

2872

**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 INFORMATIONNAME: MIZOKAMI Seitaro.HOME ADDRESS: 1012. Main Street, Vancouver, B.C.REGISTRATION NUMBER 00579. SEX: Male AGE: 50.OCCUPATION: Rooming House Keeper.

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: Self.MARRIED? Yes.NAME OF WIFE OR HUSBAND: 1012. Main Street, Vancouver, B.C.ADDRESS OF WIFE OR HUSBAND: Shizu. Gileboox No Claims 17/2/63NAMES OF ANY LIVING CHILDREN: Kuniko (F)Masako (F).ADDRESS OF CHILDREN: Kuniko in Japan, Wakayama Ken, with mother'sMasako, 1012. Main Street, Vancouver, Parents.AGE OF CHILDREN: 15, 10.**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION:

2. BUILDINGS AND OTHER IMPROVEMENTS:

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

4. TAXES (Amount and where payable)

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

6. OCCUPANCY AND LEASES (If vacant so state)

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: **1012. Main Street Vancouver, B.C.
Rooming House.**
2. LANDLORD'S NAME AND ADDRESS: **Tacoma Junk Co., Main Street,
Vancouver, B.C.**
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
\$72.50 per month, paid up to date.
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: _____
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: _____

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: _____

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) _____

About \$600.00 for Sale of Rooming House Furniture owing from a Chinaman (name unknown). (Mr. B. Shiozaki, is to collect the money from the Chinaman and send it to declarant.)
341. East Hastings Street, Vancouver

See my letter of July 21, 1942

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

8. BANK ACCOUNTS: _____

9. LIFE INSURANCE: \$2,000.00 Twenty Year Endowment, Sun Life Assurance Co., Vancouver, B.C. Beneficiary, wife, Shizu. Policy No. 2053306. Policy in own possession.

*Pushed in
O/S 26/2/42*

10. INTEREST IN ANY ESTATES OR TRUSTS: _____

11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: _____

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 13th day of April 1942.

(Signature) S. Mizokami.

Dorothy M. Chapman
Witness

FOR DEPARTMENTAL USE

MA

INFORMATION FROM R.C.M.P.

Date 16-4-43.

Our File No. 2872

Full Name

MIZOKAMI - Seitaro
(Surname in Block Letters)

Registration No. 00579

Male - Female
(check)

Age

Mar 25 - 1892

Former Address

1012 Main St. Vanc. B.C.

Date Evacuated

June 3 - 1942

Naturalized - Canadian-Born - National
(check)

Present Address

RETURNED TO JAPAN
S.S. MARINE FALCON
2ND OCTOBER, 1942

Atlantic, B.C. Unknown.

Married - Single
(check)

Name of Wife

EKAWA - Shuzie - 00991

Name of Husband

Name of Mother

in Japan

Name of Father

deceased

Names of Children under 16

Masako - 7 (F) Canada
Huneko - 12 (F) in Japan

Requested by

Amf.

Registered with Custodian

(Yes or No)

Additional Information

roominghouse

DRD.

711 Stock Exchange Bldg.,
475 Howe Street,
Vancouver, B.C.,
Nov. 21/46

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

TREASURY DEPT CLAIM \$ 250

10%

Dear Sir:

Re: MIZOKAMI, Seitaro ²⁸⁷² #00579

Please note that the above has been repatriated to Japan. At the time of repatriation, the following transactions took place:

Cash turned in - - - - - \$ Nil
Draft Issued - - - - - \$ 250.00

It will be seen that this Japanese is indebted to the Department on account of repatriation in the amount of \$ 250.00. Therefore should you receive further funds on this account such funds should be turned into this office. It will be applied first to recoup the expenditure made and, second, if there is any surplus such surplus will be remitted to Japan for the account of the Japanese in question.

Yours truly,

F. G. Coburn
F. G. COBURN,
Supervising Treasury Officer.

FGC/EJ.

