

6651

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: URASE, MasajiroHOME ADDRESS: 2nd Ave., Steveston, B.C.REGISTRATION NUMBER 03335SEX: MaleAGE: 59OCCUPATION: Restaurant Prop.

(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: SelfMARRIED? YesNAME OF WIFE OR HUSBAND: TokiADDRESS OF WIFE OR HUSBAND: same as aboveNAMES 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: ft. 2nd Ave., Steveston, B.C. in Municipality of Richmond, Lot 15, Block 5, Section 10, Block North 3, Range West 7, Map 249 in the District of New Westminster.

2. BUILDINGS AND OTHER IMPROVEMENTS: 4 room frame dwelling, woodshed.

3. INSURANCE (Give particulars; state where policies are) \$1000.00 North West Fire Ins. Vancouver, B.C. Pol. number unknown, policy in owner's possession.

4. TAXES (Amount and where payable) \$25.22 payable to Richmond Town Hall, Brighouse B.C. Paid for 1941.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Title in owner'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: None

2. LANDLORD'S NAME AND ADDRESS: None

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None

4. STATE WHEREABOUTS OF LEASE: None

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:

None

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: Dog (black)

Wishes to like dog with him

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) None
8. BANK ACCOUNTS Savings Acct. Royal Bank of Can., Steveston, B.C.
Approximately \$50.00
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 28th day of April 1942.

Armenian
Witness

(Signature)

M. Urace

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Apr. 28/43.

Our File No. 6651

Full Name URASE Masajiro
(Surname in Block Letters)

Registration No. 03335 Male - Female
(check) Age Jan. 13, 1883.

Former Address 2nd Ave., Steveston, B.C.

Date Evacuated July 2/42 Naturalized - Canadian-Born - National
(check)

Present Address Minto City, B.C.
D. Arcey B. L. Minto City, B.C. - 12/9/46.

Married - Single
(check)

Name of Wife

KOYAMA, Toki-410804

Name of Husband

Name of Father

Name of Mother

Names of Children under 16

Requested by

Registered with Custodian

(Yes or No)

Additional Information

Restaurant Prop.
Owner of house & property at above
address

(58)

REAL PROPERTY SUMMARY

JAPANESE NAME: Masajiro URASE - Reg. No. 03335 - File No. 6651

CATALOGUE NO: 838

PROPERTY ADDRESS: 710 - 2nd Avenue, Steveston, B. C.

LEGAL DESCRIPTION: Lot 15, Block 5 of Section 10, Block 3 North, Range 7 West, Map 249, save & except the Southerly 15 feet thereof, heretofore conveyed, Municipality of Richmond in the District of New Westminster.

CLASSIFICATION: Dwelling

ASSESSED VALUE:

Land	\$ 472.00	Annual Taxes	\$ 25.21
Improvements	\$1,230.00	Appraisal	\$892.00

TITLE: Registered in the name of Masajiro URASE.

ENCUMBRANCES: None registered and no indication of any unregistered.

Vesting Order No. 24300 - July 8, 1942.

HISTORY OF ADMINISTRATION:

The Custodian's representative, J. D. Mather, reports on May 19, 1942: "The building is a 4 room frame, shingled roof dwelling in fair condition."

Mr. Thomas C. King, Custodian's agent, reports on September 21, 1942, that Masajiro Urase rented his property to Mrs. A. Uldrich at \$5.00 per month, including water. There was no lease drawn, only a letter authorizing her to take possession. Mrs. Uldrich produced receipts for rent for the months of July and August, 1942, the money being deposited to the account of Masajiro Urase at the Royal Bank of Canada, Steveston. From September, 1942, rents were paid to the Custodian's representative, and this tenancy continued until the sale of this property.

Repairs in the amount of \$6.35 for plumbing work was deducted from the April, 1943, rent and paid by Mrs. Uldrich. A further amount of \$11.15 for plumbing work was paid by the Custodian from Urase's account on January 24, 1944.

Fire insurance was carried with the Nova Scotia Fire Underwriters in the amount of \$1,000.00. This policy was transferred to the purchasers on August 21, 1944.

(cont.)

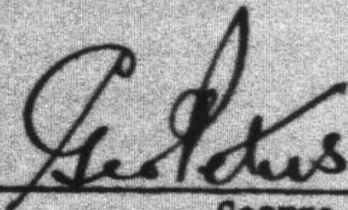
Sold to Patrick Deagle for \$900.00. Adjustments were calculated as of July 4, 1944.

Funds were released to the credit of Masajiro Urase on October 26, 1944.

Certificate of Indefeasible Title No. 176575-E was delivered to the purchaser on November 4, 1944.

A complete statement of the transaction was sent to Masajiro Urase on December 6, 1944.

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



George Peters,
Administration Department.

GP/EL

File No. 6651

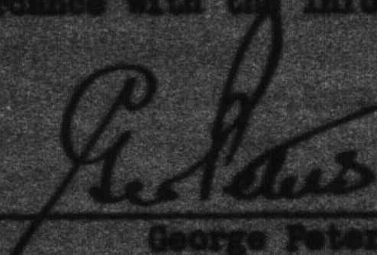
August 29, 1946.

