

6769

BUREAU POWELL STREET
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 6761

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: ASANO, Masao
HOME ADDRESS: XXXXXXXXXX 125 W. 5th Ave., Vancouver, B.C.
REGISTRATION NUMBER 03074 SEX: Male AGE: 33
OCCUPATION: Dry cleaner

(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: H. MIYAZAWA, 3223 Fraser St., Vancouver, B.C.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: YAE

ADDRESS OF WIFE OR HUSBAND: Same address

NAMES OF ANY LIVING CHILDREN: RICHARD

ADDRESS OF CHILDREN: Same address

AGE OF CHILDREN: 9 months

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

1. LOCATION AND DESCRIPTION: 125 W. 5th Ave., Vancouver, B.C.
W. 1/2 of Lot 16, Blk. 21, D.L. 200A, Group 1, N.W.D.,
Plan 197. Title deed in possession of TADASHI KITAGUCHI,
Woodfibre, B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 8-room house/ frame garage.

3. INSURANCE (Give particulars; state where policies are) Ohio Farmers Ins. Co.,
Vancouver, B.C. Agency Blane, Fullerton & White, Vancouver, B.C.
\$1,500, for DWELLING, in own possession

4. TAXES (Amount and where payable) \$42.96 paid for 1941, payable at City Hall,
Vancouver, B.C.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)
\$1,100, owing to TADASHI KITAGUCHI, Woodfibre, B.C. on house

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

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In possession of TADASHI KIKUCHI, Woodliffe, B.C.

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: *Do not know what crops are 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.

Gas plate, kitchen cabinet, 10 chairs, 2 desks, 2 bookcases,

2 beds, hose (garden) rake, shovel, hoe, garden shears, bambo rake;

located 125 W. 5th Ave., Vancouver, B.C. Blane, Fullerton & White,

Vancouver, B.C. to take charge of key, rental, taxes, etc.

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: None5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) None8. BANK ACCOUNTS: None9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS: _____

11. SAFETY DEPOSIT BOX: None
None**LIABILITIES:**1. PERSONAL DEBTS: None2. 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 29th day of April 1942.(Signature) M. G. GansErnie John
Witness

FOR DEPARTMENTAL USE _____

2663

INFORMATION FROM R.C.M.P.

Date April 19, 1943

Our File No. 6769

Full Name ASANO, Masao
(Surname in Block Letters)

Registration No. 03074

Male - Female
(check)

Age June 1st, 1908

Former Address 233 W. 6th Avenue, Vancouver, B. C.

125 W. 5th Avenue, Vancouver, B. C.

Date Evacuated May 13th, 1943 Naturalized - Canadian-Born - National
(check)

Present Address McLean Lumber Company, Carmi, B. C.

Married - Single
(check)

Name of Wife (Nee' WATTE) Yae - #03512

Name of Husband _____

Name of Mother (Nee OYA) Suki #03513

Name of Father Haekichi (Deceased)

Names of Children under 16 Richard Masakazu 7/8/41

Requested by ECT

Registered with Custodian _____
(Yes or No)

Additional Information Dry Cleaner.

REAL PROPERTY SUMMARY

JAPANESE NAME: Masao ASANO Reg. No. 03074 File No. 6769.
Juichi ASANO Reg. No. 07767 File No. 7232.

CATALOGUE NO: Advertised March 23rd, 1944.

PROPERTY ADDRESS: 125 West 5th Avenue, Vancouver, B.C.

LEGAL DESCRIPTION: West half of Lot 16, Block 21, District Lot 200"A", Group 1, N.W.D., Plan 197.

TITLE: In the names of Tadashi KITAGUCHI and Hisako KITAGUCHI
(Joint Tenants).

ENCUMBRANCES: Under an unregistered Agreement for Sale dated November 7th, 1941, the ASANOS were purchasing this property from the KITAGUCHIS for \$1650.00. Interest 5%. Principal owing as at December 19th, 1944, \$717.47, plus 5% interest to January 16th, 1945, \$2.70, transferred to the credit of KITAGUCHIS account Nos. 9582 & 12520 on March 29th, 1945.

Vesting No. 36067 - 19th April 1943.

ASSESSED VALUE: 1942 - Land \$ 370.00
Improvements \$1050.00 - Total \$1420.00. Taxes -\$46.61

CLASSIFICATION: Dwelling and garage.