15

File No. 2872

--- SUMMARY ---

November 1st, 1946

--- GENERAL ---

Re:- Seitaro MIZOKAMI,
Reg. No 00579

ASSETS:

On Page 3 of Registration by Seitaro MIZOKAMI, dated April 13, 1942 is recorded a claim in respect to sale of Rooming House Furniture and B. SHIOZAKI. However this seems to have been disposed of as per our letter July 21, 1942.

Life Insurance:

A Sun Life Insurance Co. policy No..2053306, beneficiary his wife Shizu is revealed on the declaration of April 13th, 1942. Subsequently he received the Cash Surrender value of same as per Insurance Co. letter of February 22, 1946 and ours of Feb. 26, 1946.

Life Insurance did not vest with or come under the control of the Custodian.

No other Assets are revealed on the file.

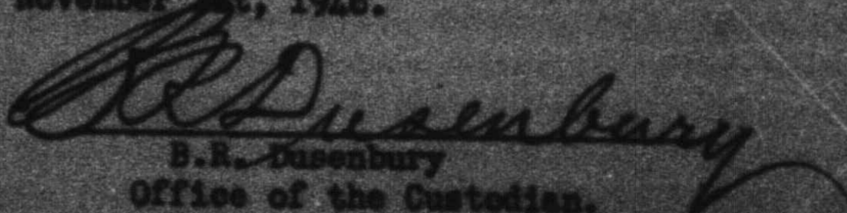
LIABILITIES:

The Claims Department of October 6, 1944 indicates "No claims on file".

NOTE: Letter of July 16th, 1942 of J.A. Russell, Attorney has not been considered as a claim hence the Claims Department "memo as above.

No other reference to Claims is revealed on the file.

The above Summary is certified to be in accordance with the information on file, November 1st, 1946.


B.R. Dusenbury
Office of the Custodian.

Office of the Custodian

SUN LIFE ASSURANCE CO. of CANADA

8th Floor, ROYAL BANK BLDG.

VANCOUVER, B.C.

February 23rd, 1948

EVADUATION SECTION

DATE FEB 23 1948

FILE NO. 2872

INITIALS *Secretary*

Mr. Seltzer Nischani,
ESQ., B. C.

Dear Mr. Nischani:

Re: Policy No. 100000

We are, today, sending our cheque in favour of yourself and your wife covering the Cash Surrender Value of this policy in the amount of \$1000.00 to the office of the Custodian here. This amount is in full settlement of all claims under this policy. We may expect to receive the cheque shortly.

Yours faithfully,

G. E. HAY
BRANCH SECRETARY.

G. E. Hay

V.O. Housley
LR

J. A. Russell & Company

Barristers and Solicitors

J. A. RUSSELL, LL.B., K.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUL 17 1942

TELEPHONES: OFFICE PACIFIC 7922
RES. - ALMA 0842

417 METROPOLITAN BLDG.
837 HASTINGS ST. W.

Vancouver, B.C.

July 16th, 1942.

Office Of The Custodian,
Japanese Evacuation Section,
808 Royal Bank Building,
Vancouver, B. C.

2872

ATTENTION R. O. ALEXANDER Esq.,
your file No. 4122.

Dear Sir:-

Re: Bunchichi SHIOZAKI.
Rooming House at 1012 Main Street.

The enclosed copy of the final document speaks for itself as a complete release by Mr. Seitaro Mizokami of any claim he might have against 1012 Main Street or against my client, Bunchichi Shiozaki.

After a sale made to Toy Quong and a deposit of \$600.00 to agents and awaiting a further \$400.00 payment and its payment and right of possession of Toy Quong, this man S. Mizokami held the fort, locked my client and his bailiffs out, threatened him with physical violence, and placed us in a position where we had either to go to the court and get an eviction order which would spell time and expense and might well mean the cancellation of Agreement of Sale to Toy Quong and the return of \$1000.00 to him. Hence, the negotiations which resulted in a within document of release.

As I have already explained, the file in this matter is voluminous. The payment of \$191.25 might well be regarded as extortion or blackmail. Instead of Mizokami having a claim against this balance fund, I am not sure that my client should not press a claim against him for principal and interest due under original conditional Bill of Sale.

