

2077



BUREAU HASTINGS PARK  
OFFICE OF THE CUSTODIAN

FILE NO.

2077

## 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, Chuzo

HOME ADDRESS: 439 Powell St., Vancouver, B. C.

REGISTRATION NUMBER 10405 SEX: Male AGE: 22

OCCUPATION: Truck Driver,

(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: Chuya Wakabayashi, (Father), 439 Powell St., Vanc'r., B. C.

MARRIED? No

NAME OF WIFE OR HUSBAND: None

ADDRESS OF WIFE OR HUSBAND: None

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN: None

AGE OF CHILDREN: None

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

1. LOCATION AND DESCRIPTION: None

2. BUILDINGS AND OTHER IMPROVEMENTS: None

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

4. TAXES (Amount and where payable) None

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

None

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



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

**STATEMENT OF REAL PROPERTY OCCUPIED**

1. LOCATION AND DESCRIPTION: Three room house at 439 Powell St.,  
Vancouver, B.C.
2. LANDLORD'S NAME AND ADDRESS: Mr. Uchida, 439 Powell St.,  
Vancouver, B. C.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: This  
man's father paid the rent, Chuya Wakabayashi.
4. STATE WHEREABOUTS OF LEASE: None
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) \_\_\_\_\_  
None
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

**STATEMENT OF PERSONAL PROPERTY OWNED:**

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES,  
EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: \_\_\_\_\_  
None
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: None
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF  
OTHERS: None
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)  
None
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)  
Two War Savings Certificates, valued at \$5.00 each, at the  
owner's Home.
8. BANK ACCOUNTS: None
9. LIFE INSURANCE: Crown Life Insurance Co. Ltd., Vancouver, B. C.,  
for \$1500.00, Beneficiary Parents, Tatsu & Chuya Wakabayashi,  
policy is at home.
10. INTEREST IN ANY ESTATES OR TRUSTS: None
11. SAFETY DEPOSIT BOX: None

**LIABILITIES:**

1. PERSONAL DEBTS: None
2. TRADE DEBTS: None

REMARKS: None

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

Dated this 10th day of April 1942.

(Signature)

L. Wakabayashi

M. Wraight  
Witness

FOR DEPARTMENTAL USE



INFORMATION FROM R.C.M.P.

Date March 13, 1943.

Our File No. 2077

Full Name WAKABAYASHI, Chuzo  
(Surname in Block Letters)

Registration No. 10405

☒ Male - Female  
(check)

Age Nov. 22, 1918

Former Address 439 Powell Street, Vancouver.

Date Evacuated 21/4/42

☒ Naturalized - Canadian-Born - National  
(check)

Present Address Frankel Bros. Steel Co., 383 King St. W. Toronto, Ont.  
Toronto, Ontario (Verified Sept. 15, 1943)

☒ Married - Single  
(check)

Name of Wife \_\_\_\_\_

Name of Husband \_\_\_\_\_

Name of Mother <sup>nee</sup> (TSUCHIDA), Tatsu

Name of Father Chuya, #02955.

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

Requested by J. Spratt

Registered with Custodian Yes.

(Yes or No)

Additional Information Truck Driver.



Catalogue No. 144.

File No. 2077.

WAKABAYASHI, Chuzo

Reg. No. 10749

Civic Address: 2456 McGill Street, Vancouver.

Legal Description: Lot 887, Town of Hastings,  
Plan 6675.

Classification: 7-room Dwelling & Garage.

-----  
Beneficial interest only under  
Declaration of Trust

For Real Property file see file attached to 8983, Tadao  
WAKABAYASHI.



