

4463-

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: KAMIKURA Jukichi.HOME ADDRESS: 1239. Odium Dr., Vancouver, B.C.REGISTRATION NUMBER 07815. SEX: Male. AGE: 70.OCCUPATION: Foreman.

(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: Canadian Fishing Co. Gore Avenue, Vancouver, B.C.MARRIED? Yes.NAME OF WIFE OR HUSBAND: Michi. ⁹⁸⁸² yellow card *[initials]*ADDRESS OF WIFE OR HUSBAND: as above.NAMES OF ANY LIVING CHILDREN: None.

ADDRESS OF CHILDREN: _____

AGE OF CHILDREN: _____

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

1. LOCATION AND DESCRIPTION: 1239. Odium Dr., Vancouver, B.C.1 Lot.

2. BUILDINGS AND OTHER IMPROVEMENTS: _____

Wooden Frame two Storey Building. (Dwelling House).

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

None.4. TAXES (Amount and where payable) \$60.00 paid in 1941 at City Hall,Vancouver, B.C.

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

None.

6. OCCUPANCY AND LEASES (If vacant so state) _____

Self and family.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In own possession.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: No.
9. IF FARM LAND STATE CROPS SOWN None.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:
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:

At 1239. Odium Dr., Vancouver, B.C.

1 Dining Table, 6 Diningroom Chairs, 5 Tables, 1 Chesterfield Set (3)
3 Tables, 18 Chairs, 4 Beds, Springs, and Mattresses, 3 Bureau,
1 Chest of Drawers, 3 Kitchen Cupboards, Kitchen Utensils.

*all furniture
owned with house*

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) _____

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

\$150.00 Victory Bonds. In own possession.8. BANK ACCOUNTS: \$100.00 in Royal Bank of Canada, East End
Branch, Vancouver.9. LIFE INSURANCE: None.

10. INTEREST IN ANY ESTATES OR TRUSTS: _____

11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: _____

2. TRADE DEBTS: _____

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 17th day of April

1942

(Signature)

J. KamikuraAnother M. Chop
Witness

FOR DEPARTMENTAL USE _____

(PD 1/12/43; 29/3/43)

4465

INFORMATION FROM R.C.M.P.

Date Sept. 7/43

Our File No. 4465

Full Name KAMIKURA, Jukichi
(Surname in Block Letters)

Registration No. 07815 Male - Female
(check) Age Nov. 21, 1871

Former Address 1239 Odium Drive, City

Date Evacuated Aug. 11th, 1942 Naturalized - Canadian-Born - National
(check)

Present Address Grand Forks, B. C. (checked 28/2/47)

Married - Single
(check)

Name of Wife (Nee: YOSHINA) Miki #07816

Name of Husband _____

Name of Mother ? (Deceased) Name of Father Shoemon (Deceased)

Names of Children under 16 _____

Requested by ECT Registered with Custodian Yes
(Yes or No)

Additional Information Foreman at Canadian Fish Co., City. Owner of one lot and one house as above.

REAL PROPERTY SUMMARY

JAPANESE NAME: Jukichi KAMIKURA Reg. No. 07815 File No. 4465.

CATALOGUE NO: 159.

PROPERTY ADDRESS: 1239 Odium Drive, Vancouver, B. C.

LEGAL DESCRIPTION: Subdivision "B" of Lots 8 and 9, Block 38, Subdivision "I", District Lot 182, Group 1, N.W.D., Plan 5047.

TITLE: In the name of Jukichi KAMIKURA.

ENCUMBRANCES: Nil.

Vesting 35698 filed 9th February 1943.

ASSESSED VALUE: 1942 - Land \$ 470.00
Improvements \$1200.00 - \$1670.00. Taxes - \$55.73.

CLASSIFICATION: Urban dwelling, frame, 7 rooms, on lot 40x120ft. No lane at rear. No garage or shed. Property well cared for. House on cement foundation, and basement under rear of house has a cement floor. First storey has hardwood floors. Three rooms and hall downstairs and 4 rooms and bath upstairs. No insurance at date of inspection, 27th April 1942.