HISTORY OF ADMINISTRATION: This 8-room, 2-storey, frame dwelling with garage, was in poor condition. It was rented by the ASANOS to a Mr. and Mrs. R. Duncan for \$30.00 per month, they appointing Blane, Fullerton & White as their agents. We confirmed this arrangement and the tenancy commenced in May 16th, 1942. The tenants eventually turned out to be of the worst possible type, and were constantly in arrears with rent and thoroughly neglected the property. The agents, without consulting us, placed the arrears of rent in the hands of their solicitor, and from time to time payments were obtained. On December 5th, 1943, the Duncans vacated the premises without giving notice, having obtained \$30.00 advance rent from a new tenant and left owing in all \$194.00. Every effort was made through solicitor R.C.M.P., Post Office, Vancouver, the Provincial Police and the Retail Credit Grantors Bureau to trace the Duncans, without success, and we advised the ASANOS of this unfortunate state of affairs. They accepted the position, later requesting that all funds standing to their credit be forwarded to them.

The rental revenue from the property while in control of the Custodian was as follows: Rental due from R. Duncan, from 16th May 1942 to 30th November 1943, 18½ months, \$555.00, plus \$30.00 received by Duncan from the succeeding tenant, Mrs. Carlisle for December 1943, \$585.00, of which \$391.00 was received by the Custodian and the balance of \$194.00 remains unpaid and uncollectable. Mrs. Carlisle paid to the Custodian as rent from 1st January 1944 to

to

Page 2.

Files 6769 & 7232.

31st August 1944, \$240.00, and a Mr. Boley from 1st September 1944 to 30th November 1944, \$90.00, and C. Dawes from 1st December 1944 to 28th February 1945, \$90.00. Total rental received \$811.00.

From the selling price obtained was paid the balance due to the unpaid vendors, Mr. and Mrs. KITAGUCHI, viz. \$720.17, the property being purchased from them by the ASANOS for \$1650.00 in November 1941. All parties agreed by signed detailed statements dated January 5th, 1945, that the amount mentioned above was the correct sum due.

APPRAISAL:

By the J.R. Reid & Co., \$1500.00, 2nd May 1944.

SOLD:

To Frederick Rennie and Eveline Maud Rennie, Joint Tenants, for \$1500.00 as at 16th January 1945.

Approved by the Advisory Committee - 19th December 1944.

FUNDS:

Released to the joint credit of Masao ASANO and Juichi ASANO - sale price \$1500.00, plus rentals \$811.00, total \$2311.00; less commission on rent \$38.13, taxes \$134.79, repairs \$12.90, sundries \$35.75, insurance \$25.20, Certificate of Encumbrance \$1.00, advertising \$9.87, appraisal \$5.00, interest \$2.70, commission on sale \$75.00, closing adjustments \$34.93, total \$375.27. Net amount released \$1935.73.

TITLE:

Certificate of Title No. 118708-L, dated 14th March 1945, in the names of Frederick Rennie and Eveline Maud Rennie, Joint Tenants, issued, and returned 27th March 1945 to the Registrar to be held to the order of the purchasers. Control of property acknowledged by Frederick Rennie and Eveline M. Rennie 2nd April 1945.

The agents' handling of the property left much to be desired, but they were appointed by the owners as were also the unsatisfactory tenants, the Duncans.


OLD TITLE:

Certificate of Title No. 68488-L in the Land Registry Office.

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

DATED: March 18th, 1947.

IM:JS


Ian Macpherson.

KITAGUCHI, Tadashi
TADACHI, Hisako
125 West 5th Ave., Vancouver, B. C.
Evac. File 9582
Evac. File 12520



Picture Taken May 3, 1943.

File Nos. 6769 & 7232
125 West 5th Avenue
Vancouver/W¹/₂ 16/21/200A

Control of property described above is by us hereby acknowledged and we agree that all adjustments and incidents connected with the sale to us of this property have been settled.

Dated at Vancouver this 2nd day of April 1945.

Signed Frederick Rennie

Signed Mrs. Elizabeth Rennie

Return to the Custodian

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

Dear Sirs:-

Re: 125 West 5th Ave., Vancouver

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,

Frederick Rennie
.....Signed

Mrs Evelyn M. Rennie

Return to the Custodian

STATEMENT RE SALE OF:

Name: ASANO, Masao,
Juichi

File No: 6769-7232

Catalogue No: Adv. Mar. 23/44

Street Address: 125 W. 5th Ave. Vancouver, B.C. Reg. #03074-0767

Legal Description: W16/21/200A

Date of Sale and Adjustments Jan. 15/45

Sale Price \$ 1500.00

Real Estate Agents Commission \$ 75.00

Charge for Valuation 5.00

Charge for Advertising 9.27

Land Registry Office Transmission Fee 2.50

Encumbrances:

Unpaid Vendor 720.17

~~Mortgage~~

~~Arrears of Taxes~~

~~Other charges~~

Adjustments:

Fire Insurance 2.53

Taxes to Jan. 15/45 1.85

Water " .57

814.96 \$ 1502.53

Net Proceeds credited to your account 687.57

April 9th, 1945.

