

3314

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 BAKURAI AisukoHOME ADDRESS: 328 Alexander St., Vancouver, B.C.REGISTRATION NUMBER 07724 SEX: (M) AGE: 59OCCUPATION: Retired

(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: NoneMARRIED? WidowerNAME OF WIFE OR HUSBAND: NoneADDRESS OF WIFE OR HUSBAND: NoneNAMES OF ANY LIVING CHILDREN: NoneADDRESS OF CHILDREN: NoneAGE OF CHILDREN: None

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

1. LOCATION AND DESCRIPTION: 5 acres D.L.E. 1/2 1038 D of West Vancouver, BC *Ind. Taming*2 1/2 acres Lot E. 1/2 blk S. E. 1/2 D.L. 1045 West Vancouver, BC *fall* *X*2. BUILDINGS AND OTHER IMPROVEMENTS: None3. INSURANCE (Give particulars; state where policies are) None4. TAXES (Amount and where payable) A. \$140.00 1939
B. \$60. per year paid for 1941 at D. of West Vancouver, BC

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

Mortgage on D.L.E. 1/2 of 1038 \$1500

6. OCCUPANCY AND LEASES (If vacant so state)

Vacant

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. *None* Certificate of title lot R 1
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: Rooming house at 328 Alexander St., Vancouver BC

2. LANDLORD'S NAME AND ADDRESS: B. Hatoaka, #328 Alexander St., Vancouver, BC

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

\$3 per wk. paid to date

4. STATE WHEREABOUTS OF LEASE:

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:

Personal effects at 328 Alexander St., Vancouver, BC in owner's possession

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)
\$100 Victory Bond on person

8. BANK ACCOUNTS Royal Bank of Canada North Vancouver, BC \$300

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS.
None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

REMARKS:

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

Dated this 9th day of April 1942

(Signature)

S. V. L. L. L.

Witness

FOR DEPARTMENTAL USE

P.D 30/12/43

INFORMATION FROM R.C.M.P.

Date

Sept. 3/43.

Cur File No.

3314

Full Name

SAKURAI

Aisuke

(Surname in Block Letters)

Registration No.

07724

Male - Female
(check)

Age

May 26, 1887

Former Address

139 Lonsdale Ave. N. Vancouver B.C.
Res. 500 Kild Rd. N. Vancouver

Date Evacuated

Sept 11/42

Naturalized - Canadian-Born - National
(check)

Present Address

401-1/2 Subur, opened by New Denver B.C.
atano Tashiro, B.C.

Married - Single
(check)

Widower

Name of Wife

MIZUTA Yumie (decd)

Name of Husband

Name of Mother

NAKASHIMA Isamu

Name of Father

Chudo (decd)

Names of Children under 16

Requested by

E.C.T.

Registered with Custodian

(Yes or No)

Additional Information

Fancy goods store
Lonsdale Ave. 18 acres land &
House Papilans

3314

Report of CHARLES BARRETT-LENNARD,
Chartered Accountant, 502 Randall Build-
ing, Vancouver, B. C., on the affairs of
Aisuko SAKURAI, May 2nd, 1942.

Attention Mr. C. L. Drewry

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

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
MAY 2 1942

Dear Sir:

Re: Aisuko SAKURAI - No. 07724

I beg to report as follows.

1. Location and Nature of Property.

"a" 5 acres in District of West Vancouver on Capilano River between 5th and 6th Streets. There are some shacks on the property.

"b" 2 1/2 Acres in District of West Vancouver, adjoining the above. A small house is built on the property.

2. Description of Land & Buildings.

1038
Parcel "a" 5 acres of land. About 2 acres of this is cultivated in fruit and vegetables. The buildings on this property have no value.

This property is rented to R. S. Tulley at \$5.00 per month. The rent is being paid regularly.

Kay Momose of 2475 W. 10th Ave. holds a mortgage on this property. I have gone into this liability in more detail in para. 5.

I have not checked the legal description, which is given on form "JP", or the title.

