curtain - 1
 Towels - 2
 Wardrobe - 1
 Basket - 1
 Mat - 1

ROOM 30

Bed - 1 Double
 Spread - 1
 Sheets - 2
 Blankets - 1 Double
 Quilt - 1
 Pillow & Slips - 2
 Dresser - 1
 Chairs - 2
 Table - 1
 Lino - 1
 Blind - 1
 Curtain - 1
 Range - gas
 Towels - 3
 Cabinet - 1
 Basket - 1
 Cook Attention - 2
 Draps - 1

ROOM 32 31

Bed - 1 Double
 Spread - 1
 Sheets - 2
 Blanket - 1 Double
 Quilt - 1
 Pillow & Slips - 2
 Dresser - 1

ROOM 31 Continued

Chairs - 2
 Table - 1
 Lino - 1
 Blind - 1
 Curtain - 1
 Range - gas
 Towels - 2
 Cabinet - 1
 Cook Attention - 2 pairs
 Mat - 1
 Broom - 1
 Draps - 1

ROOM 32

Bed - 1 double
 Spread - 1
 Sheets - 2
 Blankets - 1 Double
 Pillow & Slips - 2
 Dresser - 1
 Chairs - 2
 Table - 1
 Lino - 1
 Blind - 1
 Curtain - 1
 Towels - 4
 Wardrobe - 1
 Basket - 1
 Mat 1

ROOM 33

Bed - 1 Single
 Spread - 1
 Sheets - 2
 Blankets - 2 Double
 Pillow & Slip - 1
 Chairs - 1
 Table - 1
 Lino - 1
 Blind - 1
 Curtain - 1
 Range - gas
 Towels - 3
 Basket - 1
 Cook Attention - 1 pair
 Looking Glass - 1
 Draps - 1
 1 Dresser

ROOM 34

Bed - 1 Double
 Spread - 1
 Sheets - 2
 Blanket - 2 single
 Pillow & Slips - 1
 Dresser - 1
 Chair - 1
 Lino - 1
 Blind - 1
 Curtain - 1
 Towels - 2
 Wardrobe - 1
 Basket - 1
 Mat - 1

ROOM 35

Bed - 1 Double
 Spread - 1
 Sheets - 2
 Blankets - 1 Double

ROOM 35 Continued

Quilt - 1
Pillow & Slips - 1
Dresser - 1
Chair - 1
Table - 1
Lino - 1
Blind - 1
Curtain - 1
Towels - 3
Mat - 1

ROOM 36

Bed - 1 Double
Spread - 1
Sheets - 2
Blankets - 2 single
Pillow & Slips - 1
Dresser - 1
Chair - 1
Table - 1
Lino - 1
Blind - 1
Curtain - 1
Towels - 3
Basket - 1
Mat - 1

ROOM 37

Bed - 1 Double
Spread - Single
Sheets - 2
Blanket - 1 Double
Quilt - 1
Pillow & Slip - 1
Dresser - 1
Chair - 1
Table - 1
Lino - 1
Blind - 1
Curtain - 1
Towels - 3
Wardrobe - 1

ROOM 38

Bed - 1 Single
Spread - 1
Sheets - 2
Blankets - 2 Single
Pillow & Slips - 2
Quilt - 1
Dresser - 1
Chair - 1
Table - 1
Lino - 1
Blind - 1
Curtain - 1
Gas Stove
Towels - 3
Basket - 1
Cook Attention - 2
Looking Glass - 1
Broom - 1

ROOM 39

Bed - 1 Double
Spread - 1
Sheets - 2
Blankets - 1 Double
Quilt - 1
Pillow & Slips - 2
Dresser - 1
Chairs - 2
Table - 1
Lino - 1
Blind - 1
Curtain - 1
Towels - 3
Wardrobe - 1
Basket - 1
Mat - 1
Drape - 1

ROOM 40

Bed - 1 Double
Spread - 1
Sheets - 2
Blanket - 1 Double
Pillow & Slips - 2
Dresser - 1
Chairs - 2
Table - 1
Lino - 1
Blind - 1
Curtain - 1

ROOM 41

Range - Gas
Towels - 3
Cabinet - 1
Basket - 1
Mat - 1
Broom - 1
Drape - 1
Quilt - 1

ROOM 42

Bed - 1 Double
Spread - 1
Sheets - 2
Blanket - 1 Double
1 Single
Pillow & Slips - 2
Dresser - 1
Chairs - 2
Table - 1
Lino - 1
Blind - 1
Curtain - 1
Range - Gas
Towels - 3
Cabinet - 1
Basket - 1
Cook Attention - 1
Mat - 1
Broom - 1
Drape - 1

ROOM 43

Bed - 1 Double
Spread - 1
Sheets - 2
Blanket - 1 Double
Quilt - 1
Pillow & Slips - 2
Dresser - 1
Chairs - 2

ROOM 43 Con't.