Date:.....

Mr. George Peters

Compiled by:.....

Files 6769 & 7232,
Special Advertisement Mar. 23/44
125 W. 5th Ave., Vancouver, B.C.
W 16/21/200-A

March 9th, 1945.

EVELINE MAUD RENNIE and FREDERICK RENNIE,

(purchasers)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at January 16th, 1945)

	DEBIT	CREDIT
Purchase price	\$1500.00	
Cheques received		1500.00
Seller's proportion of 1944 taxes		1.85
15/365 x 45.11		.57
Water - 15/184 x 7.00		
<u>Amount of rent collected</u>		
January 16th to January 31st - 15/31 x 28.50		13.79
February 1st to February 28th		28.50
Registration fees on deed - \$1500.00	7.25	
Insurance premium - 33.75 x 7.50	2.53	
Balance owing to purchaser	34.93	
	<u>\$1544.71</u>	<u>1544.71</u>

BALANCE OWING TO PURCHASER -34.93

File Nos. 6769 and 7232.
Advertised.

March 21st, 1945.

MEMORANDUM

TO: Mr. George Peters
FROM: Mr. D. A. Cramer

Masao ASANO,
Tadashi KITAGUCHI and
Hisako KITAGUCHI
City of Vancouver
W. $\frac{1}{2}$ of Lot 16, Blk. 21, D.L. 200A,
Sp. 1. W.W.D., Plan 197.

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated February 20th, 1945, we attach herewith the following documents in connection therewith.

1. Copy of application number 118707-L, dated February 20th, 1945, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 118708-L, dated February 20th, 1945, registering the property in the names of Frederick Rennie and Eveline Maud Rennie - Joint Tenants (Deed).
3. Duplicate of Transmission dated February 4th, 1945.
4. Duplicate of Deed dated February 4th, 1945 - Secretary of State to Frederick Rennie and Eveline Maud Rennie - Joint Tenants.
5. Certificate of Indefeasible Title number 118708-L, dated March 11th, 1945, covering the above property in the names of Frederick Rennie and Eveline Maud Rennie - Joint Tenants.

D. A. Cramer

DAC:JS
Atch.

6769/9582

Jan. 6th, 1945.

Messrs. Blane, Fullerton & White Ltd.,
821 West Hastings Street,
Vancouver, B.C.

Dear Sirs

Re: 125 W. 5th Ave., Vancouver, B.C.
Advertised Mar. 23, 1944.
West 16/21/200A

Your letter of December 14th in which you offer to purchase the above property for the sum of \$1,500.00 has been received and considered.

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 the amount of the purchase price, namely \$1,500.00.

Kindly advise the full name, address and occupation of the person in whose name this property is to be registered and also state whether or not the proposed registered owner 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.

After the documents have been registered, a statement of adjustments of taxes, etc. will then be prepared, including registration fees, and forwarded to you.

The tenant will then be advised that the property has been sold, subject to the existing tenancy, and the owner will then be in a position to assume control of this property.

Yours truly, .

F. G. Shears,
Director.

[Handwritten signature]
F. G. Shears,
Director.

MEMORANDUM

January 5th, 1945.

TO: Mr. Peters
FROM: Administration Department

Box 125 W. 5th Ave., Vancouver, B. C.
Advertised Mar. 23, 1944.
File Nos. 6762/9582

There is no Lease in connection with the above property,
the tenancy being on a monthly basis.

It will be seen that there is an unregistered charge, same
being an Agreement for Sale from the Kitagushis to the Asanos. We
have prepared a detailed statement, copy of which is on file, and
which has been forwarded to both the parties interested for their
confirmation and signature. The amount of Principal outstanding is
\$717.47 as at Dec. 19, 1944—there will of course be Interest at
5% from this date until the amount is paid.

*not confirmed
by 12/1/45.*
FD/ER

[Signature]
F. Doust.

TELEPHONE: PACIFIC 8433

"Homes a Specialty" FOR OVER 20 YEARS

J. R. REID
NOTARY PUBLIC



GENERAL INSURANCE

515 GRANVILLE STREET
VANCOUVER, CANADA

May 2, 1944

Property at 125 West 5th Avenue

This property comprises of a lot 25' frontage by 120' in depth to a lane, on which is erected a residence of wood exterior and shingle roof and comprising of 8 rooms.