2045
Parcel "b" 2 1/2 acres of land. About one acre cleared. The small house on the property is not fit for occupation. The legal description is given on form "JP" and I have not checked this or the title.

3. Inventory. This man does not own any personal property. The personal effects at 328 Alexander Street are his clothes, of no value.

4. There is no insurance.

5. Liabilities. Kay Momose of 2475 W. 10th Ave. holds an original mortgage of \$ 1,500.00 on parcel "a" which is described as 5 acres D. L. E. 1038 D. of West Vancouver. Mr. Momose, who is a Japanese, claims that since taking the mortgage, he advanced an additional \$ 400.00, and that interest is owing for about fifteen years, and that the real liability is almost \$ 3,000.00.

In addition to the \$ 3,000.00 above, I find that the following taxes are owing to Dec. 31st, 1941.

Parcel "a"

1940 Taxes	\$ 140.03 Plus Interest
1941 "	<u>143.67 Plus Interest</u>
	<u>\$ 283.70</u>

It will soon be necessary to add the 1942 taxes to the above.

Parcel "b" There does not appear to be any taxes owing on this to December 1941.

I have been unable to discover other liabilities.

6. Recommendations. The owner wishes to sell parcel "a" for \$ 1,000.00 per acre, and parcel "b" for \$ 1,500.00 for the whole 2½ acres.

I would recommend that these properties be given to a real estate firm to sell. I believe parcel "a" has been listed by the owner with Pemberton & Sons Ltd,

Reported by,

A. Bruce Kinnaird

CHARTERED ACCOUNTANT.

C O P Y

June 19th, 1942.

Mr. Kay Momose,
Chase, B. C.

Dear Sir:

As you have probably been informed by the office of the custodian that Mr. Aisuke Sakurai has completed a quit claim deed of his property in West Vancouver to yourself.

This deed is now in my possession and if you wish to accept it in full settlement of all monies owing to you by Mr. Sakurai with regards to this particular mortgage, please notify me. Also inform me if you wish the deed registered in the Land Registry Office at Vancouver.

The fee for registering it would be \$2.50 and \$1.00 disbursement, making a total of \$3.50.

I have discussed this matter with the custodian and I will send a copy of this letter to him. In the meantime I will hold the original quit claim deed, awaiting your instructions.

Yours very truly,

S. W. S.

SWS/g.

10633 ✓

拝復六月五日附の御手紙を(モロモロ)拝見し、
御紙が私の手に入る迄は十日か、つて居る、
方、手間はかゝる、のでせう、
は、東京の通うに御親致し、
七月四日
櫻井慶助様
白瀬

Chase, B.C.

July 4, 1942

Mr. A. Sukurai
328 Alexander St.
Vancouver, B.C.

Dear Sir:

On your request I accept the
quit claim deed on the five acres of
property at West Vancouver.

Yours truly

K. Momose

FILE # 3314

NOTE TO THE FILE

The property consists of 5 acres of land in West Vancouver. Two acres of land are cultivated in fruit and vegetables.

The buildings on this property are said to be of no value. The legal description is D. L. E. 1038 D. of West Vancouver. The property is on Capilano River between 5th and 6th streets. It is now being rented to Mr. Tulley at \$5. per month.

Mortgage: Mr. Kay Momose holds an original mortgage of \$1500. claims that since taking the mortgage he advanced an additional \$400. that interest is owing for about 15 years and that the real liability is almost \$3,000. I have written to Mr. Momose for a complete statement and have also asked Mrs. Sakurai for a statement on this matter.

Tax arrears: Up to December 31st 1941 tax arrears amounted to \$283.70 plus interest. To this must be added taxes for 1942 which will shortly become due.

Offers: Messrs. R. P. Blower & Co., Ltd. offered \$2,250., \$1,000. cash and the balance of \$1,250 within one year. This is subject to deduction of 5% commission.

H. Davidson offers \$2,250.

Messrs. C. J. Archer Ltd., are also interested in purchasing this property.