Table - 1
Carpets
Blind - 1
Curtain - 1
Towels - 3
Wardrobe - 1
Basket - 1
Drape - 1

ROOM 44

Bed - 1 Double
Spread - 1
Sheets - 2
Blanket - 1 Double
Pillow & Slips - 2
Dresser - 1
Chairs - 2
Table - 1
Blind - 1
Curtain - 1
Lino - 1
Towels - 3
Wardrobe - 1
Basket - 1
Mat - 2

ROOM 44

Bed - 1 Double
Spread - 1
Sheets - 2
Blankets - 3 single
Pillow & Slips - 1
Dresser - 1
Chairs - 2
Table - 1
Lino - 1
Blind - 1
Curtain - 1
Range - Gas
Towels - 3
Cabinet - 1
Basket - 1
Cook Attention - 1
Dresser - 1
Broom - 1
Drape - 1

ROOM 45

Bed - 1 Double
Spread - 1
Sheets - 2
Blankets - 2 Single
Pillow & Slip - 2
Chairs - 4
Table - 2
Lino - 2
Blind - 1
Curtain - 1
Range - Gas
Towels - 3
Cabinet - 2
Basket - 1
Cook Attention - 2
Drape - 1
Wardrobe

ROOM 46

Bed - 1 Double
Spread - 1
Sheets - 2
Blanket - 1 Double
Quilt - 1
Pillow & Slips - 2
Dresser - 1
Chairs - 2
Table - 1
Carpets
Blind - 1
Curtain - 1
Towels - 3
Wardrobe - 1
Basket - 1

ROOM 47

Bed - 1 Double
Spread - 1
Sheets - 2
Blanket - 2 Single
Quilt - 1
Pillow - 2
Dresser - 1
Chairs - 2
Table - 1
Lino - 1
Blind - 1
Curtain - 1
Towels - 3
Wardrobe - 1
Basket - 1
Mat - 1

ROOM 48

Bed - 1 Double
Spread - 1
Sheets - 2
Blankets - 2 Single
Quilt - 1
Pillow - 2
Dresser - 1
Chairs - 2 Rocking
Table - 1
Lino - 1
Blind - 1
Curtain - 1
Towels - 3
Wardrobe - 1
Basket - 1
Mat - 1

Room 49

Bed - 1 Double
Sheets - 2
Blankets - 2 Single
Pillow - 2
Chairs - 2
Dresser - 1
Table - 1
Lino - 1
Blind - 1
Curtain - 1
Towels - 3
Wardrobe - 1
Basket - 1
Mat - 2
Quilt - 1

Room Linen:

25 sheets, 25 towels, 25 pillow slips, 15 dish towel, 17 aprons,
 2 pillows, 2 quilts, 2 blankets, 4 cake comp. pan, 2 rolls toilet
 paper, 12 bar soap, 50 pairs of curtains, table cloth or bureau scarf.
 2 carpet sweeper, 2 mops, one polisher, 1 plunger, 2 brackets, 2
 dry mops, dishes, broom, electric sweeper, electric mangle polisher
 and attachment.
 Light globe in every room and hall, linoleum on all halls and stairs
 with brass nosings on steps, carpet upper hall.