HISTORY OF ADMINISTRATION: Owner was evacuated 11th August 1942 and had leased the premises from that date for 1 year to Arthur Salvidge at a monthly rental \$25.00 plus \$3.00 for furniture, the six month's rent to 11th March 1943 being paid in advance to the owner. Salvidge continued to occupy the premises to 12th January 1944, the rental of \$280.00 being paid to the Custodian and credited to KAMIKURA'S account. H.D. Campbell acted as rental agent during this period. The lease provided that the tenant should have the first chance to purchase.

Offers: Offers received for this property were from H.F. Allan, through Ker & Ker, 4th November 1943, \$1850.00 and from Arthur Salvidge, through Fleishman & Hansford, 29th November 1944, \$1850.00.

An appraisal of the property at \$1800.00 was reported to the Custodian on 18th October 1943 by the Pemberton Realty Corporation Limited.

SOLD: To Arthur Salvidge for \$1850.00 as at 31st December 1943. Approved by Advisory Committee - 3rd November 1943.

TITLE: Certificate of Title No. 96542-L, dated 2nd February 1944, issued in the name of Arthur Salvidge and its receipt acknowledged by him 16th February 1944.

FUNDS:

Released to the credit of Jukichi KAMIKURA - sale price of property \$1850.00 plus rentals received \$280.00 plus refund of insurance \$0.80 plus closing adjustment \$30.44, total \$2161.24; less commission on rentals \$14.00, sundries \$23.50, taxes \$53.93, Certificate of Encumbrance \$1.00, appraisal fee \$5.00, advertising \$4.00, registration fee \$11.45, commission on sale \$92.50, total \$205.38. Net amount released \$1955.86.

OLD CERTIFICATE OF TITLE

No.43223-L: Asked for 22nd November 1943, but not received.

See file 29/44

This summary is certified to be in accordance with information on file and on record in accounting department.

DATED: January 28th, 1947.

[Signature]

IM:JS

FIRE INSURANCE SUMMARY

File No. 4463.

Jukichi KAMIKURA - Reg. No. 07815.
1237 Odium Drive, Vancouver, B.C.

No insurance of property was in force at date of evacuation, 11th August 1942. Insurance in the amount of \$1500.00 on house and \$500.00 on household effects was placed with the Bankers & Traders Insurance Company Ltd., on 12th August 1942, for 3 years expiring 11th August 1945. Policy No. 32-29386, loss payable to the Secretary of State. This insurance on house was transferred to the purchaser, Arthur Salvidge, 2nd February 1944, and insurance on contents cancelled 15th May 1944.

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

January 28th, 1947.


I. Macpherson

IM:JS

Catalogue No. 159
File No. 4465
1239 Odium Drive
B/8 & 9/38/1/182

Receipt of Certificate of Title No. 96542-L is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of property covered by the said certificate have been settled.

Receipt is also acknowledged of Bankers & Traders Insurance Company Limited Policy No. 32-29386 together with assignment thereof in quadruplicate.

Dated at Vancouver, B. C., this 16th day of February 1944.

A. Schiedge

[illegible]

LIABILITY SUMMARY

File No. 4465.

Jukichi KAMIKURA - Reg.No.07815.

The above named Japanese declared on his JP Form signed 17th April 1942 that he had no Personal or Trade Debts.

We can find no evidence of any claims having been filed against him.

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

January 28th, 1947.


I. Macpherson.

IM:JS

PERSONAL PROPERTY SUMMARY

File No. 4465

August 2nd, 1947

Re: Jukichi KAMIKURA - Reg. #07815

Chattels: A number of chattels were declared by the above Japanese person when registering his assets with this office. (See Chattels Summary attached).

Specified Articles: No Specified Articles belonging to the above Japanese person are revealed on this file.

Bonds: In his JP form dated April 17, 1942 Mr. Kamikura declared \$150.00 Victory Bonds in his possession. No action regarding these bonds has been taken by this office.

Bank Account: When registering his assets with the Custodian Mr. Kamikura declared \$100.00 in the Royal Bank of Canada, East End Branch, Vancouver, B.C. No action regarding this bank account has been taken by the Custodian.

