

3993



OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

*Note by  
custodian to  
owner to  
fill in  
this form*

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: IGUCHI Genemon

HOME ADDRESS: 30 Water St., Vancouver, B.C.

REGISTRATION NUMBER 01269 SEX: Male AGE: 75

OCCUPATION: 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: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Yasu

ADDRESS OF WIFE OR HUSBAND: 30 Water St., Vancouver, B.C.

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: None
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: 30 Water St., Vancouver, B.C. 3 storey - 32 room house, brick building.

2. LANDLORD'S NAME AND ADDRESS: Pemberton Bros., Vancouver, B.C.

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

*PA* \$70.00 per month paid up to end of March 1942.

4. STATE WHEREABOUTS OF LEASE: None

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) \_\_\_\_\_

None

*See  
reference  
Pg 276*

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: \_\_\_\_\_

Furnishings for 32 rooms stored at 30 Water St., Vancouver, B.C. Key to the house will be turned in to Pemberton, Bros. Vancouver, B.C.

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) 2 \$50.00 Victory Bonds - No. unknown - in owner's possession. 1941.

8. BANK ACCOUNTS: \$200.00 Savings Account No. unknown deposited in Bank of Montreal, East end branch. Vancouver, B.C.

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

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

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 11th day of April 1942.

(Signature) Genjemon Iguchi

[Signature]  
Witness

FOR DEPARTMENTAL USE

[Handwritten mark]



3993

INFORMATION FROM R.C.M.P.

Date 14-5-43

Our File No. 3993

Full Name IGUCHI - Kenzaemon  
(Surname in Block Letters)

Registration No. 01269 Male - Female  (check) Age 2-11-1866

Former Address 30 Water St. Vanc. B.C.

Date Evacuated Oct. 26-42 Naturalized - Canadian-Born - National  (check)

Present Address Deceased  
Died at Slokan, B.C. on Oct. 30/42

Married - Single  (check) Name of Wife Yasu - 05551  
Name of Husband -

Name of Mother \_\_\_\_\_ Name of Father Deceased

Names of Children under 16 /

Requested by Amv. Registered with Custodian \_\_\_\_\_ (Yes or No)

Additional Information Rooming house  
Died at Slokan on Oct. 30.



GENERAL SUMMARY

File No. 3993

Genssamon IGUCHI, Dec'd.

Reg. No. 01269

Genssamon IGUCHI died at Slocan City on October 30, 1942. He is survived by his widow, Yasu (file #13011); a son, Katsa (file #11068); and two daughters, Hideo Arline (file #13019) and Masako (file #13012).

The deceased, in his declaration dated April 1, 1942, stated that he owned a rooming house business at 30 Water Street, Vancouver, B.C. and an account in the Bank of Montreal, East End Branch, Vancouver. He disposed of his rooming house business before evacuation for the sum of \$550.00. Neither this money nor his bank account came under the control of the Custodian.

The only claim recorded on this file is one for \$50.00, filed by the B. C. Security Commission to cover the cost of burial of the deceased. They were advised on February 26, 1943, that there were no funds on hand in this office from which to pay the claim.

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









3993

February 26, 1943

B. C. Security Commission,  
Marine Building,  
Vancouver, B. C.

Attention Mr. M. L. Brown

Dear Sir:

Re: IGUCHI, Genzaemon (Deceased) #01269

Referring to your letter of February 22nd making a claim of \$50.00 for the cost of funeral expenses in connection with the above party, we beg to advise that we have no funds on hand.

G. Iguchi formerly operated a rooming house at 30 Water Street, which was sold on September 21st last to Mr. Kuon Foo for \$550.00 cash, which money we presume he received. We know of no other assets.

Yours truly,

G. D. Wilson  
Administration Department

GDL/GH



OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED

SEP 30 1942



BRITISH COLUMBIA DIVISION

*The Canadian Credit Men's Trust  
Association, Limited*

OFFICE OF THE MANAGER

JOHN EDWAN, M. B. A.