There are 3 rooms on the first floor with a fire place in the dining room and pantry sink.

Upstairs there are 3 bedrooms and bathroom on the second floor.

Closed stairway to 2 rooms in the attic.

There is a furnace in the basement which is not in working order.

VALUATION \$1500.00 ✓

Date... January 5, 1945.

REAL PROPERTY MEMORANDUM

File No. 6769/9582

Masao ASANO

Name... Juichi ASANO

03074

Registration No. 97767

Re: Catalogue No. Adv. Mar. 23, 1944

Address: 125 W. 5th Avenue, Vancouver, B. C.

Legal Description: W. 1/2 16/21/200A.
Dwelling.

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 68488-L

Whereabouts: (Said to be in possession of
Tadashi KITAGUCHI - wrote for
(same Jan. 5, 1945.

Registered owner: Tadashi KITAGUCHI
Hisako KITAGUCHI (his wife) 12/1/45
Property: "Joint Tenants"

Reg. No. 09408
06171

City of Vancouver, West half (1/2)
of Lot 16, Block 21, District Lot 200A,
Group 1, New Westminster District, Plan 197.

B. Charges.

Registered: None.

Vesting: 36067. April 19, 1943.

Unregistered: Under Agreement for Sale dated Nov. 7/41 the Asanos are
purchasing this property from the Kitaguchis for \$1650.00.
Int. 5%. Princ. owing as at Dec. 19/44 is \$717.47 as per
statement on file which has been sent to the evacuees for
Taxes: \$45.11 net - 1944 taxes paid. (confirmation.)

Water: \$7.00 net - July 1/Dec. 31/44 paid.

Insurance: \$1500.00 - expires Jan. 20, 1946.

Assessed Value: Land: \$370.00

Improvements: \$1050.00

Valuation by Appraiser: \$1500.00

Amount of Bid: \$1500.00

Approved by Advisory Committee: December 19th, 1944.

Paid as shown in attached letter: \$1500.00 paid in full

Name of transferee as attached letter: Eveline Maud Rennie & Frederick Rennie
934 W. 7th Ave., Vancouver. (joint tenants)

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding
furniture or equipment)

Monthly tenancy. Tenant: Mrs. Carlisle.
Rental: \$30.00 per month.

Leasehold: (State period, consideration & unusual clauses and whether
including or excluding furniture or equipment)
Nil

Chattels: Particulars of those stored on the premises.

Chattels under investigation.

Named Agent:

P. Douet.

BLANE, FULLERTON & WHITE LTD.

821 W. HASTINGS ST. VANCOUVER, B.C.

PACIFIC 8121

Rec'd DEC 15 1944
File No. 6769/9582

December 14, 1944.

Department of the Secretary of State,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
675 W. Hastings St.,
VANCOUVER. B. C.

Dear Sirs:-

Attention Mr. P. Douet.

Re: Your File #6769-9582- Asano Property;
125 W. 5th Ave., Vancouver, B.C.

We have today accepted a deposit of \$1,000.00 on the purchase of the above mentioned premises, at a gross price of \$1,500.00, subject to your acceptance; all adjustments to be made as of the date of acceptance, and subject to the existing tenancy.

I might point out that this property is in a very poor condition. As a matter of fact the chimney needs repointing. This is a condition which the Fire Department insists on being corrected. This property also requires a new furnace, as the present one is absolutely beyond repair. Also the property needs a new roof, and I would say a painting and decorating job. I do not think that this work could be done for less than \$450.00.

In view of the condition of this property, I think the offer is a very favourable one and should be accepted, rather than go to the expense of repairing the premises and putting the same in good condition.

As we have only ten days for acceptance of this deal in our Interim Receipt, I would be pleased if you could give it your immediate attention, and let us have an early reply. The proposed purchasers are Evaline Maud and Fredrick Rennie, of 934 W. 7th Ave., Vancouver, B.C. If you require the deposit of \$1,000. we would be pleased to let you have our certified cheque in that amount, or we could, after acceptance, forward you the total amount of the sale, whichever you wish.

Thanking you,

Yours very truly,

BLANE, FULLERTON & WHITE LTD.

F. B. McLellan
F. B. McLellan,

Manager, Real Estate Department.

Checked and sent to bank
FBM:S.

INSURANCE
AND
REAL ESTATE

Rec'd	6769/9587
File No.	9587
Ans.	Harrop
Received	HARROP

1044 Melville Street

Vancouver B.C.