INTERIM REAL PROPERTY SUMMARY

FILES: 8983

2077

**JAPANESE NAME:** Tadao WAKABAYASHI, Reg. No. 10749 (Evacuated 11/5/42)

**CATALOGUE NO:** 144

**PROPERTY ADDRESS:** 2456 McGill Street, Vancouver, B.C.

**LEGAL DESCRIPTION:** Lot 897, Town of Hastings, Plan 6675.

**TITLE:** Tadao WAKABAYASHI -- Certificate of Title 72949-L.

**ENCUMBRANCE:** Registered - Nil.

**VESTING:** Vesting in Custodian 36008 of interests of Tadao WAKABAYASHI and Chuzo WAKABAYASHI filed 5/4/3 .  
Unregistered Declaration of Trust by Tadao WAKABAYASHI dated 8/4/2, reciting that above property was purchased by declarant for \$3,000.00 of which amount Chuzo WAKABAYASHI paid \$1500.00 and acknowledging that he held an undivided half part of the said land in trust for Chuzo WAKABAYASHI.

**ASSESSED VALUE:** 1942 land \$800.00 improvements \$1400.00 - total \$2,200.00  
Taxes \$85.26.

**CLASSIFICATION:** Frame constructed two storey house with full cement basement and patent shingle roof. Consists of living room, 1 dining room, front hall, kitchen and pantry on main floor. Upstairs, 4 bedrooms, bathroom and glassed in porch off from bedroom polished fir floors. Hot water heating, laundry tubs, 1 car garage on rear of lot.

**ADMINISTRATION:** This was one of the properties in connection with which a petition of right was filed in the Exchequer Court by Morris & McLennan on behalf of the Japanese owners.

Pending decision of the Court the Custodian appointed the Pemberton Realty Corporation rental agents, with the approval dated 21/9/42 of Tadao WAKABAYASHI, the premises, unfurnished, were rented to H. Derewenko from 25/10/42 to 24/12/45, 38 months at \$35.00 per month; to Mrs. E. Wigston from 25/12/45 to 24/11/46, 11 months at \$35.00 per month; and to W.J. Haylor from 25/11/46 to 24/12/47, 13 months at \$35.00 per month. These tenancies covered a period of 62 months and the total rental revenue amounted to \$2170.00.

Morris and McLennan advised the Custodian on 10/8/42 that their client objected to renting the house unfurnished. However, on renting the premises to Mr. Derewenko, Mr. WAKABAYASHI himself sold the furnishings to Derewenko on 20/10/42



The property was listed in the catalogue of properties for sale and offers were received from:

Moore & Moore, 10/7/3	\$1800.00 Cash
H.A. Roberts 31/7/3	520.00 Cash
Chin Lin 31/7/3	2200.00 Cash
Pasquale Valente 25/8/3	3050.00 Cash
P. C. Gibbons 27/8/3	2850.00 Cash

The offer of Pasquale Valente, made through the Pemberton Realty, was submitted to Ottawa. In view of the legal question before the Exchequer Court the Deputy Custodian refused to convey. The Pemberton Realty was advised on 6/12/43 that the transaction could not be completed, and Valente's cheque for \$3050.00 returned.

Following the adverse decision of the Exchequer Court, and no appeal against the decision being made, Morris & McLennan wrote the Custodian on 7/10/47 that "in so far as we are concerned we have no further interest in the property in question". This firm, however, on 20/11/47 advised the Custodian that "Tadao WAKABAYASHI has requested us to supervise the sale of his house. We of course, on behalf of Mr. WAKABAYASHI do not wish to see the house re-rented as a better price can be obtained if the house is vacant".

On 22/12/47 Morris & McLennan advised that arrangements for the sale of the property had been completed between Mr. WAKABAYASHI and Mr. and Mrs. Arthur Shure for a consideration of \$5250.00, and on 31/12/47 approved of conveyance by transmission to the Secretary of State and deed to purchasers. Conveyance is at this date under way. When completed the funds credited to the account of the registered owner, Tadao WAKABAYASHI, will be equally divided between him and his brother Chuse WAKABAYASHI, whose interest is held under the unregistered declaration of trust dated 8/4/2.