LIABILITY SUMMARY

Re: Masajiro URASE
Reg. No. 03335

There is a claim against Masajiro Urase by Sajiro Wakita in the amount of \$135.30. Urase denied this claim in his letter of August 17th, 1946, and Wakita was notified to get in touch with Urase direct, as this office can do nothing further.

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



George Peters,
Administration Department.

GP/EL

August 29, 1946.

PERSONAL PROPERTY SUMMARY

Re: Masajiro URASE
Reg. No. 03335
Evacuated July 2/42

Chattels:

Masajiro Urase declared on April 28, 1942, that he had no chattels in the Protected Area, and in the report of J. D. Mather, dated May 19, 1942, he states as follows: "has no personal effects and has informed me that the household goods will be declared by his wife."

The personal goods were removed from the house at 710 - 2nd Ave., Steveston, and sold under Masajiro Urase's name. We are today transferring all the credits from these sales to the account of his wife, Toki URASE, File No. 6446.

Specified
Articles:

There are no Cameras, Radios, Fire Arms or Motor Vehicles revealed in the registration or the file.

Bank Account:

Approximately \$50.00 in savings account in the Royal Bank of Canada, Steveston, B. C. As this did not come under the control of the Custodian, no action was taken by this office.

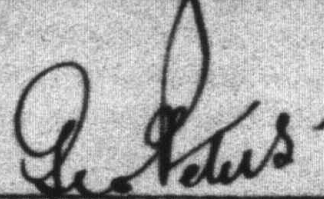
Life

Insurance:

The file reveals a life insurance policy No. 646845, Sun Life Assurance Company. No action by Custodian required.

No property interests other than those mentioned are found on the file.

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



George Peters,
Administration Department.

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Vancouver General Hospital
NP. Masajiro Urase

File No. 6651

Reg. No. 03335

Winto City, B.C.

Company Sun Life

Agency Vancouver

Policy No. 646845

Premium - \$ 53.25

Payable: ☒ Annually, ☐ Semi-annually or ☐ monthly

Month March Day 1

REMARKS:

Letter sent 28/8/43

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mr. Masajiro Urase
Winto City, B. C.

File No. 6651

Reg. No. 03335

Company Sun Life

Agency Vancouver

Policy No. 646845

Premium - \$ 53.25

Payable: ☒ Annually, ☐ Semi-annually or ☐ monthly

Month March Day 1

REMARKS:

21

Letter sent 28/8/43

MEMORANDUM

File No. 6651
6446

August 11th, 1944

TO: File

FROM: Mr. Mackenzie

Re: URASE, Masajiro
URASE, Toki (Mrs. Masajiro)

The position of chattels is as follows:

The above declared none but his wife did.

The above, before he was evacuated, rented his house at No. 710 2nd Ave., Steveston, on a monthly basis to Mrs. Ulrich who, on April 29th, 1944, signed an inventory of chattels being used. This has been placed on file 6446, Mrs. Toki Urase.

On September 6th, 1943, the above wrote that there were goods stored in the attic of this house. We have instructed our representative to bring to our auction/whatever is found there.
room

R. A. M.

REM/MHG

File No. 6651

CLAIMS

December 1, 1943.

Naajiro URASE - Reg. No. 03395.

Creditors:

Saijiro WAKITA

\$135.30

Claim on Wife's file #64#6
1. River Fish Co. _____ \$9.50

C L A I M

File No. 6651

DATE

December 14, 1942.

CREDITOR

Saijiro WAKITA

DEBTOR

Masajiro URASE

AMOUNT OWING

\$135.30

AGENT

Mr. F. Drewe Pratt,
602 Hastings St. West,
Vancouver, B.C.

ORIGINAL FILE

12966

Dec. 24/42.

D. Egglestone

EB.

Registration Number 03335

URASE, Masajiro

Foot to 2nd Avenue, Steveston, B. C.

LOCATION AND NATURE OF PROPERTY

Description of property as per Form "JP" is correct.

OWNERSHIP

Certificate of Title to this property has been inspected and is in the name of the above Masajiro Urase.

BUILDING

The building is a 4 room frame, shingle roof dwelling, in fair condition.

INSURANCE

Policy #3379, Nova Scotia Underwriters Agency for \$1000, expiring May 21, 1945. This Policy has just been renewed from May 21, 1942, for three years.

TAXES

Taxes are paid to December 31, 1941.

FINANCIAL POSITION

Claims to have no liabilities. Has no personal effects and has informed me that the household goods will be declared by his wife.

REMARKS

It is this man's intention to board up this house and I have requested him to leave the key with the Custodian.

RECOMMENDATION

I would recommend that, subject to the report of this man's wife, that this house be rented and the management on behalf of the Custodian, be given to Mr. T. C. King of Steveston.

May 19th, 1942.

A. Marker

6651

August 25, 1942.

Mr. Masajiro Urase,
Registration #03335,
Minto City, B. C.

Dear Sir:

With reference to your property at Steveston, B. C., described as Lot 15, Block 5, of Section 10, Block 3 North, Range 7 West, Map 249, New Westminster District, we are in receipt of a notice covering taxes on this property amounting to \$25.22.

As this property is not at present revenue producing we would suggest that you send us, prior to Nov. 16th next when a penalty of 10% will be added, sufficient funds so that we may pay these taxes on your behalf.