April 19th 1944

We hereby tender the sum of one thousand and ten dollars cash full price for the West half of Lot 16, Block 21, District Lot 200A. Group one New Westminster District. Plan 197. known as 125 W 5th Avenue Vancouver B.C.

Frederick Moore.

James Moore.

NOT
ACCEPTED

File 6769
Spain

This Agreement,

made in duplicate this **seventh**
day of **November**, in the year of Our Lord one thousand nine hundred and forty-**ONE**.

BETWEEN

TADASHI KITAGUCHI, Pulp Presser, and
HISAKO KITAGUCHI, his wife, both of
125 West 8th Avenue, in the City of
Vancouver, Province of British Columbia.

Name,
Address, and
Occupation
of Parties

hereinafter called the "Vendor" of the one part
AND

MASAO ABANO, Dry Cleaner, and
YUKIO ABANO, Truck Driver, both of
255 West 8th Avenue, in the City of
Vancouver, Province of British Columbia,
as Joint Tenants.

hereinafter called the "Purchaser" of the other part.

WHEREAS, the Vendor has agreed to sell to the Purchaser and the Purchaser has agreed to purchase of and from the Vendor the lands and hereditaments hereinafter mentioned, that is to say:—ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Vancouver, Province of British Columbia, and being more particularly known and described as the West half of Lot Sixteen (W.½ of 16), Block twenty-one (21), District Lot Two Hundred "A" (200A), Group One (1), New Westminster District, according to the registered map or plan deposited in the Land Registry Office, at Vancouver, Province aforesaid and numbered: 197.

TOGETHER with all the privileges and appurtenances thereto belonging at or for the price or sum of One thousand, six hundred and fifty - - - - - (\$1,650.00) - - - - - Dollars of lawful money of Canada, payable in manner and on the days and times hereinafter mentioned, that is to say: the sum of Five Hundred - - - - - (\$500.00) - - - - - Dollars on the execution of this Agreement (the receipt whereof the said Vendor doth hereby admit and acknowledge), and the balance payable as follows:

in equal consecutive monthly payments of Twenty (\$20.00) Dollars each, which includes interest on the balance of principal remaining unpaid from time to time at the rate of five per cent (5%) per annum, payable monthly, the first of such monthly payments to be made on the 10th day of December, 1941, and subsequent payments to be made on the 10th day of each and every month thereafter until the said balance of principal and interest thereon has been fully paid and satisfied, the said payments to be applied first in payment of the interest then due and payable and the balance in reduction of the principal.

TOGETHER with interest on the balance from time to time owing under this Agreement at the rate of **five (5%)** per cent. per annum, payable as aforesaid.

NOW IT IS HEREBY AGREED by the parties hereto, in the manner following, that is to say: THE Purchaser DOETH COVENANT, PROMISE AND AGREE to and with the Vendor that he will well and truly pay, or cause to be paid, to the Vendor the said sums of money above mentioned, together with the interest thereon at the rate aforesaid both before and after maturity and on the days and times in manner above mentioned; all sums in arrear for interest from time to time shall bear interest at the rate aforesaid from due date until payment; AND also shall and will pay and discharge all taxes, rates and assessments herewith the said land may be rated or charged from and after this date, including local improvement assessments and sewer rates, whether already or hereafter assessed. THE PURCHASER shall during the continuance of this agreement, and so long as any money remains unpaid hereunder, insure and keep insured against loss or damage by fire all buildings now on the said lands, or which may be hereafter erected thereon, in the sum of their full insurable value with some insurance company to be approved by the Vendor, and will pay all premiums and sums of money necessary for such purpose as the same shall become due; and will assign, transfer and deliver over to the Vendor the policy or policies of insurance, receipt and receipts, hereto pertaining, and if the Vendor shall pay any premiums or sums of money for insurance of the said premises, or any part thereof, the amount of such payments shall be added to the amount unpaid hereunder and shall bear interest at the rate aforesaid from the time of such payment and shall be payable forthwith.

IN CONSIDERATION WHEREOF, and on payment of the said sum of money, with interest thereon as aforesaid, the Vendor DOETH COVENANT, PROMISE AND AGREE to and with the Purchaser to convey and assure, or cause to be conveyed and assured, to the Purchaser by a good and sufficient deed in fee simple, ALL THAT the said piece or parcel of land above described, together with the appurtenances thereto belonging or appertaining, FREED AND DISCHARGED FROM ALL ENCUMBRANCES, save and except

I L .