This ledger account at present shows a real estate credit, derived from rentals of \$1370.00, the debits are - commission on rents \$108.50, repairs \$59.40, sundries \$80.80, taxes \$443.27, Certificate of Encumbrance \$1.00, appraisal fee \$5.00, advertising \$4.00 and insurance \$16.50, a total of \$718.47.

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

*Awaiting CT  
3-2-4*

*Purchasers have placed a mortgage on the property, and Certificate of Title is held in Land Registry Office*  
25-3-4

*Jan Macpherson*  
Jan Macpherson 1948  
17/11/2  
*Mr.*



REG  
NO.

NAME

FILE

(See also File 8983)

[illegible]



COPY

4036

original  
in 8983

DECLARATION OF TRUST

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, TADAO WAKABAYASHI, of 2456 McGill Street, in the City of Vancouver, in the Province of British Columbia, Truck Driver, SEND GREETING:

WHEREAS by an Indenture dated the 26th day of June, 1941 and registered in the Land Registry Office in the City of Vancouver, in the Province of British Columbia as Number 23983M and registered in the Registry Office for the County of Vancouver, British Columbia, as Number 58749, Jens Dignas of the City of Vancouver, in the Province of British Columbia, Blacksmith, agreed to convey to me all that certain parcel or tract of land and premises situate, lying and being, in the City of Vancouver, Province of British Columbia, and known and described as Lot 887, Town of Hastings, and also the goods, chattels and personal effects more particularly described in the said Indenture, on the terms and conditions therein contained;

AND WHEREAS I have now made the further payment provided in the said Indenture;

AND WHEREAS by a further Indenture dated the 31st day of March, 1942 and registered in the Land Registry Office in the said City of Vancouver as Number 72949"L", the said Jens Dignas conveyed to me the said lands and premises;

AND WHEREAS the whole consideration or sum paid by me for the purchase of the said lands, premises, goods and chattels was \$3,000.00, of which sum one-half part was money of me, the said Tadao Wakabayashi, and one-half part was money of my brother, Chuzo Wakabayashi of 2456 McGill Street, in the City of Vancouver, aforesaid, Logger, and the said purchase was made by me as to one equal undivided half part of the said land as a Trustee for and on behalf of the said Chuzo Wakabayashi, as I do hereby admit and declare.

NOW THESE PRESENTS WITNESSETH that in consideration of the premises, I hereby acknowledge and declare that I, my heirs,



executors, administrators and assigns, do and shall respectively stand seized of one undivided half part of the said lands with the appurtenances conveyed by the said Indentures, in trust for the said Chuzo Wakabayashi, his heirs and assigns forever and that I or my heirs, executors, administrators or assigns, will convey, lease or dispose of the same in such manner as he or they shall lawfully direct.

IN WITNESS WHEREOF I have hereunto set my hand and seal,  
at the City of Vancouver, in the Province of British Columbia, this  
8th day of April, 1942.

SIGNED, SEALED AND  
DELIVERED by Tadao  
Wakabayashi, in the  
presence of

"Tadao Wakabayashi"

"Winnifred Soohen"  
311 - 602 West Hastings  
St., Vancouver, B. C.,  
Stenographer.

.....

PROVINCE OF BRITISH COLUMBIA )

TO WIT: )

I, Winnifred Soohen, of the City of Vancouver, in the  
Province of British Columbia, make oath and say:

1. That I was personally present and did see the within  
instrument duly signed and executed by Tadao Wakabayashi therein  
named, for the purposes thereof.
2. That the said instrument was executed at the City of  
Vancouver, in the Province of British Columbia.
3. That I know the said Tadao Wakabayashi and that he is  
of the full age of twenty-one years.
4. That I am the subscribing witness to the said instrument  
and am of the full age of sixteen years.

SWORN before me at the City of Vancouver, )  
in the Province of British Columbia, this )  
8th day of April, 1942. )

"Winnifred Soohen"

" J. A. MacLennan"  
A Commissioner for taking Affidavits  
within British Columbia.



