

214³

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: ITO, Kazumi
HOME ADDRESS: Ganges, B.C.
REGISTRATION NUMBER 07397 SEX: Male AGE: 21
OCCUPATION: Farmer

(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: Works for father Nabazo
MARRIED? Yes
NAME OF WIFE OR HUSBAND: Grace Hidako
ADDRESS OF WIFE OR HUSBAND: Ganges B.C.
NAMES OF ANY LIVING CHILDREN: NONE

ADDRESS OF CHILDREN: NONE
AGE OF CHILDREN:

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

1. LOCATION AND DESCRIPTION: Lot F of H.5.67, Block 2, D.L. 721, Gpt 1 N.W.D. in Vancouver City near 49th Street.
2. BUILDINGS AND OTHER IMPROVEMENTS: NONE
3. INSURANCE (Give particulars; state where policies are) NONE
4. TAXES (Amount and where payable) \$11.03 paid to City of Vancouver for 1941.
5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) NONE
6. OCCUPANCY AND LEASES (If vacant so state) VACANT

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In declarant's possession
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: Dwelling house at Ganges B.C.
with father Nakazo.
2. LANDLORD'S NAME AND ADDRESS:
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
4. STATE WHEREABOUTS OF LEASE:
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid):
6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
List of property & furniture herewith all
in Ganges B.C. house at present occupied
by declarant.
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY

4. INSURANCE CARRIED ON ABOVE PROPERTY:

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)

\$50⁰⁰ Victory Bond 1951 Maturity? all in declarant's
\$120⁰⁰ War Savings Bonds } possession

8. BANK ACCOUNTS:

Royal Bk. East End branch Vancouver B.C. #1717 Balance \$100.

9. LIFE INSURANCE:

\$1000 with Manufacturers Life, Vancouver Branch
Policy #670701 held by declarant, premium due September 1942.
beneficiary wife Hidako

10. INTEREST IN ANY ESTATES OR TRUSTS:

NONE

11. SAFETY DEPOSIT BOX:

LIABILITIES:

1. PERSONAL DEBTS:

NONE

2. TRADE DEBTS:

REMARKS:

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

Dated this

6th

day of

April

1942.

(Signature)

Kazumi Ito

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date January 18, 1944

Full Name ITO, Kazumi
(Surname in Block Letters)

Registration No. 07397 Male - Female
(check) Age June 10, 1919

Former Address Woodfibre, B. C.

Date Evacuated May 5, 1942 Naturalized - Canadian-Born - National
(check)

Present Address Box 34, Magrath, Alberta.
6466C.E. Parry, Box 126, Lethbridge, Alta. 630 Roslyn Avenue,
May 14/46: 2219 St. Antoine St., Montreal, Que. Westmount, Montreal, P.Q.
Aug. 18/46: 4502 Montreal, Montreal, Quebec.

Married - Single
(check) Name of Wife (Nee KAWANO) Grace Hideko #11727

Name of Husband

Name of Mother (Nee ISUMIGAWA) Hatsu (Deceased) Name of Father Nakazo - #10091

Names of Children under 18

Wataru (M) 31/10/43 - deceased.

Our File No. 2143 Registered with Custodian Yes
(yes or no)

Requested By W. J. Johnston

Additional Information Millworker.

REAL PROPERTY SUMMARY

File 2143

JAPANESE NAME: Kasumi ITO - - Reg. No. 07397.

CATALOGUE NO: 236.

PROPERTY ADDRESS: St. Margarets Road near 45th Ave. East, Vancouver, B. C.

LEGAL DESCRIPTION: Lot "F" of Lots 4 to 7, Block 2 of Blocks 1 to 4, and 12 to 15, District Lot 721, Group 1, New Westminster District, Plan 3351.

TITLE: In the name of Kasumi ITO.

ENCUMBRANCE: Vesting 36145 - 6th May 1943.

ASSESSED VALUE: 1943 -
Land \$145.00
Improvements \$ None Taxes \$11.45.

CLASSIFICATION: Vacant City lot.

HISTORY OF
ADMINISTRATION: Land unoccupied and no revenue.

SOLD: To Margaret Cochrane PAULUS for \$120.00 as of December 12th, 1945.
Approved by the Advisory Committee 5th March 1945.

FUNDS: Released to the credit of Kasumi ITO, sale price \$120.00, less
Certificate of Encumbrance \$1.00, appraisal \$5.00, advertising
\$4.00, taxes \$23.02, registration fee \$6.75, commission \$6.00,
closing adjustments \$4.86, total \$50.63. Net amount released
\$69.37.