AND ALSO save and except local improvement assessments or taxes and sewer rates from and after the date hereof, and subject to the conditions and reservations in the original grant thereof from the Crown, and such deed shall be prepared at the expense of the Purchaser and shall contain the usual statutory covenants, but the Vendor shall not be required to furnish any abstract of title, or proof or evidence of title, or any deeds, papers or documents or copies of any deeds, papers or documents relating to the said property other than those which are now in possession of the Vendor, save and except the Certificate of Title, which shall be deposited in the Land Registry office by the Vendor.

AND ALSO shall and will suffer and permit the Purchaser to occupy and enjoy the same until default be made in the payment of said sum of money, or interest thereon, or any part thereof, on the days and times in the manner above mentioned, subject, nevertheless, to impeachment for voluntary or permissive waste.

AND it is expressly agreed that time is to be considered the essence of this Agreement. Unless the payments above mentioned are punctually made at the times and in the manner above mentioned, and as often as any default shall happen in making such payments the Vendor may give the Purchaser thirty days' notice in writing, demanding payment thereof, and in case any default shall continue, these presents shall, at the expiration of such notice, be null and void and of no effect, and the Vendor shall have the right to re-enter upon and take possession of the said land and premises; and in such event any amount paid on account of the price thereof shall be retained by the Vendor as liquidated and ascertained damages for the non-fulfilment of this Agreement to purchase the said land and pay the price thereof and interest, and on such default as aforesaid the Vendor shall have the right to sell and convey the said lands and premises to any purchaser thereof.

THE VENDOR shall have the right at all times and without the consent of the Purchaser, to assign or transfer all his right, title and interest in this Agreement for Sale to any person whomsoever, provided, however, that the Vendor shall forthwith give notice thereof in writing to the Purchaser specifying the name of such person and the full address at which subsequent payments hereunder shall be made by the Purchaser.

AND ALSO, it is hereby agreed that the Purchaser may at any time within the above-mentioned period pay the balance of the purchase money of the said lands and the interest thereon, at the rate aforesaid up to the date of such payment, unless this Agreement is rendered null and void as herein provided. AND IT IS HEREBY DECLARED that any demand or notice which may be required for the purposes of these presents, or any of them, shall be well and sufficiently given if delivered to the Purchaser or mailed at any Post Office, under registered cover, addressed as follows:

**Maseo Asano and Juleht Asano,
222 West 6th Avenue,
Vancouver, British Columbia.**

or at such other address as the Purchaser shall specify in writing to the Vendor.

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisos and agreements, rights, powers, privileges and liabilities contained in this Agreement shall be read and held as made by and with, granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places; AND wherever the singular or the masculine pronoun is used, the same shall be construed as meaning the plural or feminine or the body politic or corporate where the context or the parties hereto so require. In the event of this Agreement being registered and in the event of default being made in any payment or in respect of any of the covenants herein contained, whether before or after such registration, it is expressly agreed that the Vendor shall be at liberty to cancel, remove and determine such registration on production to the Registrar of Land Titles of a satisfactory declaration that such default has occurred and is then continuing.

AND the Purchaser hereby irrevocably appoints the Vendor his true and lawful attorney for and in the name of the Purchaser to cancel, remove and determine such registration in the event of default as aforesaid.

IN WITNESS WHEREOF, the said parties to these presents have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
in the Presence of:

Signature of Witness

Street Address 5525 West 3rd Avenue,

City Vancouver, B. C.

Occupation Accountant.

Tadashi Kitaguchi
Hisako Kitaguchi
Masao Kitaguchi
Junichi Kitaguchi

FOR ATTORNEY

I Herby Certify that, on the _____ day of _____, 194____, at _____, in the Province of British Columbia, (whose identity _____, who is) _____ has been proved by the evidence on oath of _____ personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name of _____ to the annexed instrument as the maker thereof, that the said _____ is the same person mentioned in the said instrument as the maker thereof, and is still alive to the best of his belief, and that he, the said _____ knows the contents of said instrument, and subscribed the name of the said _____ thereto voluntarily as the free act and deed of the said _____ under authority of a power of attorney which has not been revoked.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____ in the Province of British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and forty _____

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

Acknowledgment of Officer of a Corporation

I Herby Certify that, on the _____ day of _____, 194____, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence on oath of _____, who is) personally known to me, _____, and that he is the person of the said _____ who subscribed his name to the annexed Instrument as _____ and affixed the seal of the _____

to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____ in the Province of British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and forty _____

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

PROVINCE OF BRITISH COLUMBIA
TO WIT:
Reginald

10-11-61

1

10

make only two say:

of the Province of British Columbia.

I was personally present and did see the within instrument duly signed and executed by [redacted] and [redacted], the parties thereto, for the purpose named therein.