Extract from letter written by Chuzo Wakabayashi to  
Tadao Wakabayashi his brother, Dated Jan. 19, 1943.

"About your letter from Custodian, which I have enclosed with this letter, I would like you to write Mr. Peers instructing him to send all of the net rentals to you: then if you ain't hard up (I'm just trying to be funny) you could set aside the money, a sort of sinking fund: I know that after duration we'll will be needing all the money we can possibly get to refurnish, re-decorate and remove the house. I think it will help a lot then but in the meantime do not hesitate to use it if you need it 'cause I'll be asking you if I need it: don't worry about me, if I'm hard up I'll take you up on it, Tad, so you write to office of Custodian telling him such and such and let me know the developments. And bring to their notice the mistake in spelling my name. Ask them to make the cheque payable to you. If Mr. Peer don't like the idea of making cheque payable to just one party let me know and I'll write him. Just for reference sake I'll write down his address; by the way my registration number is 10405, remember that."



MEMORANDUM

File Nos.: 2077)  
4036)  
8983)

February 3rd, 1943

To: Mr. Spain

From: Mr. Green

Re: WAKABAYASHI, Chuza  
WAKABAYASHI, Chuya  
WAKABAYASHI, Tadao

Would you please refer to my letter of October 7th to Messrs. Norris and MacLennan? This calls for the following comments.

8983  
4036

(1) Things stored at 573 East Hastings St., being the property of the B. C. Purchaser's Association. Although on file 8983 Messrs. Pemberton's report that the father, Mr. Chuya Wakabayashi, was taking the bean curd manufacturing equipment with him, this appears not to be the case since at least part of it is evidently stored at this address. I do not think this requires any further attention.

(2) Things stored at 439 Powell St. in rear wood shed. I believe this is satisfactory but would like a check made of this. The list is attached to Chuya Wakabayashi's "JP" form.

(3) Things stored at 2456 McGill Street. Messrs. Pemberton's report that this was all sold to the present tenant, Harry Derewenko. This seems satisfactorily to cover the declaration both of the father, Chuya Wakabayashi, and the son, Tadao Wakabayashi.

If, therefore, you will have a note put on each of these files about the things at 439 Powell Street, I think that everything will be clear.

HFG:IF



REAL ESTATE  
INSURANCE



MORTGAGES  
LEASEHOLDS

MARINE 6421

*H.A. Roberts Ltd.*

466 HOWE STREET  
VANCOUVER, B.C.

1943

July 9

The Custodian,  
506 Royal Bank Bldg.,  
675 W. Hastings St.,  
Vancouver, B. C.

Dear Sir:

Re: 2077/8983

On behalf of a client  
we herewith tender the sum of \$520.00 for  
Catalogue #144 - 2456 McGill St. - Lot 887 -  
Block - District Lot H. T.

We enclose herewith  
certified cheque for \$52.00, being 10% of the  
above tender.

Yours truly,

H. A. ROBERTS LIMITED.

*W. B. Rowllings*

Sales Manager.

W. B. Rowllings /W

Encl.



July 31st, 1943

Mr. Chin Lin,  
215 Keefer Street,  
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 144.

Your cheque for \$220.00 and offer to purchase 2456 McGill Street for the sum of \$2,200.00 has been received and considered.

We are not able to accept this tender and are returning your cheque herein. No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$3,000.00.

If you should wish to submit another offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

It will not be necessary to send any deposit until we advise you whether your revised bid will be recommended for acceptance.

Yours truly,

F. G. Shears  
Director

FGS/GH

Enc.



2377 & 8983

July 31st, 1943

Messrs. Moore & Moore,  
1044 Melville Street,  
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 144.

Your letter of the 19th instant in which you offer to purchase 2456 McGill Street for the sum of \$1,820.00 has been received and considered.

No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$3,000.00.

If you should wish to submit another offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

It will not be necessary to send any deposit until we advise you whether your revised bid will be recommended for acceptance.