Hoping that you will see fit to do as suggested above, we remain,

Yours truly,

F. G. Shears,
Assistant Manager.

Handwritten signature
G. F. AND

Thomas C. King
REAL ESTATE AND INSURANCE
COMMISSIONER
FOR TAKING AFFIDAVITS

OFFICE OF THE COMMISSIONER
JAPANESE
RECEIVED
SEP 22 1942

Peers
PHONE STEVESTON 138

78 GEORGIA STREET

Steveston, B.C.

September 21st, 1942.

Mr. G. H. Peers,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:

Re: Masajiro URASE, File #6651.

I have this date ascertained that the attached water bill is to be paid for by the owner. Before he left he rented this house to a Mrs. Ulrich, rental to be \$5.00 per month, Urase to pay taxes and water. There was no lease drawn only a letter authorising Mrs. Ulrich to take possession.

I told her she would have to pay over all rentals to me. She produced the receipts the first of which for the month ending July 8th, was paid direct to Urase and the next for the month ending August 8th was deposited into the Royal Bank to the credit of Urase. She (Mrs. Ulrich) paid me the sum of \$10.00 to cover rental to October 8th.

Yours truly,

Thomas C. King

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

Minto City, B.C.
Nov. 2nd 1942

Reus

Office of the Custodian,
Hastings & Granville,
Vancouver, B.C.

Dear Sir;

Would you kindly advise how my house at Steveston,
(your file number #6651) is looked after.

I have made arrangement with the tenant when I left
Steveston, to pay rental at the bank so that I may be able to pay
taxes. I am not in communication with the tenant since.

Since you are looking after my property, I would
appereciate very much if you could advice me how it is looked after
at present.

Thanking very much for the trouble I am truly yours,

M. Urabe
Registration #03335, Minto City, B.C.

Agor

6651.

November 7, 1942.

Mr. Masajiro URASE,
Registration #03335,
Minto City, B. C.

Dear Sir:

In reply to your letter of the 2nd instant regarding your property at Steveston described as Lot 15, Block 5, Section 10, Block 3 North, Range 7 West, Map 249, as advised in our letter to you of August 25th, we have on file a notice covering taxes for 1942 on this property amounting to \$25.22.

We have collected from the tenant of your property, Mrs. A. Ulrich, rentals amounting to \$20.00 less the agent's commission amounting to \$3.00 leaving a balance of \$17.00 from which we have paid water rates amounting to \$12.75 which now leaves a balance of \$4.25 to your credit with the Custodian.

We would suggest that you remit to us sufficient funds so that we may make payment of your taxes prior to November 16th next when a penalty of 10% will be added.

Yours truly,



G. H. Peers,
Administration Department.

GHP/P.

EVACUATION SECTION	
Rec'd	SEP 10 1943
File No.	<i>6651</i>
Ans.	
Referred	<i>Peters</i>

Minto City, B.C.
Sept. 6th 1943

The Custodian's Office,
506 Royal Bank Building.
Hastings & Granville
Vancouver, B.C.

Gentlemen:

Kindly advice me how my property at Steveston is getting on. I had stored in attic some of my personal effects which I would like very much to keep. Also I have left some furniture in the house. Is the same tenant still there whom I have rented the house, Mrs. A Ulrich? I would appreciate indeed if you could inform me ~~what~~ *what* is the best way for safe keeping of them. Yours truly,

(File No. 6651)

M. Mrase

Registration
#03335

File no. 6651
Reg. No. 03335

MAGALIRE URAGE

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 September 22	Mrs. A. Ulrich - rent to Oct, 8 Commission	\$ 1.00	\$ 10.00	
September 28	Ck 1244 - Township of Richmond water rates	9.00		
October 27	Mrs. A. Ulrich - rent due Nov. 8 Commission to T. C. King	1.00	5.00	
October 30	Mrs. A. Ulrich - rent due Dec. 8 Commission - T. C. King	1.00	5.00	
November 9	Township of Richmond - balance water rates Dec. 31/42	3.75		
December 21	Rent collected		5.00	
1943 January 18	Rent collected		5.00	
January 22	Ck 1539 - Certificate of Encumbrance - Victoria	1.00		
February 25	Rent collected		5.00	
March 22	Ck 2323 - Corp. Township of Richmond - water rates to June 30/43	12.00		
April 27	Rent collected Repairs & Maintenance	6.35	10.00	
June 16	Rent collected		5.00	
	Rent collected		5.00	
August 3	Rent collected		5.00	
	Rent collected		5.00	

GR \$ 29.90

Stanton DC
Mar 18 44
Custodian of Alien Property
Yankee DC

My Bro Peter
Re. Lot 15 Block 5 Sec 10
Block 3 Range 7 West
Cor. 2nd St and Bayview St
Stanton DC

Dear Sir
Could you let me know
if the Japanese owner of
this property is willing to
sell and if so how much
he expects for same. Other-
wise would you contact
him to that effect, and
oblye
Yours Truly

EVACUATION SECTION

Rec'd	MAR 21 1944
File No.	651
Ans.	
Referred	Peter

6651

March 22, 1944.

Mr. Norman Marshall,
Chatham Street,
Steveston, B. C.

Dear Sir:

Re: Lot 15, Blk. 5, Sec. 10,
Blk. 3, Range 7 W.

We are in receipt of your letter of March 18th with reference to the above property.

All Japanese properties in Steveston are being catalogued at the present moment and will be offered for sale in the very near future. You will at that time be able to bid on the above-mentioned property.