Mr. Charles Barrett-Lennard advises sale at \$2,350. or better and considers \$2,400. is a fair price for the property. In his original report Mr. Barrett-Lennard stated that Mrs. Sakurai desired to sell at \$1.00, per acre, or a total of \$5,000.

Mr. Barrett-Lennard also stated that the owner had listed this property with Pembertons.

Replies are now awaited from Mr. Kay Momose and Mrs. Sakurai, at which time the exact legal status of the mortgage charged against the property must be verified.

If the claim of Mr. Kay Momose is correct the property cannot be sold for sufficient to cover taxes and the mortgage and Mrs. Sakurai should be advised to quit ~~paying~~ to the Mortgagor and then if a sale is made Mr. Momose's authority must be obtained and I believe the Custodian's office should

leave this matter in the hands of Mr. Momose if Mr. Momose
is still here.

~~(Mr. Kay Momose, formerly of 2075 West 10th Ave.,
registered)~~

PMH

RPA/PMH

C. BARRETT-LENNARD & CO.

CHARTERED ACCOUNTANTS
AUDITORS
LICENSED TRUSTEE IN
BANKRUPTCY

502 RANDALL BUILDING
538 WEST GEORGIA STREET
VANCOUVER, B. C.

Shear

TELEPHONE: MARINE 7787

June 1, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUN 3 1942

Attention Mr. C. L. Drewry

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

Your File No. 3314

Dear Sir:

Re: Aisuko SAKURAI - E 1/2 of
D. L. 1038, West Vancouver

I am in receipt of an offer to purchase this property from R. P. Blower & Co. Ltd., of \$ 2,250.00, payable \$ 1,000.00 cash, balance \$ 1,250.00 payable within one year.

You also hold an offer of \$ 2,250.00 from Mr. H. Davidson.

I understand 5% Commission will be charged by the first mentioned firm, thus reducing the net by \$ 112.50. I am of the opinion we may be able to raise the second offer one hundred, or thereabouts.

My enquiries lead me to believe that \$ 2,400.00 is a fair price for the property, and that the owner would be advised to sell at \$ 2,350.00, or better.

There is a legal complication that comes up in this transaction that I believe your office should settle. Kay Momose, a Japanese, formerly residing at 2475 W. 10th Avenue, since moved, I believe, to Chase, B. C. has a mortgage which he claims is \$ 1,500.00, plus interest for an indefinite period. Mr. Momose (see report) claims that there is over \$ 3,000.00 owing on the mortgage.

Before a sale is completed, the exact legal standing of this charge against the property should be verified by your legal department. If the claim of Momose is correct, the property cannot be sold for sufficient to cover taxes, and the Mortgage and Mr. Sakurai possibly should be advised to quit claim to the Mortgagor, and then Momose's authority obtained to put through the sale.

If you wish, I shall be pleased to discuss this matter with you at any time.

Yours truly,

C. Barrett-Lennard
Agent.

CBL/H

PHONE MARINE 5026

Shears

H. DAVIDSON

Manufacturer of

PATENTED LAMINATED SKIS
PATENTED BAKELITE BOTTOM AEROPLANE SKIS
ARCHERY EQUIPMENT

1842-52 WEST GEORGIA STREET

VANCOUVER, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
MAY 15 1942

May 13th, 1942.

R.P. Alexander Esq.,
Custodian Japanese Property,
Custodian office
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:-

From a West Vancouver real estate office I
understand it is proper to address enquiries re Japanese
property to your office.

I would like to make an offer of \$2250.00, subject
to negotiation, on a property in West Vancouver, described as
the E $\frac{1}{2}$ of D.L. 1038 West Vancouver, consisting of 5 acres.

✓ May I ask you to refer to file #3314 of (Surname)
Sakurai (Christian name) Aisuko, whom I understand is the owner
of the above described property now held in custody.

Would you be kind enough to reply to this enquiry
as soon as possible as the property I now lease has been sold.

Thanking you, I remain,

Yours truly,

HAMISH DAVIDSON

per:

H. Davidson

HD/MD.