Yours truly,

F. G. Shears  
Director.

FGS/GH



2077 & 8963

July 31st, 1943

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

Dear Sirs:

Re: Catalogue No. 1444

Your letter of the 9th instant written on behalf of a client enclosing cheque for \$52.00 and offer to purchase 2456 McGill Street for the sum of \$520.00 has been received and considered.

We are not able to accept this tender and are returning your cheque heroin. No acceptable tender has been received on this property and we are not prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$3,000.00.

If you should wish to submit another offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

It will not be necessary to send any deposit until we advise you whether your revised bid will be recommended for acceptance.

Yours truly,

F. G. Shears  
Director.

FCS/GH

Enc.





# P. C. GIBBENS & CO. LTD.

TRUSTEES, FINANCIAL AND ESTATE AGENTS

NOTARY PUBLIC

ADDRESS ALL COMMUNICATIONS TO THE FIRM:

254 EAST HASTINGS STREET

VANCOUVER, B. C.

REGISTRATION SECTION  
AUG 25 1943  
Ans.  
Referred

August 24th, 1943,

The Custodian,  
506 Royal Bank Building,  
City.

Dear Mr. Shears:

RE Catalogue No. 144  
2456 McGill Street.,

Further to the writer's conversation we beg to submit a tender for the purchase of the above property at a gross price of \$2850:00. all cash.

When you have considered same we, indeed, will be very pleased to hear from you and upon your confirmation of its acceptance we can secure our client's cheque to consummate the negotiations.

Yours very truly,

P. C. GIBBENS & CO. LTD.

PER:

L.R. Maddaford.  
Manager!

LRM.s

Established Over A Quarter Of A Century



ESTABLISHED 1887

# Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET  
VANCOUVER, CANADA  
August 25, 1943.

EVACUATION SECTION	
AUG 26 1943	
File No.	2077/8983
Ans.	
Referred	Shears

Department of the Secretary of State,  
Office of the Custodian,  
506 Royal Bank Building,  
VANCOUVER, British Columbia.

Dear Sir:

We have today taken an offer with 10% deposit on Catalogue #144,  
2456 McGill Street, from Pasquale Valente and Angeline Valente, joint  
tenants, at a price of \$3,050.

Kindly advise us.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED.

*W G Moore*

W. G. Moore.

WGM/jm



2371/8983

26th August, 1943.

The Penberton Realty Corporation Ltd.,  
418 Howe Street,  
Vancouver, B.C.

Attention: Mr. E.G. Moore

Dear Sirs:

Re: Catalogue No. 144  
2456 McGill Street.

Your letter of the 25th instant written on behalf of Pasquale Valente and Angeline Valente in which you submitted an offer to purchase 2456 McGill Street for the sum of \$3,050.00, has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the full purchase price, namely \$3,050.00.

Kindly advise the full names, addresses and occupations in which this property is to be registered and also state whether or not the Transferees are British Subjects.

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 clients will then be in a position to assume control of this property.

Yours truly,

F. G. Shears,  
Director.

PMH

*Amulet*



2077/8983

27th August, 1943.

Messrs. P.C. Gibbons & Co., Ltd.,  
254 East Hastings Street,  
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 114  
2456 McGill Street.

This will acknowledge receipt of your letter of the 24th instant in which you submitted a revised tender for the purchase of the above property for \$2,850.00.

As we advised you over the telephone we could not give you any assurance that this offer could be considered in view of the fact that our appraised value was \$3,000.00. We advised that we would have this valuation checked, but due to the fact that an offer in excess of the appraisal has been accepted you must consider the matter closed as far as the offer of your client is concerned.

Yours truly,

F. G. Shears,  
Director.

*F. G. Shears*

FCS/PMH



ESTABLISHED 1887

# Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 5241

418 HOWE STREET  
VANCOUVER, CANADA

September 1, 1943.