Yours truly,

George Peters
Administration Department

GP/ms

6651

REGISTERED.

May 30, 1944.

Mr. William James Deagle,
Stevenson, B. C.

Dear Sir:

Re: Catalogue No. 838,
710 - 2nd Avenue, Stevenson.

Your letter of April 25th, 1944 enclosing
cheque for \$60.00 and offer to purchase the above property
for the sum of \$600.00 has been received and considered.

We are not able to accept this tender and
are returning your cheque herein. No acceptable tender has been
received on this property and we are now prepared to consider
revised offers.

This property has been independently appraised
and the Custodian will not be interested in any sum less than
\$900.00.

A similar letter to this is being sent to other
persons who submitted tenders and if you desire to revise your offer,
subject to prior sale and other bids which may be received, we will
be pleased to consider same.

Yours truly,

F. G. Shears,
Director.

FGS:AS
encl.1.

21 April 1944

Seveston B.C.

Dear Sir!

I Johanna Ulrich, do here by
inclose cheque for \$50.00 Fifty Dollar,
ten percent of my bid of 500.00
Five hundred Dollars, in the property
known as 710-2nd Avenue.

15 Ex S 15' 5 10 B 3 N / 7 W 249
Seveston. Small dwelling No 6651

Catalogue no 837

Johanna Ulrich at present tenant
of this property.

Rec'd	1-5-44
File No.	6651 amp
Ans.	
Referred	

Ulrich

Yours Truly

Johanna Ulrich

710-2nd Ave

Seveston B.C.

Revised
cheque return

City address

Care of M.E. Nichols

4705 Drummond Drive

File 6651

Rec'd	Mag/44
File No.	6651
Ans.	48/30/44
Referred	

408
Stinson
25 April 44

20 Guardian of Enemy Property
Vancouver

(88)

Dear Sir - Catalogue #838

I wish to tender \$600⁰⁰
on the above being \$710 - 2nd AN
Stinson - I enclose my
cheque for \$600⁰⁰ being 10%

William James Deagle

Reverse + return cheque

Rec'd	1-5-44
File No.	6651
Ans.	Am
Referred	

6 Moncton Street,
Steveston, B.C.

Apr. 26/44
70+

Dear Sirs:-

I would like to make a
bid on property at 710-2nd Ave
Steveston, B.C.

15 Ex. S15'

5 10 B3N/7W

249 - Small Dwelling
Custodian file No. 6651.

My bid to be \$350⁰⁰.

Please find enclosed
cheque for 10% of amount \$35⁰⁰.

Sincerely,

C. S. Taylor.

Revise & return cheque

838

Steveston, B.C.,
April 28th, 1944.

209

File 6651.

To the Custodian of Enemy Property,
Vancouver, B.C.

Dear Sir:- CATALOGUE # 838

838

I wish to tender \$810.00 on the above
being No. 710 2nd Ave. Steveston and enclose cash
for \$80.00 being 10%.

Cash

(signed) Pat Deagle.

Patrick Deagle
Steveston B.C.

Rec'd	1-5-44
File No.	6651
Ans.	any
Referred	

Reverse & return cheque

6651

REGISTERED

May 30th, 1944.

Mr. C. S. Taylor,
56 Moncton Street,
Steveston, B. C.

Dear Sir:

Re: Catalogue No. 838.
710 - 2nd Avenue
Steveston, B. C.

Your letter of April 26th, 1944, enclosing cheque for \$35.00 and offer to purchase the above property for the sum of \$350.00 has been received and considered.

We are not able to accept this tender and are returning your cheque herein. No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$900.00.

A similar letter to this is being sent to other persons who submitted tenders and if you desire to revise your offer, subject to prior sales and other bids which may be received, we will be pleased to consider same.

Yours truly,

F. G. Shears,
Director.

FGS/AM
Encl.

6651

REG. STORE

June 1st, 1944.

Mr. Patrick Deagle,
Steveston, B. C.

Dear Sir:

Re: Catalogue No. 838.
713 Second Avenue.
Steveston, B. C.

Your letter of April 28th, 1944, enclosing cash for \$80.00 and offer to purchase the above property for the sum of \$800.00 has been received and considered.

We are not able to accept this tender and are returning a cheque for \$80.00 herein. No acceptable tender has been received on this property and we are not prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$900.00.

A similar letter to this is being sent to other persons who submitted tenders and if you desire to revise your offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

Yours truly,

F. G. Shears,
Director.

FCS/AM
Encl.

Rec'd	JUN 6 1944
No.	6651
	PHK.
Received	HARROP
	6th June, 1944.

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

Dear Sirs:

Re: Catalogue No. 838.
710 Second Avenue.
Steveston, B. C.

In reply to your letter of the 30th May I am prepared
to revise my bid on the above property and now offer to purchase
same for the sum of \$900.00.

Yours truly,

W. J. Deagle.
for P. Deagle.

W J Deagle

Amey

6651

June 30, 1944.

REGISTERED.

Mr. William J. Deagle,
601 Railway Avenue,
Steveston, B. C.

Dear Sir:

Re: Catalogue No. 838, Richmond Property
and Patrick Deagle.

Enclosed herewith please find our cheque in
the sum of \$30.00 which represents the amount paid in excess
of the balance of the purchase price relative to the above.