Accounts Receivable: In July 1945 the sum of \$8.00, representing refund of security deposit from the B. C. Electric Company, was credited to Mr. Kamikura's account with this office and later forwarded to him, namely, on May 8, 1947.

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

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

E. Robertson
E. Robertson.

CHATELS SUMMARY

File No. 4465

Jukichi KAMIKURA (Mr.)

Reg. No. 07815

In his JP form of April 17, 1942 Mr. Kamikura declared a number of goods as being at 1239 Odium Drive, Vancouver, and in the agent's report of April 27, 1942 (filed in real property section of file) it is stated that Kamikura intended to store his furniture apparently with one of the recognized storage companies. However, according to a memo on file by Mr. D. A. Smith dated August 3/42, Mrs. Kamikura informed him she had rented the house furnished to a policeman (Mr. Salvidge) and there would be one locked room where she would store some property and a list of the goods would be brought into this office.

The Lease on file dated August 10, 1942, between Jukichi KAMIKURA and Arthur Salvidge lists the goods leased to Mr. Salvidge together with the premises. It also lists the chattels to be stored in one room, the lessee to be fully responsible for them. On August 13, 1942 we asked Mr. Campbell, agent at that time, to advise us as to the disposition of the personal effects left on the property and H. D. Campbell reported on August 21, 1942 that what personal effects were not rented under the lease were apparently taken by Kamikura outside the protected area.

A memo on file dated February 17, 1944 indicated that Mr. Salvidge (purchaser of the real property) was writing to the Japanese direct regarding purchasing some of Kamikura's furniture. According to letters of February 25, 1944 and March 8, 1944 on file, Mr. Kamikura wished to come to Vancouver to make arrangements with regard to his furniture but our letter of March 11, 1944 to the B. C. Security Commission advised that it was not necessary for Kamikura to visit Vancouver, that we were arranging to have an inventory of the contents of the house sent to him and Kamikura could then select what he required shipped and negotiate with Salvidge relative to the balance. Mr. Green's memo to Mr. Spain of March 11, 1944 states the furniture included in the Lease could be used as a basis for the inventory to be taken by us and sent to the Japanese. (No record on file of this inventory having been forwarded to Kamikura).

On March 25, 1944 the B. C. Security Commission forwarded to us copies of Custodian Release Forms dated March 22/44, filled out and signed by the Japanese. In their letter, the B. C. Security Commission advised they had talked with Mr. Salvidge who had written to the Japanese proposing to buy some of the furniture, and they said Salvidge stated it was not convenient for him to give up a number of the articles until they were replaced. (See *June 14/44*)

After shipment was made by the B. C. Security Commission (receipt for goods taken for shipment by B.C.S.C. on file dated April 22/44), according to Mr. Spain's memo of May 1st, 1944, nothing remained at 1239 Odium Drive. Mr. Spain said our Mr. Smith said the articles shipped were actually in excess of those declared, listed or contained in the inventory taken by the Japanese (see chattels schedule). The bills of lading covering the shipment in early May (see 25/5/44) were forwarded to the Japanese by the B. C. Security Commission, according to a copy of their letter on file dated May 4, 1944 to Kamikura. However, on May 25/44 the B.C. Security Commission forwarded us a letter they had received from Kamikura dated May 22/44 in which he listed the following items which he said had not been included in the shipment:

1 drawer, Chinese lacquer color, with 2 desks, in kitchen) Ltr. 16/6/44 says "shipped"
1 drawer, chestnut color, 2 small & 2 big desks	
1 full room kitchen lino) Ltr. 16/6/44 - says "worn out and abandoned"
1 full room bedroom lino	
1 Congoleum rug in dining room	
6 kitchen chairs	- - Ltr. 16/6/44 - says "shipped"
3 pcs. Japanese grindstone	- - Ltr. 16/6/44 - says "Salvidge had no recollection of any Japanese grindstones"

CHATELS SUMMARY - page 2

On June 16, 1944 we wrote to Kamikura regarding the articles he said were not included in the shipment from 1239 Odium Drive. We advised we had called on Mr. Salvidge who reported that all chattels in the house belonging to Kamikura were delivered to the B. C. Security Commission for shipment, that the linoleum throughout the house was worn out and discarded, and that all kitchen chairs were delivered for shipment and nothing remained. We also advised Mr. Kamikura that Mr. Salvidge said he had no recollection of any Japanese grindstones and that the desks, with all other furniture belonging to him, were delivered to the B. C. Security Commission for shipment to him. No reply was received from Kamikura and no further reference to chattels appears on this file at this date.