EVACUATION SECTION	
Rec'd	SEP 1 1943
File No.	2077
Referred	

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

Dear Sirs: re Catalogue No.144, 2456 McGill Street  
Your File No.2077/8983

Referring to your letter of August twenty-sixth, we now have pleasure in enclosing certified cheque for \$3,050.00, being the full purchase price herein.

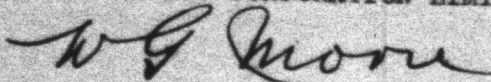
Please prepare Deed in the names of the following:  
Pasquale Valente, and his wife, Angeline Valente, as Joint Tenants, Mr. Valente is a Taxi Operator, and is an Italian citizen. Mrs. Valente before her marriage was an American citizen. They reside at 2001 Grant Street, Vancouver,

We confirm the sale price at \$3,050.00, the purchaser paying all cash. Adjustments of sale to be made as of date of completion of transaction. A commission of 5% on the gross sale price to be paid to us when the transaction is completed.

We shall be pleased to receive the necessary papers and statement of adjustments at your early convenience.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED



W. G. Moore

WGM-D  
Enc.



MEMORANDUM

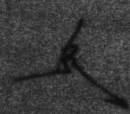
File Nos.: 8963  
2077

Oct. 22nd, 1943

To: Mr. Spain  
From: Mr. Green


Re: Tadao WAKABAYASHI  
Chuseo WAKABAYASHI

It seems pretty clear from my memorandum of February 3rd that the premises at 2456 McGill St. contain no furniture but as this property is shortly to be sold, I should just like you to confirm this the next time you are out that way.



HFG:IF

Mrs. Derewenko informed me that they had purchased everything in the house from Mr. WAKABAYASHI before his evacuation and that nothing belonging to the Japanese remains at this address.



GBS/HMS





8983 & 2077.

November 9th, 1943.

Mr. Tadao WAKABAYASHI,  
Registration No. 10749,  
Blind Bay, B. C.

Dear Sir:

Many thanks for yours of November 4th and your confirmation that everything left on the premises at 2456 McGill Street was sold to the tenant with the possible exception of some of Mrs. Ebata's belongings. As suggested, we will write to her.

Turning to the question of shipment of effects stored with the B. C. Purchasers Association, will you please follow up the instructions given in our enclosed form letter, 107. As the effects were stored in your father's name, we think your father should also sign the forms. In this connection, we are very sorry to have to inform you that the premises of the B. C. Purchasers Association which, as you know, were under the care of Messrs. Norris & MacLennan, have been broken into and a great many things stolen. We understand that Messrs. Norris & MacLennan are arranging for some representatives of this Association to visit Vancouver in the near future and try to identify the remaining belongings.

Yours truly,

H. F. Green,  
Protection Department.

HFG/P.  
Encl.

\* file 9682

Consider unnecessary, no action  
declared



2077/8983

REGISTERED

6th December, 1943

The Pemberton Realty Corporation Ltd.,  
418 Howe Street,  
Vancouver, B.C.

Dear Sirs:

Box Catalogue No. 144,  
2456 McGill Street

On August 26th last we advised you that we were prepared to recommend the acceptance of the offer of your client to purchase the above property for the amount of \$3,050.00. Acknowledgment was made of this sum on September 11th.

We regret that upon submission to Ottawa they are not prepared to complete the transfer of this property at the present time. It is therefore necessary for us to return your cheque for \$3,050.00 herein.

If at a later date this property is made available for sale we will be pleased to contact you in case your client might still be interested, but at the present time we can give no assurance of this.

Again regretting we are unable to complete this deal.

Yours truly,

F.G. Shears,  
Director.

FGB/PHEI.



VIA AIR MAIL

COPY

# CANADA

## DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL  
COMMUNICATIONS  
TO THE  
CUSTODIAN'S OFFICE

PLEASE REFER

TO J-71B  
FILE NO.

Victoria Building,  
7 O'Connor Street,  
Ottawa, Ontario,  
January 4th, 1944.