Store Room:

1 Singer sewing machine
 1 stool
 1 step ladder
 2 saws
 1 saw blade
 1 hack saw
 7 hammers
 4 axes
 2 tin snips
 7 planes
 4 wrenches
 2 pipe wrenches
 1 ratchet screw driver
 4 screw drivers
 1 hand drill
 7 bits
 1 adjustable bit
 1 push drill
 1 nine inch plane (finishing)
 1 seven inch plane (Block)
 1 bench file (assorted)
 1 - 3" vice (adjustable)
 2 anvils
 1 adjustable 45 & 90 set square
 1 carpenter square - 16" x 24"
 3 adjustable rules & three ft. rules
 3 nail punches
 1 wood chisel (2")
 3 metal chisels
 1 paper hanging brush
 1 pasting brush
 1 paper scorer (rotary)
 1 - 24" washing tub (galvanized)
 3 - 16" galvanized wash tub
 4 galvanized strong garbage cans.
 1 curtain stapler

Upper Store Room:

1 Brantford 8 lb. scale
 1 Gas stove
 1 electric alarm clock
 1 small dresser Japanese made
 1 Detecto 300 lbs. scale
 1 gramophone
 Men's, Women's & Boy's clothing
 Dish pan etc.
 Quantity of small articles

Attic:

10 ft. step ladder
 5 cushions
 3 electric plates
 1 electric heater
 Quantity of small articles.

All of which said goods, chattels, furniture and effects are in, upon or about
 the premises heretofore used by the owner of rooming house situated at 183
 West Pender Street, in the city of Vancouver, Province of British Columbia.

AFFIDAVIT OF WITNESS

PROVINCE OF ONTARIO } I, Thomas Carroll
TO WIT: } of the City of Ottawa, in the Province
of Ontario,

MAKE OATH AND SAY AS FOLLOWS:-

1. That the paper-writing hereunto annexed, and marked "A" is the Bill of Sale and every attestation of the execution thereof, as made and given and executed by Ephraim Herbert Coleman, Deputy of the Secretary of State of Canada acting in his capacity as Custodian under the Revised Regulations Respecting Trading With The Enemy (1943).

2. That the said Bill of Sale was made and given by the said Ephraim Herbert Coleman, Deputy of the Secretary of State of Canada on the 14th day of June, 1944.

3. That I was present and did see the said Ephraim Herbert Coleman, Deputy of the Secretary of State of Canada in the said Bill of Sale mentioned, and whose name is signed thereto, sign and execute the same on the said 14th day of June, 1944.

4. That the said Ephraim Herbert Coleman at the time of making and giving the said Bill of Sale resided and still resides at 22 Queen's Road in the City of Ottawa, in the Province of Ontario and then was and still is the Deputy of the Secretary of State of Canada.

5. That the name Thomas Carroll set and subscribed as the witness attesting the due execution thereof is of the proper handwriting of me, this deponent, and that I reside at 15-2 Bay St. and am a Secretary.

Subscribed to and sworn before me, this 15th day of June, 1944, at the City of Ottawa, in the Province of Ontario.

G. L. Babert
A Notary Public in and for the Province of Ontario.

Thomas Carroll

is in the super-writing marked with the letter "A" referred to in the Affidavit of the witness *W. H. B. Evans*

Sworn before me this *Wednesday* day of *June* A.D. 1944.

John A. B. Evans
Notary Public in and for
the Province of Ontario.

all of which goods and chattels are now in the possession of the Grantees and are situate, lying and being at 185 West Pender Street, in the City of Vancouver, in the Province of British Columbia, and all the right, title and interest, property, claim and demand whatsoever both at law and in equity or otherwise howsoever of me the Grantor of, in, to and out of the same and every part thereof:

TO HAVE AND TO HOLD the said hereinbefore assigned goods, chattels and effects and all of them and every part thereof, with the appurtenances thereto, and all the right, title and interest of the said Grantor thereto, and therein, as aforesaid, unto and to the use of the said Grantees to and for their sole and only use forever:

PROVIDED that any covenants express or implied on the part of the Grantor are excluded.

The Grantor does not guarantee or warrant and has not made any representations whatsoever to the Grantees as to the quantity, quality, character and condition of the said goods and chattels and the Grantees acknowledge that they have purchased the said goods and chattels after personal inspection thereof and their own investigation without any representation or warranty whatsoever of the Grantor:

AND the Grantees further acknowledge that they have received and accepted delivery of all the said goods and chattels from the Grantor.

IN WITNESS WHEREOF the said Grantor acting in his capacity as Custodian under the Revised Regulations Respecting Trading With The Enemy (1943) has executed these presents by his Deputy and the Grantees have hereunto set their hands and seals on the day and year first above written.

SIGNED, SEALED AND DELIVERED
in the presence of:

W. H. B. Evans

as to signature of Deputy
Custodian.