2. The said instrument was executed at Vancouver, B.C.

Dr. Vanover, B.G.

3. I know the said parties, and that they are each of the full age of twenty-one years.

4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at Vancouver,

in the Province of British Columbia, this

18 APR

day of
NOVEMBER
190

Agreement FOR SALE OF LAND

The Clarke & Stuart Co. Limited, Law Printers and Stationers
Vancouver, B.C. Form No. 17

W. of Lot 16, Blk. 21, D.L. 2004.
Group 1, N. W. D.: Plan 197.

**BLAIR, HILGREN & WHITE,
LIMITED.**

REAL ESTATE INSURANCE.

CONVEYANCE INC.

1217. Hastings St. No. 1217.

Vanhook et., B. C.

194.
November 7th,
Baird

IT IS INDIVIDUAL INTEREST

AND

MASAO ABANO ET AL.

FOR MAKER (INCLUDING MARRIED WOMEN)

I hereby Certify that, on the _____ day of _____, 194 _____, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence on oath of _____, who is) _____ personally known to me, appeared as the maker thereof, and whose name subscribed thereto as part _____ of the full age of twenty-one years, executed the same voluntarily, and at _____ in the year of our Lord one thousand nine hundred and forty _____ day of _____, British Columbia, this _____ in the Province of _____

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.
A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

[illegible]

March 14th, 1947.

Mr. Masao ASANO,
Reg. No. 03074,
Garni, B. C.

Dear Sir:

We have for acknowledgement your letter of February 28th in connection with the tenants, Mr. and Mrs. Duncan, who vacated the premises known as 125 W. 5th Avenue, Vancouver, on December 5th, 1943, owing arrears of rent in the amount of \$164.00 as at November 30th, 1943. In addition to the above-mentioned \$164.00, the Duncans obtained from the new tenants, under false pretenses, the December 1943 rental of \$30.00, thus making a total amount owing of \$194.00. Despite the efforts of this office, your agents and their solicitor, none of this money was recovered.

According to our records the above premises were rented by you to Mr. and Mrs. Duncan as from May 16, 1942 at \$30.00 per month. The Duncans vacated these premises on December 5th, 1943 but as they took with them the December rental of \$30.00, this represents a total of 19½ months rental for which they were responsible, namely \$585.00. Of this \$585.00 only \$391.00 was collected, as will be seen from the short statement set out below, showing the gross rentals collected and disbursements made therefrom during the period May 16, 1942 to December 31st, 1943.

Total gross rentals collected		\$391.00
Less disbursements, as follows:		
Agent's Commission	\$17.13	
Taxes: 1942 - \$44.93	89.68	
1943 - <u>44.75</u>	21.75	
Water	12.90	
Repairs	7.50	
Fire Insurance Premium	<u>1.00</u>	
Certificate of Encumbrance		<u>149.96</u>
Net amount credited to your account - - - -		<u><u>\$241.04</u></u>

We trust the above is the information you desire, and it will be noted that the arrears of \$194.00 represent approximately six and a half months rent.

Yours truly,

E. Robertson,
Office of the Custodian.

March 13, 1946

Mrs. McArthur:

This is a case where the owners have already been advised fully respecting the loss of their chattels and \$177.50 rent not paid by the Duncans, tenants who were appointed by the Evacuees. They have accepted this position and requested that they be forwarded the balance of funds standing to their credit.

In these circumstances I have not considered it advisable to make any mention of this unfortunate matter of chattels and loss of rent, as by doing so it might bring repercussions. Full particulars, however, relating to these two matters have been recounted in real property summary and chattels summary.

*I'm sure the Privy Council
would uphold this decision.*

SUMMARY of LIABILITIES

File No. 6769

October 30th, 1945

Re: Masao ASANO (Mr.)
Reg. No. 03074.

This file does not reveal any claims against the above
Japanese person.

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

P. Doust

P. Doust.

PD/ER

PERSONAL PROPERTY SUMMARY

File No. 6769

Masao ASANO (Mr.)

Registration #03074

Chattels:

All chattels in connection with this file are unaccounted for. (See Supplementary Summary and Schedule attached).

Specified
Articles:

There are no Specified Articles revealed on this file.

Life Insurance:

No life insurance was declared by the above Evacuee in his JP form dated April 29th, 1942, but it is revealed on this Japanese person's file that he had a policy with the Mutual Life Insurance Company, number being 387,455. This policy did not come into the hands of the Custodian at any time, nor were any premiums paid from funds in the account of the above.

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

The above summary is certified
to be in accordance with the in-
formation on file.