K.W. Wright, Esq.,  
Office of the Custodian,  
Royal Bank Building,  
Vancouver, B.C.

Dear Mr. Wright: -

Re: Tadao Wakabayashi

This is another of the Petition of Right cases and the above party claims that he is a Canadian born Japanese, who was evacuated from the City of Vancouver to Blind Bay on or about the 14th May, 1942.

He claims he listed his property with the Custodian on the 13th May, 1942 and that he was the owner of 2456 McGill Street, described as Lot 887, Town of Hastings, Plan 6675. He further states the property is rented and that the rent is sufficient to maintain the property.

Will you please let me have the file by registered mail, but in the meantime let me have an airmail letter advising as to whether or not the above statements of fact are correct, together with a copy of the J.P. Declaration form he claims to have made.

I shall also appreciate a statement of receipts and disbursements, certified by Mr. Goode.

Yours very truly,

"G.W. McPherson"

G.W. McPherson  
Executive Assistant

GWA/L



B963 & 2077  
Evacuee

509 Royal Bank Building,  
Vancouver, B.C.,  
January 6, 1944.

G.W. McPherson, Esq.,  
Executive Assistant to the  
Secretary of State of Canada,  
Victoria Building, 7 O'Connor Street,  
Ottawa, Ontario.

Dear Mr. McPherson:

Re: Tadao Wakabayashi and  
Chuzo Wakabayashi

Your communication of 4th instant has just been received.

According to the R.C.M.P. report Tadao Wakabayashi is Canadian Born and was evacuated on May 14th, 1942 from 2456 McGill Avenue, Vancouver to Blind Bay, B.C.

You will note from enclosed copy of Certificate of Encumbrance that Tadao Wakabayashi is the registered owner of Lot 887 Plan 6675. A Declaration of Trust has been filed under date of 8th April, 1942 indicating that Wakabayashi holds an undivided half interest in the above land as trustee for Chuzo Wakabayashi.

We enclose herewith copy of J.P. Form for Tadao Wakabayashi as well as copy of J.P. Form signed by Chuzo Wakabayashi. We also send you a copy of Memo compiled by Mrs. McArthur and Statement of Receipts and Disbursements certified by Mr. Good.

In accordance with your instructions we are forwarding the above numbered files to you by registered mail.

Yours truly,

K.W. WRIGHT  
COUNSEL TO THE CUSTODIAN

KWW/LG  
Encls.



MEMORANDUM FOR THE FILE. #2077

January 6, 1943.

Re: Chuze WAKABAYASHI, Reg. No. 10405, Canadian born.

On April 10th, 1942 Chuze Wakabayashi declared that he owned no real property in the protected area of British Columbia. Subsequently it has appeared that he holds a beneficial interest in property at 2456 McGill Street, Vancouver, described as Lot 887, Hastings Townsite.

A formal declaration of trust dated April 8, 1942, made by Tadao Wakabayashi covering an undivided one half interest in this property is on file but is not recorded on the Certificate of Title.

Particulars showing Chuze's beneficial interest are included in the statement on file 8983.

The file of this Japanese person discloses no other real property interest.

*Wm*



8983

2077/

4th November, 1947.

Mr. Tadas Wakabayashi,  
Registration #10749,  
Notch Hill, B.C.

Dear Sir:

Re: 2456 McGill Street.

You are aware that Messrs. Norris & MacLennan filed a Petition of Right in respect to the sale of the above property.

Mr. MacLennan now advises that as a result of the decision handed down by the Exchequer Court they have no further interest in this matter.

Owners of two other parcels which were included in the same application to the Courts have signified their wish to have their properties sold.

Will you please advise if you desire to dispose of 2456 McGill Street, either at a price which you may decide upon or after advertising the property for sale, submitting any offers received for your consideration.

Our files indicate that while you are the registered owner, there is a Declaration of Trust under which your brother, Chuso, has a half interest in this property.