W. H. B. Evans
Deputy Custodian

as to signatures of Grantees

Grantees

Walter Percival Hacc
Eleanor Marguerite Hall

BRITISH COLUMBIA

TO WIT:

Affidavit of Bona Fides

"Bills of Sale Act"

We, Walter Percival Hall, and Eleanor Marguerite Hall, both of 165 West Pender Street, in the City of Vancouver, in the Province of British Columbia, the Grantees in the foregoing Bill of Sale, make oath and say:-

1. That the Assignment therein made is bona fide for valuable consideration, namely the consideration of the sum of Five Thousand (\$5000.00) Dollars and that the consideration is duly set forth in the said Bill of Sale; and it is not for the purpose of enabling the Grantees, Walter Percival Hall and Eleanor Marguerite Hall, to hold the goods and chattels mentioned therein as against the creditors of the Grantor, The Honourable the Secretary of State of Canada acting in his capacity as Custodian under the Revised Regulations Respecting Trading With The Enemy (1943); and that the said Bill of Sale is not given for the purpose of protecting the goods and chattels mentioned therein against the creditors of the Grantor or of preventing such creditors from obtaining payment of any claim against the said Grantor.

SWORN before me at the City of
Vancouver, in the
Province of British Columbia,
this 3 day of June, A. D.
1944.

[Signature]

A Commissioner for taking Affidavits
within the Province of
British Columbia, Canada

Walter P. Hall
Eleanor M. Hall

1432

306 Royal Bank Building,
Vancouver, B.C.

6th June, 1944.

G.F. McPherson, Esq.,
Executive Assistant,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Mr. McPherson:

Re: Kenichi TAKAHAYASHI.

I am enclosing herein in triplicate Bill of Sale for the signature of the Deputy Custodian. This document may need the following explanation:

Takahayashi operated a Rooming House and upon his evacuation left the management of same with Messrs. H.A. Roberts Ltd. He did not own the real estate but was a tenant on a monthly basis. The owners of the building have served notice on Messrs. H.A. Roberts Ltd. to vacate the premises.

For some time Messrs. H.A. Roberts at the request of Takahayashi have been endeavouring to sell the Rooming House business as a going concern and they have received a cash offer of \$5,000.00.

Takahayashi has authorized a sale at this price and the documents enclosed are to give effect to same. The actual value of this furniture if it had to be removed from the building would possibly not be worth over \$1,500.00 but we understand the purchaser of this furniture is making some arrangement with the owners of the real estate to carry on the Rooming House business in this location.

Yours very truly,

F. G. Shears,
Director.

FCS/PMH

encl.

Catalogue 47

NOV 29 1947

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.

1432

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

("Wakabayashi Kenichi" name before change)

(1) NAME Wake George Ken (at Toronto (Oct 25/46) (RCMP) Reg. No. 01924)
(Print) Surname Given Name

(2) Pre-Evacuation Address 105 West Pender Street, Vancouver, B.C. *abandoned*

(3) Present Address 142 Jane Street, Toronto 9, Ontario.

(4) REAL ESTATE

(a) Street Address (if any) 117-119-121 East Cordovast, Vancouver, B.C.
City or Municipality Province

(b) Legal description (lot number, block number, section number, etc.)
Lots 20 and 21, Block 6, District 196, Plan 184, Vancouver, B.C.

(c) Type of Real Property (cross out words which do not apply):

(i) ~~RENTAL~~

(ii) ~~MANUFACTURING~~

(iii) Business

(iv) Any other type of property (describe)

Type of business 3 storey brick building rented as rooming house and stores.

(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.)

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land - - - - - \$ 7000.00

(ii) Buildings - - - - - \$ 25000.00

(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) - - - - - \$

(v) Amount at which Custodian sold property and credited your account - - - \$

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$

32000-
14000.00
18000.00

\$ 18000.00 ✓

(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)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

(e) Itemized description of personal property which is the subject of the claim:

1.	Estimated Value \$
2.	Estimated Value \$
3.	Estimated Value \$
4.	Estimated Value \$
5.	Estimated Value \$
6.	Estimated Value \$
7.	Estimated Value \$
8.	Estimated Value \$
9.	Estimated Value \$
10.	Estimated Value \$

TOTAL CLAIM FOR PROPERTY LOSS \$

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 15000.00

(6) (a) Place at which claimant prefers to be heard.
(Vancouver, Kamloops, Nelson, Lethbridge,
Moose Jaw, Winnipeg, Toronto or Montreal.)
Toronto

(b) Do you require the services of an interpreter
at the hearing? Yes or no Yes

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA,

of

TO WIT;

I, George Ken Wade
of Toronto

of the City
in the Province of Ontario

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the City)
of Toronto)
in the County of York)
this 24th day of November)
A.D. 1947.)