It is noted, however, that a 3-piece Chesterfield Suite was declared by the Japanese, listed in the Lease and in the Custodian Release Form filed March 22/44. The Lawnmower, 50' Hose and Grass Scissors also appear on the Lease and Custodian Release, but the B. C. Security Commission receipt of April 22/44 listing the goods for shipment does not include these items. On the other hand, when Mr. Kamikura wrote to the B.C. Security Commission on May 22, 1944 listing the items which had not been included in the shipment, no mention was made by him of the garden tools or chesterfield suite. It would therefore seem that some other disposition of these goods was made by Kamikura; possibly they were sold by Kamikura to Mr. Salvidge and no record of the transaction was given to this office.

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

E. Robertson
E. Robertson.

/ER
November 4, 1947

CHATELAIN SCHEDULE

File No. 4465

Jukichi KAMIKURA (Mr.)

Reg. No. 07815

Declared by Mr.
Kamikura to be at
1239 Odium Drive
(JP - Apr. 17/42)

Chattels leased with
premises, Aug. 10/42, to
K. Salvage and those
stored with Lessee & under
his care

1 dining table
6 dining rm. chairs
3 tables

1 table
6 chairs
3 tables

SHIPPED

OTHER DISPOSITION

May 1944 (& 2 table leaves)
May 1944
May 1944

1 Chesterfield set (3)

3 pc. Chesterfield
Chesterfield covers
3 cushions

No record of
disposition.

3 tables

1 table

May 1944 (2)

18 chairs

May 1944: (4 kitchen chairs)
(1 baby's chair)

4 beds, springs &
mattresses

1 bed complete

May 1944: (bed, spring, mattress)

3 bureaus

3 dressers

May 1944

1 chest of drawers

1 chiffonier

May 1944

3 kitchen cupboards

2 cupboards

May 1944 (china cabinet
(2 pc. kitchen cupboard)

kitchen utensils)

4 jars

May 1944: (2 crocks, 2 basins,
(1 brown bowl, 3 pans,
(3 rice steamers,
(1 black box tied
(1 tea chest tied

1 box silverware

1 box chinaware

May 1944: (1 buffet & 1 ctn. books)
May 1944

1 bookcase

1 sofa

May 1944

1 umbrella stand

May 1944 (1 small carton)

1 clock

1 electric stand

May 1944 (1 lamp)

2 ash trays

May 1944 (2 smoking stands)

2 desks

May 1944 (1)

1 kitchen stove

May 1944

1 gas stove

May 1944

1 dresser

May 1944 (small stand?)

1 lawnmower

No record of
disposition.

1 50' hose

grass scissors

May 1944 (15)

19 flower pots

CHATELAIN SCHEDULE - page 2

Declared - cont'd

Chattels leased &
cared for - cont'd

Shipped -

Other Disposition -

Other garden tools

Missing

All carpets (1)

May 1944: 4 rolls line

linoleum (1)

1 large rug

Rugs

3 small rugs

Curtains

3 fancy drape hangers

Blinds

1 blind

Congoleum (4)

Linoleum on all

halls & stairs

Linoleum (some)

worn out & dis-

carded (see May

22 & 25/44)

Electric Fixtures, etc. (presumably part
of premises)

Also Shipped to Japanese

in May 1944 but not

shown on Lease listing

chattels left at 1239

Odlum Drive

Shown on

Custodian Re-

lease 22/3/44

from Japanese

1 gramophone case

2 small stands

1 tub & contents

X

1 bdle. coat hangers

2 baby walkers

X

1 gas heater

2 bdles. pictures

3 walking sticks

3 trunks

1

1 small suitcase

RF
20.4/44

EVACUATION SECTION	
MAY 14 1947	
Rec'd	
File No.	4465
Ans.	<i>Dile</i>
Referred	<i>Robertson</i>

P. O. Box 433,
Grand Forks, B. C.,
May 13, 1947.

Mr. E. Robertson,
Office of the Custodian,
506 Royal Bank Building,
Hastings and Granville,
Vancouver, B. C.