If Mizokami has any assets in the control of the custodian or if you have any information of any such assets, I would like to attach same for my client and the custodian under the admissions contained in enclosed copy release. The original of this document and of all correspondence, notices, etc. are available to you at any time you care to inspect same.

You will note that the name of T. Ide appears on this

J. A. Russell & Company

Barristers and Solicitors

J. A. RUSSELL, LL.B., K.C.

TELEPHONES: OFFICE PACIFIC 7922
RES. • ALMA 0242

417 METROPOLITAN BLDG.
887 HASTINGS ST. W.
Vancouver, B.C.

2.

copy document. Ide was the Japanese interpreter who appeared in my office in the last three or four interviews looking to a settlement made. I insisted on his signature not only as a witness but because I regarded him as Misokami's agent as well as his interpreter.

Trusting this information will serve your purposes.

Yours very truly,

J. A. Russell

JAR:DB
Enc.

May 6th, 1942.

Received from J. A. Russell, Solicitor and Attorney in fact for Bunshichi Shiozaki, the sum of One Hundred and Ninety One Dollars and Twenty-Five Cents. (\$191.25)

I admit that I owe Bunshichi Shiozaki under the terms of The Conditional Bill of Sales Agreement entered into between us on 20th April, 1937. \$2380.00 or more for principal and interest under this Conditional Bill of Sale.

I admit that he has as owner and has had for some time the right of possession to the household effects, fittings, fixtures and other equipment, now in or about the premises known as the Park Hotel situated at 1012 Main Street, City of Vancouver.

I admit that he had the right to sell these goods, chattels and business including Rooming House License No. 1721 for (\$2200.00) on terms \$1000.00 cash and \$1200.00 represented by Twelve Promissory Notes of \$100.00 each, payable monthly with interest at 6%, duly signed by purchaser Toy Cuong.

I admit that I refused him and his purchaser possession and thereby put him to legal expense and otherwise.

For above \$191.25, I release all claims I have against Bunshichi Shiozaki or from any promises he may have made me at any time since 1937, including any claim I might have against proceeds of said 12 promissory notes and put him Bunshichi Shiozaki in actual possession of above goods chattels and business free of any and every claim I have or might have against him.

T. Ide.

S. Mizokami.

2872 & 4122

21st July, 1942.

Mr. Seitaro HIZOKAMI,
Registration No. 00579,
Slocan, B. C.

Dear Sir:

Our attention has been drawn to the fact that at the time you registered your assets with us you declared that there was due to you "About \$600.00 for Sale of Rooming House Furniture owing from a Chinaman (name unknown). (Mr. B. Shiozaki, 341 East Hastings Street, Vancouver, is to collect the money from the Chinaman and send it to declarant.)"

In the absence of other particulars we assume that the rooming house furniture you had in mind was that situated at 1012 Main Street on which a conditional Bill of Sale was granted to you by Bunchichi Shiozaki through his agents to Mr. Toy Quong, and at the time of sale you signed a release dated May 6th, 1942, a copy of which we have on file and which states that in consideration of a certain sum of money paid to you at that time you release all claims you have against Bunchichi Shiozaki or for any promise which he may have made you at any time since 1937, including any claims you may have against proceeds of certain promissory notes, and that you put Mr. Shiozaki in actual possession of the goods, chattels and business at 1012 Main Street (the Park Hotel) free of any and every claim you have or may have against him.

In view of this documentary evidence we are closing our file in connection with the claim made by you.

Yours truly,

R. P. Alexander
Manager

RPA:LF

File No. 2072

October 6th, 1944

CLAIMS DEPARTMENT

Reitoro NISHIZAKI - Reg. No. 00579

CREDITORS

NO CLAIMS ON FILE.

1944-10

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name MR. SEITARO MIZOKAMI

File No. 2872

Reg. No.

Company Sun Life Insurance Co.

Agency Vancouver

Policy No. 2053306

Premium - \$55.05

Payable: ^X Annually, Semi-annually or monthly

Month February Day 1st

REMARKS:

*10/18/46
ETA 26-2-46
D*