TITLE: Sent by registered mail on March 22nd, 1946 to Margaret Cochrane
PAULUS.

OLD C. OF T. In possession of the owner. *Registered*
NO. 56100-L:

The above summary is certified to be in accordance with the in-
formation on file and on record by accounting department.

DATED August 7th, 1946.

IN:ML

John Macpherson

REG.
NO.

07397

NAME

ITO, Kazumi

FILE
NO.

2143

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	

The above Evacuee owned a parcel of vacant land on St. Margarets Road near 45th Avenue East, Vancouver. No insurance was carried on this property.

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

E. Robertson

Dated

Aug 1/46.

SUMMARY of LIABILITIES

ITO, Kazumi (Mr.)

Reg. No. 07397

File No. 2143

This file reveals no claims against the above Japanese person.

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

Elhabertson

DATED

Aug. 1/46

PERSONAL PROPERTY SUMMARY

Kazumi ITO (Mr.)

Reg. No. 07397

File No. 2143

Chattels:

The above Evacuee declared some chattels at Ganges, B.C. Mr. Mount, Agent at Ganges, B.C., reported a number of chattels belonging to Kazumi ITO as being stored in this Evacuee's father's house at Salt Spring Island. The majority of these chattels were shipped to K. Ito at Lethbridge, Alberta, on November 9th, 1943, a bedroom suite and gateleg table having been sold at Salt Spring Island Auction No. 1 on November 3, 1943. (See Supplementary Summary and Schedule attached).

Specified Articles:

No Specified Articles are revealed on this file.

Bonds:

Declared by Evacuee as being in his possession:

\$50.00 Victory Bond - 1951 Maturity

\$120.00 War Savings Certificates

No action regarding these securities was taken by the Custodian.

Bank Account:

Evacuee declared \$100.00 in account #1717 in Royal Bank of Canada, East End Branch, Vancouver. No action regarding these funds was taken by the Custodian.

Life Insurance:

A \$1000.00 Manufacturers Life Policy, No. 67071, was declared by K. Ito as being in his possession. Beneficiary - wife, Hidiko. At no time has this policy come under the jurisdiction of the Custodian's Office.

NO OTHER PERSONAL PROPERTY OF ANY KIND WHATSOEVER BELONGING TO THE ABOVE EVACUEE IS REVEALED ON THIS FILE.

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

DATED: Aug 11/46

E. Robertson

CHATELS SUMMARY

File No. 2143

August 14, 1946

Re: Kazumi ITO (Mr.)
Reg. #07397.

In his JP form dated April 6, 1942 this Japanese person stated "List of property and furniture herewith all in Ganges, B. C. house at present occupied by declarant", but no such list is found attached to the declaration form. However, under date of May 26, 1942, the agent, G. C. Mount, reported that this Japanese left his personal property stored in the upstairs portion of his father's house on Salt Spring Island. (List of personal property forms part of Mr. Mount's report, filed at back of real property section of this file).

Three pieces of the bed room suite and a table were sold at Salt Spring Island Auction No. 1 on November 3, 1943 and the remainder of the effects belonging to this Japanese were shipped to him at Lethbridge at his request on November 10, 1943. (See Custodian Inventory dated October 5, 1943 and B. C. Security Commission's letter of September 30, 1943).

The only thing outstanding appears to be "1 Carton of personal effects" which, according to the memo on file dated October 6, 1943, would appear to have been moved to Custodian Storage at Mahon Hall, Ganges, as there is nothing further on file to indicate that this carton was ever shipped to the Japanese. However, it is noted in the B. C. Security Commission's letter of September 30, 1943, that this Japanese instructed them not to send the "photography magazines" and it is possible that this carton may contain such. *

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

* On the assumption that the goods in this carton are considered of no value by the owners no further action has been taken by this office. L.R.

E. Robertson
E. Robertson.

NAME LTJ. Gerald Katumi

REGISTRATION NO. 07397

FILE NO. 2143

The following chattels were sold by public
auction at Salt Spring Island, B.C. on November 1, 1943.

3 Piece suite
3-leg table

\$ 46.00
2.50

Total:

\$ 48.50

Less Expenses:

\$ 11.36

Net Proceeds Credited: (Auctioneer's Fee: \$4.85
(Advertising: 0.36
(Moving: 6.15

\$ 37.14

Members of Custodian Staff Present. Mr. Carlson.