September 29th, 1942

*out to subject*  
*H*

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

Dear Sir:

Re: Genzaemon IGUCHI - File No. 3993

Since our original report of June 12th, 1942, our representatives have been in periodic touch with the subject Japanese for the purpose of ascertaining his position from time to time. On the 23rd inst. the premises at 30 Water Street were again visited and we were advised that although Genzaemon was still living there, he was too sick to personally provide details of his affairs. However, it was learned from his wife and daughter that contents under the owner's direction were sold on September 21st last to Mr. Kuon Foo for a total of \$550.00 cash.

We understand the purchaser is now operating the business. *M*

From information provided it appears that a considerable part of the proceeds arising from the sale has been used in repayment of several loans matured during recent months. With regard to other liabilities, it was stated that the rent and water account of Messrs. Pemberton's Ltd. for the current month and the light bill are the only items outstanding.

As no notice of evacuation has been given the subject party to this date, it is expected final action in that regard will be taken shortly.

As our duties in this matter are now concluded, bill for services rendered to date is enclosed herewith.

Yours truly,

THE CANADIAN CREDIT MEN'S TRUST ASSOCIATION LIMITED

*John Edwan*

Manager

M/S  
Enc.

*Immediately  
replied*



Dovey

**HAROLD D. CAMPBELL**

CHARTERED ACCOUNTANT

808-812 STANDARD BANK BUILDING

VANCOUVER, B. C.

LICENSED TRUSTEE  
IN BANKRUPTCY

TELEPHONE  
PACIFIC 1357

YOUR File No. 3993.

July 7, 1942.

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

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

**RECEIVED**  
JUL 8 1942

Attention Mr. P. Dewey:

Dear Sirs:

Re- IGUCHI,  
30 Water Street,  
Vancouver, B. C.

I received a letter from you under date of the 25th of June, advising me that there was a small rooming house owned by the above located at 30 Water street, and that the Japanese owner of the rooming house business wished to obtain an offer to purchase same.

I have investigated the situation and have on hand several parties who would be interested in purchasing the business. However this Japanese has apparently had a tentative offer to purchase it for an amount of \$1,000.00, which is excessive. There are only 30 rooms and are without either hot or cold water. The type is of the lowest grade and produces the absolute minimum weekly room rent.

I personally do not believe this offer is a firm one and will be confirmed by the prospective purchaser. However, as matters stand Iguchi, as long as there is a hope of completing this deal which he states himself is on a basis of more than the business is worth, is not prepared to do business with anyone else.

It is therefore obvious that there is nothing further which I can do in the matter until this offer is withdrawn. I am, however, keeping in touch with the situation and if, as and when this offer is withdrawn, as I anticipate it will be, there will be no difficulty in disposing of the property.

Yours very truly,

H. D. CAMPBELL.

Per. *[Signature]*

RCM:JM



3993

June 25, 1942.

The Canadian Credit Men's Trust  
Association, Limited,  
602 W Hastings Street,  
Vancouver, B. C.

Dear Sirs:

Re: IGUCHI, Genzemon, Reg. No. 01269,  
30 Water Street, Vancouver, B. C.

We duly received your report dated June 12  
relating to the above, for which we thank you.

We agree with your suggestion that matters  
be left as they are at present, and would advise that,  
in the meantime, we are in touch with two or three of  
the real estate agents who are handling matters on our  
behalf, as some of them have inquiries at the moment  
for rooming houses of the type reported on. Should  
you, however, be able to make any arrangements regard-  
ing disposing of this rooming house business, please  
submit your recommendations in due course.

Yours truly,

R. P. Alexander,  
Assistant Manager.

PD:MA  






BRITISH COLUMBIA DIVISION  
**The Canadian Credit Men's Trust  
Association, Limited**

OFFICE OF THE MANAGER  
JOHN DOWAN, M.C.I.

Shears 3993  
OFFICE OF THE CUSTODIAN  
JAPANESE

RECEIVED  
JUN 13 1942

June 12th, 1942.

Attention: Mr. C. L. Drewry

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

Dear Sir:

Regd. No. 01269

re: Genzaemon IGUCHI, 30 Water St., Vancouver, B.C.

Pursuant to your instructions of May 13th, 1942, our representative proceeded to the above premises, interviewed Mr. Iguchi and other members of his family and prepared a report on the position of affairs. Resultant details are shown below in the order given in your instructions regarding agents' reports.