George Ken Wade
A Commissioner &c.

N.B.—THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

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5 CASE NO: 1048
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8 JAPANESE PROPERTY CLAIMS COMMISSION
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12 Toronto, Ontario,
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14 May 14, 1948.
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18 IN THE MATTER OF THE CLAIM OF

19 GEORGE KEN WAKE

20 (Wakabayashi Kenichi)
21
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25 PROCEEDINGS AT HEARING.
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28 F.G. Shears, Esq.
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IN THE MATTER OF THE "INQUIRIES ACT"

PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

Toronto, Ontario,

May 14, 1948.

IN THE MATTER OF THE CLAIM OF

GEORGE KEN WAKE

(Wakabayashi Kenichi)

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the
Dominion Government.

F.A. BREWIN, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

D.J. HANDFORD, Esq.,

Official Interpreter.

A.G. VEITCH, Esq., C.S.R.,

Official Reporter.

GEORGE KEN WAKE, the Claimant herein, being
first duly sworn, testified as
follows:

DIRECT EXAMINATION BY MR. BREWIN:

Q. Mr. Wake, just to clear this up, your name is
George Ken Wake?

A. George Ken Wake. Formerly my name was
Wakabayashi Kenichi. I changed it a little bit.

Q. That was your name? A. Yes.

Q. But you simplified it? A. Yes, sir.

Q. You have two claims, one in respect of 165 West
Pender Street, Vancouver, B.C., and the other
in respect of 117 to 121 East Cordova Street.

I am properly carrying out your instructions
in saying you are abandoning your claim in
respect of 165 West Pender Street?

A. Yes.

Q. And confining your claim to the property known
as 117, 119 and 121 East Cordova Street?

A. Yes, sir.

THE COMMISSIONER: What effect does that have on
the valuations? It shows Land \$7,000 and
buildings \$25,000.

MR. BREWIN: It does not have any effect on that at
all. That is the claim he is now making.

There was an additional claim in which
he valued the business, rooming business, at
162 Pender Street, at \$6,500. It was sold for
\$5,000 and he was claiming \$6,500.

THE COMMISSIONER: That does not appear on the claim
form which I have.

1 MR. BREWIN: There was such a claim. I do not know
2 why it is not on there.

3 THE COMMISSIONER: However, it has been abandoned
4 in any case?

5 MR. BREWIN: Yes.

6 Q. Is this your signature on this document, with
7 the heading of real estate, other than farm?

8 A. Yes. That is my signature.

9 Q. And are the facts set out there correct?

10 A. Yes.

11 MR. BREWIN: May I have this filed as Exhibit No. 1,
12 my lord?

13 THE COMMISSIONER: Very well.

14 {PARTICULARS OF REAL ESTATE, OTHER THAN FARM,
15 MARKED EXHIBIT NO. 1}

16 MR. BREWIN: Q. That was a rooming house property?

17 A. Yes.

18 Q. And I see that you paid \$36,000 for it in 1928.

19 Is that right?

20 A. That is right.

21 Q. Have you got the documents with you, the purchase?

22 A. Yes, I have.

23 THE COMMISSIONER: Any question of title?

24 MR. HUNTER: No, my lord.

25 MR. BREWIN: Q. Perhaps there is no doubt that

26 \$36,000 is what you paid for it?

27 A. Yes.

28 Q. Then, I do not think I need go over anything
29 which you have put in here except that I see
30 you say there was insurance of \$20,000 on the
building. Is that correct?

A. I should think \$20,000 or more. The reason I

1 am not sure was I left everything in my agent's
2 hands, and our agent later put it under the
3 Custodian.

4 Q. Your agent was Messrs. H. A. Roberts Limited?

5 A. Yes.

6 Q. Perhaps just to clear that up, you have a copy
7 here and perhaps my friend has the original of
8 a letter from Mr. Alexander of the office of
9 the Custodian dated June 15, 1942, addressed
10 to Mr. H. A. Roberts. Is that right?