Yours truly,

A. G. McArthur,
Administration Department.

AGH:AS
encl. 1.

File No. 6451

June 30, 1944.

MEMORANDUM

To: Mrs. Harrop,

From: A. C. McArthur.

Re: Catalogue No. 838,
Richmond Real Property.

Mr. William J. Deagle brought in a cheque drawn by Patrick Deagle payable to himself in the sum of \$850.00 which is \$30.00 in excess of the required balance of the purchase price. This has been credited to the Suspense Account and I have requisitioned a refund of \$30.00.

He states that the title to the property, Catalogue 838, is to be in the name of Patrick Deagle, c/o William J. Deagle, 601 Railway Ave., Municipality of Richmond, B.C. Patrick Deagle is a British Subject by birth.

He also states that he made a bid of \$50.00 on a vacant lot adjacent to a property at the corner of Garry and 1st Streets, Steveston. He has expressed his willingness to pay \$75.00 for this property, but has not been advised whether this is acceptable. He would appreciate a reply.

ASm

ACM:AS

6051

June 21, 1944

Mr. Patrick Deagle,
Steveston, B.C.

Dear Sir:

Re: Catalogue No. 838,
710 - 2nd Avenue, Richmond.

This will acknowledge receipt of your letter of June 6th, in which you advise that you are prepared to revise your former bid and now offer to purchase the above property for the sum of \$900.00.

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 \$820.00 to complete the purchase 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.

Yours truly,

F.G. Shears,
Director

FGS:lm

6651

July 13, 1944.

Mr. Masajiro URASE,
Registration No. 03335,
Wintu City, B. C.

Dear Sir:

Re: Catalogue No. 838
710 - 2nd Avenue
Richmond, B. C.
15/Ex. 8151/4/10/B3E/R7E/249

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A statement showing the result of this sale will be sent to you when the matter is concluded.

Kindly send either to this office or to the Land Registry Office, New Westminster, Title No. 75633-E covering this land.

Yours truly,

George Peters,
Administration Department.

GP:MA

17th July, 1944.

REAL PROPERTY MEMORANDUM

FILE NO: 6651
NAME: Masajiro Urabe
CATALOGUE NO: 838
RE: 710 2nd Avenue, Steveston, B.C.
- Small Dwelling

CERTIFICATE OF ENCUMBRANCE:

Description of Property: Lot 15, Block 5 of Section 10,
Block 3 North, Range 7 West,
Map 249 SAVE AND EXCEPT the
Southerly 15 feet thereof heretofore
conveyed, Municipality of Richmond
in the District of New Westminster.

Encumbrances: None

Taxes: Part payment has been made on
1943 taxes of \$25.21 - arrears
of \$52.82 will be paid from
proceeds of sale.

Vested: 24,300

VALUATION BY APPRAISER: \$892.00

AMOUNT OF BID: \$900.00

APPROVED by ADVISORY COMMITTEE: June 14th, 1944.

AMOUNT RECEIVED BY CUSTODIAN: \$900.00

NAME OF PURCHASER: Patrick Deagle.

KWW/LG
Attachs

K.W. WRIGHT

File No. 6651.
Catalogue No. 838.

October 10th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Manajiro URASHI
Wm. of Richmond
Lot 15, Blk. 5 of Sec. 10,
Blk. 5 N., Range 7 W., Map
249, save & except the S.
15 ft. thereof. D.M.W.

With reference to the above property which was recorded
in the New Westminster Land Registry Office, dated August 16th,
1944, we attach herewith the following documents in connection
therewith.

1. Copy of application number 176574-E, dated August 16th,
1944, registering the property in the name of the
Custodian (Transmission).
2. Copy of application number 176575-E, dated August 16th,
1944, registering the property in the name of Patrick
Deagle (Deed).
3. Duplicate of Transmission dated July 28th, 1944.
4. Duplicate of Deed dated July 28th, 1944 - Secretary of
State to Patrick Deagle.
5. Certificate of Indefeasible Title number 176575-E,
dated September 26th, 1944, covering the above property
in the name of Patrick Deagle.

D. A. Cramer

DAC:JE
Atch.

Catalogue No. 838
File No. 6651
710 2nd Ave., Richmond
15/Ex.515/5/10/BYM/RTW/249

October 19th, 1944

PATRICK DEAGLE

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at July 4, 1944)

	DEBIT	CREDIT
Purchase price	900.00	
Cheques received		900.00
185/365 x \$30.63. Seller's proportion of taxes for '44		15.52
Water - July 1st to 3rd - 3 days @ .04		.12
Amount of Rentals:		
July 4 to July 7 - 3/31 x \$5.00		.48
July 8 to Aug. 7, Aug. 8 to Sept. 7, Sept. 8 to Nov. 7		20.00
- 4 months @ \$5.00		
Registration Fees on Deed - \$900.00	5.80	
Insurance premium - 29.3% x \$12.70 (expiry 21/5/45)	3.72	
Balance owing to purchaser	26.60	
	<u>\$936.12</u>	<u>\$936.12</u>

BALANCE OWING TO PURCHASER - \$26.60

6621

October 26, 1944.

Mrs. A. Ulrich,
710 - 2nd Avenue,
Richmond, B. C.

Dear Madam:

Re: Catalogue No. 838
710 - 2nd Avenue
Richmond, B. C.