REAL ESTATE AND PERSONAL PROPERTY

Realty:

It has not been disclosed during the course of our investigation to date that the declarant owns any real estate. ✓

Personal property:

The items under this heading consist mainly of furnishings contained in the rooming house operated at No. 30 Water St., Vancouver, B.C. Further detail is mentioned under the Business section below.

BUSINESS

1. Location and nature of business:

Location:

30 Water Street, Vancouver, B.C.

Nature of business:

Rooming house operated under the name of Terminus Rooms. ✓

2. Particulars of ownership:

Although we have been unable to establish the status in this respect, it is apparent that Iguchi has been operating the business for a considerable period. In addition, contact with others conversant with the establishment indicate he is the recognized owner of the business. ✓

3. Description of the financial position:

Assets:

The business assets consist of furnishings for the 32 rooms used in



connection with the rooming house business and certain household effects contained in the declarant's living quarters.

No inventory has yet been completed as Iguchi and his family are still operating the business and living in the premises.

Liabilities:

Our representative was advised that rent is being charged by Pemberton's Limited at the rate of \$40.00 per month and not \$70.00 as stated in the JP declaration completed in this matter. Payments in the foregoing respect were made to and including May 31st, 1942, with the exception of \$2.50 for water rates which Pemberton's expected to receive shortly. Although no other liabilities have been disclosed we are endeavouring to establish the position in that respect from information expected from various sources.

4. Insurance in force:

Mr. Iguchi confirmed the information contained in his original declaration by advising that there is no insurance covering his rooming house property.

5. Contracts affecting business:

From information made available up to this time, it appears there are no contracts in the above category.

6. Prospects for continued operation of business:

In view of the comparatively favourable appearance of the building both inside and out, it is reported there should be an opportunity of selling the business as an operating unit.

7. General remarks:

Due to the advanced age of both Mr. and Mrs. Iguchi, it is believed the date of their evacuation may be deferred. In the meantime, Mrs. Iguchi with the help of other Japanese women is carrying on the business.

As it is considered the rooming house fulfils a need in the location under consideration, the owner has been encouraged to effect a sale as a going concern prior to evacuation.

RECOMMENDATIONS

Under the circumstances, we suggest the present position be maintained pending any changes necessitated by further developments. We also believe that efforts should be made to assist Iguchi in disposing of his property.

Trusting we may have your further instructions in due course, we remain

Yours truly,

THE CANADIAN CREDIT MEN'S TRUST ASSOCIATION LIMITED

*John Curran*  
Manager



18/11

ESTABLISHED 1907

5993  
out Business

# Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

818 HOWE STREET  
VANCOUVER, CANADA

April 24, 1942.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
APR 25 1942

Mr. C. L. Drewry,  
Dept. of the Secretary of State,  
Office of the Custodian,  
Japanese Evacuation Section,  
506 Royal Bank Building,  
VANCOUVER, B. C.

Re: Registration #01269  
Gensemon Iguchi

Dear Sir:

30 Water Street, Vancouver, B.C.

We are acting as Agents for the landlord, The Trustees of the Pension Fund of the Canadian Bank of Commerce in this case, and feel that it could be handled better by an organization like the Canadian Credit Men.

From our contact in the past in this case, we feel that this item would be better handled if sold as a going concern for what it would bring, or the articles sold at auction. There is probably only enough profit in it to pay wages, and on a low sale at that; and we doubt very much that the business could afford to have anyone hired to run it. This is a cheap rooming house without outside light on the side walls. The only light that many of the rooms have is from a light court running through the center of the building.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED,

*J. G. Walker*

Rental Department, Manager.

JGW:BC

Send  
Can. Credit Men



File # 3993

April 18th, 1942.

Fenberton's Realty Corp.,  
418 Howe Street,  
Vancouver, B. C.

Attention Mr. McPherson

Dear Sir:-

The undernoted case is referred to you for your usual attention:

IGUCHI, Gensemon - 01269

The Custodian desires that in this case you investigate and take control of the assets of the person concerned and take such other action as you may deem necessary in order to preserve and protect the property.

Yours truly,

C. L. Drerwy,  
Manager

CRB:BR