Dear Sir;

I received your letter of the 8th instant with the enclosed cheque of eight dollars(\$8.00). I have accepted the cheque. I also acknowledge the fact that you have accounted for all the property of every kind left by me in the protected area which came under the c-control of the Custodian.

Yours truly,

Jukichi Kamikura

Jukichi Kamikura,
Reg. No. 07815.

4463

REGISTERED MAIL

May 6th, 1947.

Mr. Jukichi KAMIKURA,
Registration No. 07815,
Grand Forks, B. C.

Dear Sir:

We enclose herewith Custodian cheque in the sum of \$8.00 being refund of security deposit for Light from the B. C. Electric Company and representing your entire credit with this office.

You have already been forwarded a statement relative to the sale of real property known as 1239 Odium Drive, Vancouver, together with a statement of your general account up to August 6th, 1945, which showed a credit balance of \$8.00 at that time, the amount of the cheque now enclosed.

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,

E. Robertson,
Office of the Custodian.

/ER
Enc. - Custodian cheque \$8.00
- Return envelope.

STATEMENT RE SALE OF:

Name: KAMINUMA, Junichi #J7615

Catalogue No: 159

File No: 4465

Street Address: 1239 Odium Drive, Vancouver, B. C.

Legal Description: B/S & 9/38/1/162

Date of Sale and Adjustments December 31, 1943.

Sale Price \$ 1,850.00

Real Estate Agents Commission \$ 92.50

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 3.50

Encumbrances:

~~Unpaid Vendor~~~~Mortgage~~~~Arrears of Taxes~~~~Other charges~~

Adjustments:

Fire Insurance 4.47

~~Taxes~~~~Water~~

\$ 105.00

\$ 1,854.47

Net Proceeds credited to your account as of Dec. 31/43 \$1,749.47

Date:..... September 13, 1945.

Compiled by:..... George Peters

4465

October 17th, 1945;

Department of Labour,
Japanese Division,
360 Homer Street,
Vancouver, B. C.

Dear Sirs:

Re: Jukiohi KAMIKURA
Reg. No. 07815

In reply to your letter of the 15th instant, we would advise that the above Evacuee owned the following Real Property:

Street Address: 1239 Odium Drive, Vancouver, B. C.

Legal Description: Subdivision "B" of Lots 8 and 9, Blk. 38, Subdivision "I" District Lot 182, Group 1, N.W.D., Plan 9047.

Description of Property: Wooden Frame two storey building used as dwelling house and rented for \$28.00 per month from August, 1942, until December 31, 1943.

Particulars of Sale: This property was sold to the tenant, Arthur Salvidge as at December 31, 1943, for \$1,850.00 gross. During the period of rental and up to the last remittance forwarded to KAMIKURA, the total amount of \$1,732.97, was forwarded to him, the bulk of the funds being forwarded in monthly cheques of \$100.00. Most of the furniture which was rented with the house was forwarded to KAMIKURA at Grand Forks, B.C., in May, 1944—the charges involved amounted to \$222.89, this being paid from KAMIKURA'S account.

The last payment made to this Evacuee by this office was per our cheque of May 21, 1945, for \$75.79, which was the total credit balance standing to his account at that time. He now has no funds with the Custodian.

We trust the above information will meet the requirements of the Old Age Pension Board and in case you may wish to send extra copies of this letter to the Board, this letter is being sent to you in quadruplicate.

Yours truly,

P. Bouet,
Administration Department.

PD:O'B
ENCL.

MEMORANDUM

April 1st, 1944.

TO: File 4469

Re: CLAIMS

There are no claims on this file.


F. Doust.

PD/ER

Catalogue No. 159

File No. 4465

1239 Odium Drive

B/669/38/1/182

ADJUSTMENTS

As of December 31st, 1943 - 0 days to go.