11 A. Yes.

12 Q. And this letter says:

13 "Dear Sirs:

14 "We are in receipt of your reports of
15 "June 11 covering properties at 165 West
16 "Pender and 117, 119, 121 East Cordova
17 "Streets for which please accept our thanks.
18 "We note that you have sent a cheque for
19 "the rentals collected after paying
20 "carrying charges direct to Wakabayashi.
21 "On April 23 last we wrote asking you to
22 "continue as agents for the above properties,
23 "but to act as agents for the Custodian.
24 "Please note that all rentals received must
25 "be reported and remitted to this office
26 "monthly.

27 "We understand from our telephone
28 "conversation that the 1942 taxes on the
29 "above properties have been paid."

30 And it has:

"Yours truly, signed R.P. Alexander,
"Assistant Manager."

I do not know whether my friend wishes to put
in the original or that I put in this copy.

Shall I put in the copy?

MR. HUNTER: I do not know whether I have the original.
May I see it?

MR. BREWIN: Yes.

MR. HUNTER: June 13, 1942, is the date.

MR. BREWIN: Perhaps in the meantime we can put in
the copy.

THE COMMISSIONER: Suppose you put in the copy in
the meantime. I do not suppose there is any
question about the letter having been written?

MR. HUNTER: I would not think so.

THE COMMISSIONER: I will take it, subject to proof
later by examination of the original.

(LETTER, R.P. ALEXANDER TO MESSRS. H.A. ROBERTS
LIMITED, JUNE 15, 1942, MARKED EXHIBIT NO. 2)

MR. BREWIN: Q. I see the property was assessed in
1942 for \$6,300 land, and \$21,800 improvements,
making a total of \$28,100. Is that correct?

A. Yes.

MR. BREWIN: And I think we have here the assessments.

THE COMMISSIONER: We do not need them.

MR. BREWIN: Q. Then, what type of clients did you
have in the property? I do not know whether
"clients" is the right word. Who were the
occupants of these rooms, what sort of people?

A. The store was Mr. Nicolson, mill and logging
supplies.

1 Q. He occupied the store part?

2 A. Yes. He occupied it for a long time before I
3 bought the building. Up two storeys was the
4 sixteen rooms used for a rooming house.

5 THE COMMISSIONER: Q. Were they Orientals or
6 Occidentals?

7 A. When I left it was, I forget the name, but
8 Occidental people kept the rooming house. After
9 I left Vancouver she sold to Chinese people
10 who got the business and after that I heard
11 they sold to some European people.

12 MR. BREWIN: Q. Did you, yourself, operate the
13 rooming house?

14 A. Not that building. I was in business on 165
15 West Pender Street.

16 Q. But you did not operate the Cordova Street
17 property?

A. No.

18 THE COMMISSIONER: I am quite familiar with the
19 area; it is a part of the town where the
20 loggers and the mill workers frequent.

21 A. Yes.

22 Q. A great many of your guests will have been
23 loggers and men who came in from the camps.
24 Am I right?

25 A. That is right.

26 MR. BREWIN: My friend, Mr. Hunter, has produced a
27 snapshot.

28 THE WITNESS: That is my building.

29 Q. That is the building? A. Yes.

30 Q. I see it is called A - something - Hotel?

1 Q. That is the Mansho Hotel.

2 Q. That is what it is called?

3 A. I do not know.

4 Q. You do not know what that means? A. No.

5 THE COMMISSIONER: Now, let us get along. We have
6 the photograph identified. Will you put it in?

7 MR. HENRY: Yes, my lord.

8 (PHOTOGRAPH, MARKED EXHIBIT NO. 3)

9 Q. In regard to the rental the store part was
10 rented for how much?

11 A. \$70 a month.

12 Q. \$70 a month - by you?

13 A. Yes. The agents looked after it.

14 Q. The agents looked after it? A. Yes.

15 Q. They rented it for \$70. Did you rent the
16 rooms upstairs? A. Yes.

17 Q. What was your arrangement there?

18 A. \$120 per month.

19 Q. According to the information I have a lease
20 was given to a Chinese tenant for five years
21 from the 4th December, 1940. Is that correct?

22 A. I think so.

23 Q. And the rent in the first year was to be \$75
24 monthly, the second year \$100 and the third
25 year \$120, for three years?