Please be informed that the above property has been sold to
Mr. Patrick Deagle, 601 Railway Avenue, Richmond, B. C. I may expect
to receive word on behalf of this purchaser as to rentals and other
incidents connected with this property.

Yours truly,

George Peters,
Administration Department.

GP:ds
cc Mr. Patrick Deagle

6651

October 26, 1944.

Mr. Patrick Deagle,
601 Railway Avenue,
Richmond, B. C.

Dear Sir:

Re: Catalogue No. 838
710 - 2nd Avenue
Richmond, B. C.
15/E-3151/5/10/B31/R75/249

Title to the above described property has been received in your name and is now ready for delivery. Relevant insurance policy which has been assigned to you is also ready for delivery.

Adjustments as of July 4, 1944 as shown on the enclosed sheet have been calculated and a balance of \$26.40 appears to your credit.

A letter, copy of which is enclosed, has been sent to the tenant of this property.

Please telephone this office for an appointment to conclude this matter, and at that time title, insurance policy and cheque for the amount mentioned above will be handed to you.

Yours truly,

George Peters,
Administration Department.

GP:MA
Enc.

October 26, 1944.

MEMORANDUM - ACCOUNTING DEPARTMENT

Re: Catalogue No. 838
710 - 2nd Avenue
Richmond, B. C.

Please release funds derived through sale of the above property
to the open credit of Masajiro URASE, Reg. No. 03335, File No. 6651.

GP:MA

Gross sales proceeds: 900.00

6651

October 26, 1944.

Mr. Patrick Deagle,
601 Railway Avenue,
Richmond, B. C.

Dear Sir:

Re: Catalogue No. 838
710 - 2nd Avenue
Richmond, B. C.
15/Ex.S15/5/10/B3N/R7E/249

Title to the above described property has been received in your name and is now ready for delivery. Relevant insurance policy which has been assigned to you is also ready for delivery.

Adjustments as of July 4, 1944 as shown on the enclosed sheet have been calculated and a balance of \$26.60 appears to your credit.

A letter, copy of which is enclosed, has been sent to the tenant of this property.

Please telephone this office for an appointment to conclude this matter, and at that time title, insurance policy and cheque for the amount mentioned above will be handed to you.

Yours truly,

George Peters,
Administration Department.

GP:MA
Enc.

Catalogue No. 838
File No. 6651
710 2nd Ave., Richmond
15/Ex.815/5/10/B3M/RTW/249

October 19th, 1944

PATRICK DEAGLE

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at July 4, 1944)

	DEBIT	CREDIT
Purchase price	900.00	
Cheques received		900.00
185/365 x \$30.63. Seller's proportion of taxes for '44		15.52
Water - July 1st to 3rd - 3 days @ .04		.12
Amount of Rentals:		
July 4 to July 7 - 3/31 x \$5.00		.48
July 8 to Aug. 7, Aug. 8 to Sept. 7, Sept. 8 to Nov. 7		
- 4 months @ \$5.00		20.00
Registration Fees on Deed - \$900.00	5.80	
Insurance premium - 29.3% x \$12.70 (expiry 21/5/45)	3.72	
Balance owing to purchaser	26.60	
	<u>\$936.12</u>	<u>\$936.12</u>

BALANCE OWING TO PURCHASER - \$26.60

Catalogue No. 838
File No. 6651
701 - 2nd Avenue, Richmond
15/Ex.S15'/5/10/B3N/R7W/249

Receipt of Certificate of Title No. 176575-E is by me hereby acknowledged and I agree that all adjustments and incidents connected with the sale to me of property covered by the said certificate have been settled.

Receipt is also acknowledged of copy of Nova Scotia Fire Underwriters Agency policy No. 3379 which has been assigned to me, and cheque for \$26.60 representing closing adjustments on sale to me of this property.

Dated at Vancouver this 4th day of November 1944.

Patrick Deagle

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

Dear Sirs:-

Re: 701 - 2nd Avenue, Richmond

I understand that any Japanese effects and furniture on the premises are not included in the sale. These will be removed by the Custodian as soon as possible but in cases where the furniture is included in the lease to the present tenant it cannot, of course, be removed until he is ready to vacate the premises. I undertake to give the Custodian at least two weeks notice of the date on which the tenant is vacating the premises and to allow the Custodian access to the premises in order to remove the furniture at a reasonable and convenient time following the termination of the lease.

Yours faithfully,

Patrick Deagle
.....Signed

File No. ~~6446~~ & 6651

MEMORANDUM

To: Mr. Green
From: Mr. Wilson

November 15th, 1944

Catalogue No. 838
Re: Toki URASE.

On her "JP" form the above party declared the under-mentioned articles:-

1 Kitchen Stove	2 Trunks
1 Heater	✓ 1 Sofa
1 Gas Stove	12 Chairs
1 Bed without mattress	2 Tables
1 Bureau	1 Singer Sewing Machine
1 Ice Box	Kitchenware
	Chinaware Set

^{DEATH}
Mrs. Uldrick, the tenant of 710 - 2nd Avenue, Steveston, receipted for the following chattels:-

1 Cook Stove	5 Tables
1 Heater Stove	2 Chairs
1 Sofa	1 Counter
1 Dresser & Mirror	2 K Cabinets
1 Cardboard Clothes Closet	1 Rocking Chair

Would you please have your field man enquire as to what happened to the sewing machine and the other articles not accounted for.