Extracted from Auctioneering list No. Salt Spring Island, No. 1.

Remarks.

REPORT OF KAZUMI ITO, #07397, JAPANESE, SALT SPRING ISLAND

- (1) This man declares on Form J.P. that he is the owner of Lot # of 4, 5, 6, & 7. Block 2-D.L. 721 Group 1 N.W.D., in Vancouver city near 49th Street. He declares no buildings, no insurance.

This property has not been investigated or inspected by this agent.

There is no other property here. (*at Salt Spring Island*)

- (2) As above, in (1).

- (3) Following is an inventory of personal property, etc., which is stored in the upstairs portion of a house on Salt Spring Island belonging to No. 10091, Nakazo Ito, father of the above-mentioned Kazumi Ito:

Bedroom

- | | |
|--|-------------------------|
| 1 bedroom suite <i>Suit</i> | 2 Japanese dishes |
| (dresser, bed, chiffonier, bench) | 6 sherbet dishes |
| 1 wall table <i>S</i> | 1 trinket box |
| 2 bed lamps | Recipe books |
| 1 trunk <i>chance</i> | 1 mirror |
| 1 Japanese dress & accessories | 18 picture frames |
| wedding outfit | Window curtains |
| 4 bed spreads | 1 alderwood tray |
| 3 towel sets & bath towel | 1 wooden fruit bowl |
| 3 cushions | 5 flower vases |
| 1 alarm clock | 3 silver cake plates |
| 10 prs. pillow cases | 2 silver bread trays |
| 1 pr. flannel sheets | 1 silver casserole |
| 1 pr. sheets | 2 salt & pepper shakers |
| silver set | 1 vegetable dish |
| 1 musical powder box | 4 silver butter dishes |
| 1 silk table cloth | 3 butter dishes |
| 1 coat | 2 silver candy dishes |
| 11 ties | 6 glass cups & rack |
| embroidered linens | 1 fruit bowl set |
| 2 books | 1 silver pickle dish |
| 6 gramophone records | 6 cake plates |

Studio Equipment

- | | |
|--------------------|---------------------------|
| 1 Enlarger | 2 Developing Tanks |
| 1 Easel | 1 Glass Funnel |
| 1 Exposure Metre | Red bulb, 1 doz. cut film |
| 2 Tripods | packs, thermometer, |
| 1 Mendonson Flash. | glass cup |
| 7 Trays | Enlarging papers |
| 1 Spotlight | 1 New Album |
| 4 Reflectors | Oil Paint & water color |
| 2 Trimmers | Education Books |
| 3 Printing Masks | Film pack case |
| Filters | 2 doz. Mounting boards |
| 2 Sunshades | |
| Chemicals | |

*S: sold by auction 8/2/43
Salt Spring Island*

- (4) Nil *no insurance*

- (5) Nil *no liabilities*

- (6) I recommend that this property be left as it is--stored in the home of his father.

Gavin C. Mount
Gavin C. Mount.

26/5/42

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Kazumi Ito

2143
File No. ~~5700~~

Reg. No.

Company Manufactures Life Ins. Co.

Agency Calgary

Policy No. 670,701

Premium - \$ 37.40

Payable: Annually, Semi-annually or monthly

Month September Day 1st

REMARKS:

Red

Representative Agent:
Wawanesa Mutual Insurance Co.
Halifax Insurance Company

Property Management
First Mortgage Loans Arranged
Bonded Company

Morrow Realty Company Limited

REAL ESTATE . INSURANCE . FINANCIAL AGENTS

HUGH MORROW, Manager
BAYview 3707
Evenings: BAYview 9803M

1521 Broadway at Granville

Vancouver, B. C.

Rec'd	OCT 9 1945
File No.	2143
Am.	

Oct. 5/1945

Messrs. Morrow Realty Company? Limited.
Vancouver, B.C.,
Gentlemen:-

Catalog No. 236
Re Lot F/4-7, Blks. 1-4 & 12-15, D.L.721
St. Margaret Road near 45th Avenue, Vancouver
Custodian File No. 2143.

Attached please find my cheque in favour of the Secretary of
State (CANADA) in the sum of \$20⁰⁰ (Twenty ⁰⁰/₁₀₀ dollars)

to purchase the above-described
Lot F at a TOTAL CASH PRICE of \$120.00 (One hundred and twenty xx/100
Dollars,) subject to the usual statement of Adjustments for Taxes. etc.,
as of date of confirmation of the acceptance of this offer.