26 A. Yes.

27 Q. Is that right? A. I think that
28 is right.

29 Q. And therefore you, yourself, do not know about
30 the revenue from the running house; you were just

getting the rental from 1940 on. Is that right?

A. That is it exactly.

Q. Can you tell us anything about the revenues from the rooming house?

THE COMMISSIONER: Does that affect the situation; the revenue to this claimant was the \$140 a month, plus ---

MR. BARNES: Yes, but there is some indication that the revenues were too low having regard to the revenue-producing possibilities. After the three years were over it might affect the value. However, I do not think he knows very much about that.

Q. Do you know that, as any rate?

A. I know about the rooming house business but I do not know exactly how much the revenue was.

Q. I see.

I think that is all.

MR. BARNES: It is submitted, my Lord, that this property was sold for its fair market value.

I file the appraisal of Johnson & Reeve, dated August 16, 1943. He values this property at \$12,000 cash.

(APPRAISAL, JOHNSON & REEVE, AUGUST 16, 1943, MARKED EXHIBIT No. 6)

This property was advertised for sale under Catalogue No. 17.

Tenders as follows were received: Roberts Limited \$8,150; Foon Weng \$7,000; Maere & Maere, \$7,600; Stephen Yeapling, \$4,100; B.A. Roberts

Limited, \$12,501; W. Green, \$12,000; E. A. Roberts Limited, \$13,000 on terms; Clarence Knight Abbott, \$14,000 cash. The cash offer of Abbott was accepted, approved by the Advisory Committee and it was sold to him as of the 15th February, 1944. The Advisory Committee approval was received on the 16th of that month.

Your lordship has I believe the assessed value.

THE COMMISSIONER: Yes.

MR. HUNTER: That is a long and very careful appraisal, as your lordship realises.

There are no questions. It appears to be entirely a question of value.

THE COMMISSIONER: That is all, thank you, Mr. Wake.

(PROCEEDINGS ADJOURNED SINCE SIX)

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

A. G. Vetch
"A. G. VETCH"
Official Reporter.

DEFENCE BRIEF

Urban Land & Bldgs.,
TORONTO, Ont.

George Ken WAKE

(Wakabayashi KENICHI)

File No. 1432

Case No. 1048

11/5/48

This claim is ^{now} in respect of 117 to 121 East Cordova Street, Vancouver, only. The claim for 165 West Pender St. has been withdrawn.

REAL PROPERTY CLAIM

Lots 20 & 21 Blk 6, D.L. 196, Gp. 1, N.W.D., Plan 184.

<u>Claimed</u>	<u>Assessed</u>	<u>Appraised</u>	<u>Sold</u>
32,000.	28,100.	12,000.	14,000.

Appraised by D.W. Reeve of Johnson, Reeve & Watson, Van., B.C.

This property was advertised under Cat. #47 and the following offers were received.

16/7/43	H.A. Roberts	8150.	Rejected
19/7/43	Foon Wong	7000.	"
19/7/43	Moore & Moore	7600.	"
22/7/43	S.F. Yeasting	4100.	"
4/8/43	W. Green	12000.	"
	H.A. Roberts	12,101.	"
	H.A. Roberts	15,000. (on Terms)	"
	C.A. Abbott	14,000 (Cash)	Accepted

After Reeve's Appraisal at 12,000., the Custodian recommended acceptance of the 12,101 offer. The Advisory Committee did not act on this recommendation and Reeve submitted a report on his appraisal. This report is filed as Ex.4.

The case is a question of value only.

Summary of Witnesses:

Mr. D. W. Reeve - Appraised Real Estate.

Mr. F. G. Shears - Prove advertisement and tenders received, etc.

-
- Ex. 1 - Real Property Statement.
 - Ex. 2 - Custodian's letter to Roberts.
 - Ex. 3 - Photograph of Hotel.
 - Ex. 4 - Johnson & Reeve Appraisal \$12,000.

HAI/mw

Name of Claimant

WAKE, George Ron.
(Wakabayashi Kenichi)

Case

1040

Custodian File

1438

REAL PROPERTY										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
1400.00	700.00 25.50									2225.50
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	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										2225.50

October 5th, 1950.

Mr. George Ken WAKE,
142 Jane Street,
Toronto 9, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 1048

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$2,225.50.

Cheque for \$1,916.77 is enclosed herein, and the sum of \$308.73 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears,
Director.

FCS/js
1 encl.