As this building has been sold, will you kindly have all chattels removed and sent to auction.

St. dated Sept 29/44
GDM/GH Home leased by owner
to Mr. Uldrick June 27/44

Evacuated July 2/44

We visited first, searched the house about June 8/44 and signed a form for chattels found there. It may be assumed the articles not accounted for were taken with the above information or otherwise disposed of.

6651

December 6th, 1944

Mr. Masajiro URABE,
Registration No. 03335,
Hinto City, B.C.

Re: Catalogue No. 838
710 2nd Ave., Steveston
15 ex. B. 151/5/10/3/7/2/9

Dear Sir:

Please be informed that the above property has been sold as of July 4th, 1944, for the sum of \$900.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

Rents, less expenses up to the mentioned date, have been credited to your account and adjustments of unearned taxes and any insurance premiums have also been credited to you.

The net result of this sale appears on an attached statement, and the proceeds have been credited to your account. We are also enclosing a general statement of your account up to date which includes the net figure to which reference has already been made.

Yours truly,

George Peters,
Administration Department.

GP/MEB
encl. (2)
cc: B. C. Security Commission

STATEMENT RE SALE OF:

Name: URASE, Masajiro

Catalogue No: 838

File No: 6651

Street Address: 710 2nd Ave.,
Steveston, B.C.

Reg. No. 03335

Legal Description: 15 ex. S. 15th/5/10/3/7/249

Date of Sale and Adjustments July 4th, 1944

Sale Price

\$ 900.00

~~Basic Estate Agent's Commission~~

\$

Charge for Valuation

7.50

Charge for Advertising

4.00

Land Registry Office Transmission Fee

2.50

~~Insurance~~~~Unpaid taxes~~~~Mortgage~~~~Attorney's fees~~~~Other charges~~

Adjustments:

Fire Insurance

3.72

Taxes to July 4/44

15.52

Water

.12

29.64\$ 903.72

Net Proceeds credited to your account

\$ 874.08

Date: December 5th, 1944

Compiled by: George Peters

Manuelito UHASE

File No. 6651
Reg. No. 03335

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 December 21	Rents collected Less commission Water rates to Dec. 31/42	\$ 3.00 12.75	\$ 25.00	
1943 January 22	Land Registry Office - Certificate of Encumbrance	1.00		
March 22	Water rates	12.00		
April 27	Repairs, etc.	6.35		
September 23	Water rates	12.00		
November 3	Taxes	22.00		
December 29	Rents collected		60.00	
1944 January 26	Plumbing repairs	11.15		
March 20	Water rates 1942 & 1943 taxes	12.00 35.75		
April 20	Rents collected		20.00	
July 4	Balance rents to date Credit re Sale of Property		9.52 874.08	
		\$ 128.00	\$ 988.60	

CR \$ 860.60

6651

December 15th, 1944

Mr. Masajiro URASE,
Registration No. 03335,
c/o Devine Lumber Co.,
Mess House,
D'Arcy, B.C.

Re: Catalogue No. 838
710 2nd Ave., Steveston
15 ex. 8.15/5/10/3/7/2/3

Dear Sir:

In reply to your letter of December 11th,
inquiring as to the disposition of your property.

We are enclosing copy of a letter, written
to you on December 6th and sent to Minto City. We are also
enclosing copies of two statements which were attached to that
letter.

We trust you will find the information you
require in these enclosures.

Yours truly,

George Peters,
Administration Department.

/MHG
encl. (3)

THOMPSON & COMPANY

AUCTIONEERS AND APPRAISERS

ESTABLISHED 20 YEARS

ROYAL TRUST BUILDING,
626 PENDER STREET WEST,
VANCOUVER, B.C.

January 8th, 1945

6651

EVACUATION SECTION	
File No.	665196446
Ans.	
Referred	Milarn

Department of the Secretary of State.
Office of the Custodian.
Vancouver, B.C.

Attention Mr. Peters.

File #6651
File #6646

Dear Sirs:

RE. URASE H. MASAJIRO. 712- 2ND AVE. STEVESTON. B.C.

As per request of your Mr. Harris the writer personally inspected - 1- McClary 6 Hole Coal & Wood Range (hole in oven needs re-lining) situated on the above premises.

In our opinion the sum of \$25.00 is a fair and just valuation in its present condition.

Yours truly,
Thompson & Company.

X. G. B. Thompson

F.B./W.T.

Sold to Pat Deagle	\$25.00
Appraisal Fee:	<u>1.25</u>
	26.25

Approved by Rural Advisory Committee
June 15, 1945.

D'Arcy B.C.
July 21st '46

Office Of the Custodian,
506 Royal Bank Bldg.
Hastings & Granville St.
Vancouver, B.C.

EVACUATION SECTION	
JUL 24 1946	
Rec'd	
File No.	6651
Ans.	
Referred	Piters

Gentlemen:

Would you kindly send me a check covering the amount
due to me and I thank you very much for the trouble. Yours truly,

Reg.No. 03335
File No. 6651 Masajiro Urase

M. Urase

6651
6646

August 8, 1946

REGISTERED MAIL

Mr. Masajiro URASE
Reg. No. 03335
D'Arcy, B. C.