Witness

B.V. Perry

this 5th day of October, 1945.

Yours very truly,

Philip S. Muller Purchaser.

*original
for
Custodian*

STATEMENT RE SALE OF:

Name: ITO, Kazumi

Catalogue No: 236

File No: 2143

Street Address: St. Margaret Rd. nr. Reg. Nos

07397

Legal Description: 45th, Vancouver, B.C.
F/L-7/2/1-4/12-15/721

Date of Sale and Adjustments December 12th, 1945

	<u>Debit</u>	<u>Credit</u>
Sale Price		\$ 120.00
Real Estate Agents Commission	\$ 6.00	
Charge for Valuation	5.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	2.50	
Encumbrances:		
Unpaid Vendor		
Mortgage		
Arrears of Taxes		
Other Charges		
Adjustments:		
Fire Insurance		
Taxes		.61
Water		
	<u>17.50</u>	<u>\$ 120.61</u>
Net Proceeds credited to your account		\$ 103.11

Date:.....May 1st, 1946.....

Compiled by:..George Peters.....

December 13th, 1945.

REAL PROPERTY MEMORANDUM

FILE NO: 2143

NAME: Kasumi ITO

CATALOGUE NO: 236

RE: St. Margarets Rd. nr. 45th Avenue East, Vancouver, B.C.
- Vacant Land.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, Lot "F" of
Lots 4 to 7, Block 2 of Blocks
1 to 4, and 12 to 15, District
Lot 721, Group 1, New Westminster
District, Plan 3351.

Encumbrances: Nil.

Taxes: 1945 Taxes of \$11.21 not paid.
Arrears - Nil.

Vested: No. 36145.

VALUATION BY APPRAISER: \$100.00.

AMOUNT OF BID: \$120.00.

APPROVED BY ADVISORY COMMITTEE: October 10th, 1945.

AMOUNT RECEIVED BY CUSTODIAN: \$120.00.

NAME OF PURCHASER: Margaret Cochrane Paulus.

Prepared by: *[Signature]*

Approved by: *[Signature]*

DAC:JS

2143

23rd March, 1945.

The Morrow Realty Company Limited,
1521 Broadway at Granville,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 236
St. Margarets Road, near 4th Ave.

We are in receipt of your letter of the 21st instant.

This Department is not in a position to make any request for a Building Permit because of the circumstances referred to, so that we regret we are unable to co-operate in this matter.

If, on account of the building restrictions, your client, Mrs. Paulus wishes to withdraw her offer we are prepared to cancel this deal and are returning herein the amount of your deposit, namely \$20.00.

Yours truly,

F. G. Shears,
Director.

FGS/PMH

encl.

Representative Agents:
Wawanesa Mutual Insurance Co.
Halifax Insurance Company

Rec'd	MAR 22 1945
File No.	3143
Ans.	
Forward	

Property Management
First Mortgage Loans Arranged
Bonded Company

Morrow Realty Company Limited

REAL ESTATE . INSURANCE . FINANCIAL AGENTS

HUGH MORROW, Manager
844view 3707
Evenings: 844view 8803M

1521 Broadway at Granville

Vancouver, B. C.

March 21/1945.

Department of the Secretary of State (Canada)
Office of the Custodian, Japanese Evacuation Section,
#506 Royal Bank Bldg., Vancouver, B.C.,

Gentlemen:-

-: Re Catalog No. 236,
St. Margaret's Road, near 45th Ave.,
Lot F/4-7. Blks 1-47- & 12-15. D.L. 721 :-

Regarding this deal, our Purchaser, Mrs. Paulus, is in a quandary because of the fact that when she made her offer as per our letter to you of February 25th, 1945; it was possible at that time to get a City of Vancouver building Permit for a dwelling costing \$1500.00 without consulting Ottawa.

On March 1st, 1945, this privilege was withdrawn by Ottawa ruling, and it will now take a long time to await her turn in the quota allotted B.C. for her to receive a Permit from Ottawa.

In view of this, do you think that a letter to Ottawa could be sent by you explaining the above circumstances and requesting a Permit be granted without the long wait? If so, Mrs. Paulus will go ahead and complete her offer as per your letter of recommendation dated March 13th, 1945. The usual delay occurred pending the submission of the offer to your deciding committee, and in this time the aforesaid \$1500.00 building privilege was cancelled by Ottawa.