Debit purchaser		
39/72 x \$ 8.25	insurance premium (ex. 11/8/45)	\$ 4.47
Registration fees on Deed. \$1,850.00		7.95
Proportion of rent Dec. 10 to Dec. 31 - 21/31 x \$26.60		18.02
		<hr/>
Total debit due from purchaser		\$ 30.44

cc to Ker & Ker Ltd.
Fleishman & Mansford.

for → Catalogue No. 199.

File No. 444.

February 14th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D.L. Greer

Isidori EMIKURA - Reg. No. 97815
City of Vancouver
Subd. "B" of Lots 8 & 9, B.L. 36,
Subd. "IV", B.L. 182, Op. 1, S.W.B.,
Plan 2047.
Certificate of Vesting No. 15598.

With reference to the above property which was recorded in the Vancouver Land Registry Office, January 27th, 1944, we enclose herewith the following documents in connection therewith.

- (1) Copy of application number 96541-1 dated January 27th, 1944, registering the property in the name of the Custodian (Transmission).
- (2) Copy of application number 96542-1 dated January 7th, 1944, registering the property in the name of Arthur Salvage (Deed).
- (3) Duplicate of Transmission dated January 15th, 1944.
- (4) Duplicate of Deed dated December 27th, 1943 - Secretary of State to Arthur Salvage.
- (5) Certificate of Indefeasible Title number 96542-1 dated February 2nd, 1944, covering the above property in the name of Arthur Salvage.

D. Greer

DEB:ML
Encls.

4469

4th December, 1943.

Messrs. Fleishman & Mansford,
311 Standard Bank Building,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 199
1239 Odium Drive.

This will acknowledge receipt of your letter of the 29th November.

We note that Mr. Salvidge desires to purchase the above property and exercise the privilege given to him in the lease between Jukichi Kamikura and himself.

The terms of sale of Japanese property is strictly cash. In this case you have given us Mr. Salvidge's certified cheque for \$1,000.00 and stated that the balance will be available before the end of the month.

In view of the fact that the balance will be paid in such a short interval and some time will elapse in the preparation of the documents and having them signed at Ottawa, we are prepared to recommend the acceptance of this offer.

I understood from you over the telephone that the balance might be available somewhat earlier, in which case you will doubtless advise us.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the Transferee is a British subject.

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.

Yours truly,

F. G. Shears,
Director.

FGS/PBH

REAL ESTATE • RENTALS



LOANS • INSURANCE

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

November 15th, 1943.

Rec'd	NOV 17 1943
File No.	4465
Ans.	Ant
Referred	James D

Your file 4465

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

Dear Sirs:

Attention: Mr. F. J. Shears, Director
Re: Catalogue 160, 1232 Odium Drive

In reply to your letter to us of November 4th, 1943, in connection with the above property; we now enclose herewith, as requested in your letter, Mr. Harry Frank Allan's certified cheque made payable to The Custodian, in the amount of \$1690.00, being the balance of the purchase price on the above property.

Mr. Allan wishes the property registered in his own name, which is:

Harry Frank Allan.
Address - 1410 Parker Street.
Occupation - waiter.
British Subject.

We would ask, that when the documents and statement of Adjustments have been completed covering this transaction, that they be forwarded to our office, so that we may be in a position to check them over with our client. We think it more advisable from our standpoint, to handle the sale in this matter.

Trusting that you will find the enclosed satisfactory,
we remain

Yours truly,

KER & KER LTD.

Per

Alan N. Ker

ANK:EC
Encl.

4465

November 4th, 1933

Messrs. Ker & Ker Ltd.,
475 Howe Street,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 159,
1239 Odium Drive

This will acknowledge receipt of your letter of the 2nd instant in which you enclose cheque for \$100.00 and advise that your client is prepared to revise his former bid and now offers to purchase the above property for the sum of \$1650.00.

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 \$1650.00, to complete the purchase price on this property.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the purchaser is a British subject.

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

Yours truly,

F.G. Shears,
Director.

FGB/AF

4265

June 21, 1943.

Mr. Jukichi Kanikura,
Japanese Registration No. 07815,
Grand Forks, B. C.