Please let us have a reply to this letter expressing your wishes in regard to this matter.

Yours truly,

F. G. Shears,  
Director.

FGS/PBH



6983  
2077

January 7th, 1948.

K. W. Wright, Esq.,  
Counsel to the Custodian,  
Office of the Custodian,  
Victoria Building,  
7 O'Connor Street,  
Ottawa, Ontario.

Dear Mr. Wright:

Re: Lot 887, Town of Hastings, Plan 6675.  
2456 McGill St., Vancouver, B.C.

I am enclosing herein Transmission and Deed to the purchasers of the above property. This was one of the properties included in the Petition of Right. The owners have requested sale and this has been negotiated through Messrs. Norris & MacLennan.

Will you please have the enclosed documents signed by the Assistant Deputy Custodian and return in due course, and oblige,

Yours truly,

F. G. Shears,  
Director.

FOS/ER  
Encs.



*Norris & MacLennan*

BARRISTERS AT LAW, SOLICITORS  
NOTARIES PUBLIC

T. D. NORRIS, K.C. - J. A. MACLENNAN, LL.B.

BANK OF NOVA SCOTIA BUILDING  
602 HASTINGS STREET WEST

*Vancouver, B.C.*

TELEPHONE PACIFIC 5254

CABLE ADDRESS: "NORRIS"  
VANCOUVER, CANADA

Your file: 8983

December 22, 1947.

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

EVACUATION CERTIFICATE	
DATE	DEC 29 1947
FILE NO.	8983
APPROVED BY	
REFERRED BY	<i>W. McArthur</i>

Dear Sir:

Re: Tadao Wakabayashi and  
2456 McGill Street,  
Vancouver, B.C.

Final arrangements for sale have now been completed between Mr. Wakabayashi and Mr. and Mrs. Arthur Munro. The property has been sold for \$5250.00 cash, and we are today forwarding the Deed of Land to Mr. Wakabayashi for execution. It would be appreciated if you would let us have the Custodian's Vacating Certificate in respect of Vesting No. 36008.

Yours sincerely,

NORRIS & MacLENNAN

Per: 

JAM:mk



*Norris & MacLennan*

BARRISTERS AT LAW, SOLICITORS  
NOTARIES PUBLIC

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

BANK OF NOVA SCOTIA BUILDING  
802 HASTINGS STREET WEST

*Vancouver, B.C.*

TELEPHONE PACIFIC 9254

CABLE ADDRESS: "NORRIS"  
VANCOUVER, CANADA

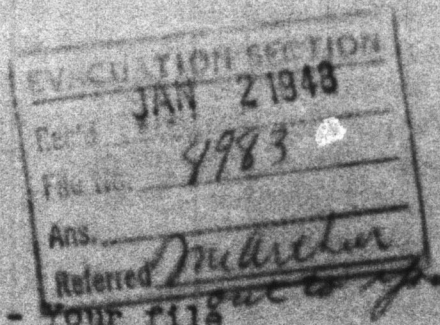
31st December, 1947.

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

Attention: Mrs. MacArthur.

Dear Sirs,

re: Tadao Wakabayashi - Your file  
8983.



With reference to 2456 McGill Street, we understand you will prepare a transmission from the Secretary of State to the purchasers of the above property from Mr. Wakabayashi.

A consideration is \$5,250 cash and the purchasers are as follows:

Arthur Munro, Cpl., R.C.M.P.,  
and Lena Munro, wife of the said  
Arthur Munro, both of 2456 McGill  
Street, in the City of Vancouver,  
in the Province of British Columbia,  
as Joint Tenants.

The legal description of the property in question is "Lot 887, Town of Hastings, Plan 6675".

As we informed you, we have already prepared Deed of Land for the signature of Mr. Wakabayashi, but we have no objection if you would prefer to have transmission executed by the Secretary of State.

Yours truly,

NORRIS & MACLENNAN

Per 

JAM/mhw