If nothing can be done, Mrs. Paulus has asked for a return of her \$20.00 deposit, although reluctant to do so. Please advise by early mail and oblige,

Yours very truly,
the MORROW REALTY COMPANY, Limited.

Per *R.V. Perry*

EVACUATION SECTION	
NO.	JUL 30 1945
FILE NO.	2143
AGE	4/7
RECEIVED	By [Signature]

219 St. Antoine St.
Montreal, P.Q.
July 22, 1945

Dear Sir:-

Referring to land tax file
No. 2143,

I have a property situated
in City of Vancouver and would
like to have it sold.

Serial No. - Lot F. Subdivision of Lots 4,
5, 6 & 7,

Block 2, D.L. 721. Grp. 1. NW 1/4.
Municipality of South Vancouver.

Will you please sell it at the
highest price as I need the
cash badly so please send
the money to above address,
thanking you ever so much.

Yours truly
Kazumi H.

Catalogue No. 236
File No. 2143
St. Margarets Rd. nr 45th Ave.
Lot 7/4-7, Blk. 21/1-4 & 12-13/721

January 16, 1946.

MARGARET COCHRANE PAULUS
(purchaser)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at December 12, 1945)

	DEBIT	CREDIT
Purchase price	\$120.00	
Cheques received		\$120.00
Registration fees on deed - \$120.00	4.25	
Purchaser's proportion of 1945 taxes paid - 20/365 x \$11.21	.61	
Balance owing by purchaser	-	4.86
	<u>\$124.86</u>	<u>\$124.86</u>

BALANCE OWING BY PURCHASER \$4.86

Representative Agent:
Wawanesa Mutual Insurance Co.
Halifax Insurance Company

Property Management
First Mortgage Loans Arranged
Bonded Company

Morrow Realty Company Limited

REAL ESTATE . INSURANCE . FINANCIAL AGENTS

HUGH MORROW, Manager
845view 3707
Evenings. 845view 8803M

1521 Broadway at Granville
Vancouver, B. C.

Jan. 31/1946

EVACUATION SECTION	
Date	MAR 20 1946
File No.	21/1-4
Referred	<i>Peter</i>

Department of the Secretary of State (Canada,) 07397
Office of the Custodian, Japanese Evacuation Section,
#506 Royal Bank Building, Vancouver, B.C.,

Dear Sir:-

Re: Catalog No. 236
St. Margarets Rd. near 45th Ave.,
Lot F/4-7, Blk. 21/1-4 & 12-15/721 170
Koyumi

Enclosed please find Cheque for \$4.86 (Four 86/100 dollars)
in settlement of the balance as per Statement of Adjustments; and the
Control Receipt duly signed by Mrs. Margaret C. Paulus, the Purchaser.

You may mail the Certificate of Title direct to her at #2478
East 38th Ave. Vancouver, B.C.

We also acknowledge receipt of \$6.00 commission cheque, for
which we thank you.

Yours very truly,
the MORROW REALTY COMPANY, Limited.

Per *R.V. Perry*

*ck # 826
march 19/46*

2143

August 16th, 1946

REGISTERED

AIR MAIL

Mr. Kazumi ITO,
Reg. No. 07397,
4502 Montana,
Montreal, Quebec.

Dear Sir:

We have for acknowledgement your letter of July 29th requesting that we forward to you the funds derived from the sale of your property, if it has been sold. Your file indicates that we informed you in our letter of December 12, 1945 that your property on St. Margaret's Road near 45th Avenue, Vancouver, was in course of sale and on May 1st, 1946 we sent you a statement showing the net result of this sale, together with a statement of your account which included the net figure derived from the sale of the above property. In the event that these statements did not reach you, we are enclosing copies herewith.

We now enclose Custodian cheque in the sum of \$128.04, which represents your entire credit with this office.

At your request your personal property was shipped to you at Lethbridge, Alberta in November 1943, with the exception of some bedroom furniture and a table which were sold at auction and the proceeds credited to your account, as shown in your general statement under date of December 3, 1943.

It would now appear that we have accounted for all the property of every kind left by you in the protected area which came under the control of the Custodian, and in order that you may confirm this and acknowledge the cheque we are enclosing a stamped and addressed envelope for your convenience in replying.

Yours truly,

A. G. McArthur,
Administration Department

/ER
Enc.-Custodian cheque \$128.04
-Statements (2)
-Return Envelope