Dear Sir:

This will acknowledge receipt of your letter of July 21, 1946.

We are enclosing our cheque in the amount of \$500.00 and the balance of your account with the Custodian will be forwarded to you as soon as a complete review of your file has been made.

Your file reveals that you have still outstanding against you two claims. One claim is in the amount of \$135.30 by Saijiro WAKITA and a claim for \$9.50 placed by the River Fish Company against you and your wife, Mrs. Toki URASE. Kindly acknowledge or dispute these claims by return mail as these funds will be with-held until some settlement is made.

Kindly acknowledge receipt of the enclosed cheque.

Yours truly,

GR:hbc

George Peters,
Administration Department

Encl: (1)
cheque (\$500.00)

cc: (2)
Dept. of Labour
Immigration Div.

Office of the Custodian,
506 Royal Bank Bdg.
Hastings & Granville St.,
Vancouver, B.C.

D'Arcey, E.O.
Aug. 17 1946
EVACUATION SECTION
AUG 21 1946
File No. 6651
Ans. Peter
Referred

Gentlemen; This is to acknowledge the receipt of a check for the amount of \$500.00 and thank you for your prompt attention.

As to two claims mentioned in the letter, namely;

Claim by S. Wakita:

I have no knowledge whatsoever why this claim is being filed against me, as I have had no business transaction with him involving me in any capacity.

Claim by River fish Co.,

I had no account with this firm.

Hoping this will explain my position,,
Yours truly,

M. Urace
Reg. # 03335
File # 6651

EVACUATION SECTION

Rec'd AUG 12 1946

File No. 6651

Ans.

Referred

Peters

sent to you

D'Arcy B.C. Aug. 10th '46

Office of the Custodian
506 Royal Bank Block,
Hastings & Granville St.,
Vancouver, B.C.

Gentlemen:

Sometime about three weeks ago I have sent to your office a letter containing the following message, but to this date I am not in receipt of answer;

"Kindly send me a check covering the amount due to me & I thank you very much for the trouble"

Thanking for your immediate attention, Yours truly,

M. Mrase

D'Arcy, B.C.

File # 6651
Reg. # 03335

sent Aug 8/46
SP

12966 & 6651

August 28, 1946.

Mr. Sajiyo WAKITA,
Registration No. 04472,
P. O. Box 435,
Revelstoke, B. C.

Dear Sir:

A claim has been made by you against Masajiro Uruse in the amount of \$135.30.

We have received a letter from Mr. Uruse in which he states: "I have no knowledge whatsoever why this claim is being filed against me, as I have had no business transaction with him involving me in any capacity."

The Custodian can do nothing further for you in this matter. If you should wish to get in touch with Mr. Uruse direct his address is D'Arcy, B. C.

Yours truly,

George Peters,
Administration Department.

GP/EL

August 29, 1946.

MEMORANDUM — MISS CHARLOTTE GIRARD

Would you kindly transfer from the file of Masajiro URASE, File No. 6651 to the file of his wife, Toki URASE, File No. 6446, the following items, being wrongfully credited to Masajiro's account:

Sold direct to Pat Deagle

1 McClary 6 hole coal & wood range - \$25.00

Stevenson Auction #31 - March 16/45.

Small book cabinet \$ 1.00

Stevenson Auction #30 - March 2/45.

Assays crusher \$ 6.50

Stevenson Auction #29 - February 16/45.

Garden tools and funnel	\$ 1.10
Lantern	0.25
Tar Paper	0.25
Door Mat	1.00
Ice Cream freezer and can	0.50
Vases and sundries	1.75
Smokers set	0.50
Box of kitchen ware	1.10
Stove Board	0.35
Washboard and 2 tubs and sundries	1.35
Wicker scoop and cardboard boxes	0.25
Large bowl	1.60
Box of sundries	1.00
Gas burner plate	0.50
Books	0.35
Books	0.35
Roll of linoleum	2.50
Roll of linoleum	2.75
6 Kitchen chairs	8.00
4 Kitchen chairs	2.25
	<u>\$27.70</u>

Stevenson Auction #28 - February 2/45.

Knocking chair	\$ 2.00
Couch	9.25
Radio cabinet	2.00
Kitchen cupboard	1.00
Dresser & mirror	2.25
Table	0.50
Desk	2.00
Wash stand	1.00
Book case	4.25
Heater	7.50
	<u>\$31.75</u>

GP/EL

Accounting Department see over:

6651

REGISTERED MAIL

September 12, 1946.

Mr. Masajiro URASE,
Registration No. 03335,
Minto City, B.C.

Dear Sir:

We are enclosing herewith our cheque in the amount of \$359.35. Your assets, which vested in the Custodian, have been liquidated and this cheque represents the final balance of funds standing to your credit.

As you did not declare any chattels, these are being dealt with on your wife's file and the funds are being forwarded to her direct.

Kindly acknowledge receipt of this cheque by return mail.

Yours truly,

George Peters,
Administration Department.

GP/EL
Enc. - Cheque for \$359.35.

Dear Sir:

Kindly accept my sincere thanks for the efficient manner in which my affairs were handled through your office.

Yours truly,

Reg. # 03335
File 6651

EVACUATION SECTION
Recd. *SEPT 26* 1946
File No. *665*
Ans. _____
B. C. *Sept. 25th '46*
Referred _____