Dear Sir:

In reply to your letter received on the 14th instant regarding remittances from your property at 1239 Odium Drive, we would advise that the position is as follows:

Property is rented at -	\$28.00 per mo.
Less 5% Agent's commission -	<u>1.40</u>
Leaving -	26.60
Taxes - \$55.00 per annum	} equals per month -
Water - 16.00 per annum	
	6.00
	<u> </u>
leaving per month -	\$20.60

In view of what you say, we are in the circumstances arranging to send you \$18.50 per month in future, which will thus leave approximately \$25.00 per annum as a reserve to take care of sundry repairs etc. that may arise from time to time. This amount of \$18.50 per month is the utmost we feel we can send you from rentals received.

Yours truly,

P. Douet,
Administration Department.

PD:BT

HAROLD D. CAMPBELL

CHARTERED ACCOUNTANT

808-812 STANDARD BANK BUILDING

VANCOUVER, B. C.

LICENSED TRUSTEE
IN BANKRUPTCY

TELEPHONE
PACIFIC 1357

August 12, 1942.

Your File No. 4465.

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

Attention Mr. G. D. Wilson:

Dear Sirs:

Re- KAMIKURA, Jukichi

I duly received your letter of the 5th of August, advising me that Mr. Kamikura had rented his house to a policeman (name unknown) for a rental of \$25.00 a month, and that Mr. H. S. Okamura, Real Estate Broker, was drawing the lease.

The same day this was received I was called on the telephone by Mr. Okamura confirming this arrangement and enquiring as to what formalities, if any, were required by your Office. I advised him that a copy of the lease should be filed with you for record purposes and that the rent should be paid to you for disbursement to Mr. Kamikura. He informed me that the tenant was paying six months rent in advance, and that he would see that the cheque was payable to your Office or myself, on your behalf, to be disbursed to Kamikura.

I today contacted Mr. Okamura to find out if this deal had been completed, and he advised me that Mr. Kamikura had already been evacuated, the lease completed and the six months rent turned over to Mr. Kamikura without any reference to myself or your Office.

In this particular instance, I do not feel that there has been any harm done in this avoidance of instructions, inasmuch as Kamikura apparently has no debts, is reputed to be quite well off financially and there will be the future rent accruing which will be under the control of your Office.

I do feel, however, that inasmuch as this transfer of money to Kamikura was in direct contravention of the instructions given by me in advance, as the result of Okamura's application for information, it might be advisable for your Office to write

August 12, 1942.

Your File No. 4465.

Office of the Custodian, (Continued)

Mr. Okamura asking for co-operation in such matters in future.

Mr. Okamura advises me that he will forward a copy of the lease to me to be forwarded to your Office for record purposes and future collection of rent.

In connection with your previous letter advising me that the 1942 taxes are outstanding, I have checked with the City Hall and they advise me that these were paid in full on the 30th of June.

Although these taxes have been paid I understand that insurance has to be arranged for, and in view of the fact that it is quite possible that these taxes had not been settled, Okamura's action in arbitrarily turning the first six months rent over to Kamikura, despite my instructions, is, in my opinion, definitely subject to censure.

Yours very truly,

H. D. CAMPBELL.

Per. *H. D. Campbell*

RCM:JM

December 22nd, 1943.

REAL PROPERTY MEMORANDUM

FILE NO: 4465
NAME: Jukichi KAMIKURA
CATALOGUE NO: 159
RE: 1239 Odium Drive, Vancouver, B. C.
Dwelling.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, Subdivision "B" of
Lots 8 and 9, Block 38, Subdivision
"I" District Lot 182, Group 1, New
Westminster District, Plan 5047

Encumbrances: None
Taxes: 1943 taxes of \$55.73 paid. No arrears.
Vested: No. 35698

VALUATION BY APPRAISER: \$1800.00
AMOUNT OF BID: \$1850.00
APPROVED BY ADVISORY COMMITTEE: November 3rd, 1943.
AMOUNT RECEIVED BY CUSTODIAN: \$1000.00. Balance of \$850.00 to be
obtained prior to registration of
conveyance.
NAME OF PURCHASER: Arthur Salvidge.

KWW/W

K. W. WRIGHT