P. Donet.

PD/ER
March 14th, 1946.

Chattels Summary

File No. 6769

Masao ASANO (Mr.)

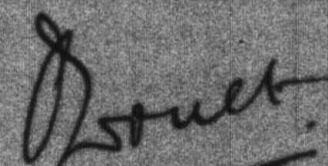
Reg. No. 03074

Respecting the attached Schedule and note on same, there is little doubt that the above Evacuee disposed of some of the chattels under headings (1) and (2) as in reply to our letter of February 19, 1945, in which we advised the Asanos no chattels were found on the premises by our Protection Department on their inspection on February 16, 1945, they stated that chattels under heading (3) were left by them and that same were checked by two men from the Custodian's Office. We have no record of such a visit at all.

As the tenants, the Duncans, (appointed by the Asanos) were the worst possible type of occupants and eventually cleared off owing a total of \$177.50 in rent, there is little doubt they disposed of any chattels left by the Asanos. The Asanos have accepted their loss, as will be seen from the correspondence on file.

In conclusion all chattels must be considered as unaccounted for.

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



P. Houet.

PD/ER
March 13th, 1946.

CHATELS SCHEDULE

DATE DECLARED: April 29/42

DATE EVACUATED: May 13/43

DATE INVENTORIED: May 12/42
(Pembertons)

1. Declared by Asano on JP form dated April 29/42.	2. Reported by Pembertons in letter of May 12/42	3. Revised list of chattels re- ported by Asano in letter of March (1/45)
Gas Plate 1	2	1
Kitchen Cabinet 1	1	1
Chairs 10	10	5
Desks 3	2	
Bookcases 3	1	
Beds 2	2	
Hose 1	1	1
Rake 1	1	
Shovel 1	1	
Hoe 1	1	
Shears 1	1	
Bamboo Rake 1	1	
Wheelbarrow Nil	1	
Cultivator Rake Nil	1	
Couch Nil	Nil	1
Cabinet Nil	Nil	1
Beds & Mattresses Nil	Nil	2

NOTE:

There was a duplication of agency in connection with this property and Pemberton Realty Corporation withdrew after checking the JP form which they returned corrected as above, with their letter of May 12, 1942.

Blane Fullerton & White had already been appointed by the Asanos but they did not check chattels and later stated they understood no chattels were left on the premises but could not be definite. No chattels were found by our Protection Department, who visited the premises on February 16, 1945. All chattels under any of the above headings are thus unaccounted for.

March 13th, 1946

6769 - 7232

March 14th, 1946

REGISTERED MAIL

Mr. Masao ASANO, Reg. #03074 and
Mr. Juichi ASANO, Reg. #0767,
CANBIE, B. C.

Dear Sirs:

With reference to our letter of January 11th, 1946, we regret not having forwarded to you earlier the balance of your funds, viz. \$53.06, but enclose a cheque for this amount herewith.

As we have already reported to you fully respecting the sale of your property at 125 West 5th Avenue, Vancouver, (see particularly our letters of January 5, 1944 and April 11, 1945) it is only necessary for us to summarise matters by stating that this real property was sold as of January 16, 1945 for \$1500.00 gross, the net proceeds being \$687.97 in accordance with the statement sent to you. From the selling price the sum of \$720.17 was remitted to the unpaid vendors, you and they both agreeing on the amount due, as per signed statements returned to this office under date of January 9th, 1945.

The statement of your account forwarded with our letter of April 11th, 1945, showed a credit balance of \$753.06, of which a cheque for \$700.00 was sent to you with our letter of April 17th, 1945. The enclosed cheque covers the total balance on hand in our books and your account is now being closed, together with your files.

It would appear that we have accounted for all the property of every kind left by you in the protected area which vested in 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,

P. Doucet,
Administration Department

PD/ER
Enc. 2

6769,7232,
9582,12520

March 29th, 1945.

Mr. Masao ASANO, Reg. #03074, and
Mr. Juichi ASANO, Reg. #07767,
Carmi, B. C.

Dear Sirs: Res 125 W. 5th Ave., Vancouver, B.C.

With reference to the unregistered Agreement for Sale between yourselves and T. and H. Kitaguchi relating to the above property, will you please note that from the net proceeds of the sale of this property we have paid from your joint account into the Kitaguchis joint account the sum of \$720.17, made up of Principal of \$717.47 and Interest at 5 per cent to January 16th, 1945 of \$2.70, being the date on which all adjustments were made relating to this property.

This leaves you with a credit balance in your joint account of \$753.06.

At an early date a statement will be sent to you giving full details of the sale and net proceeds derived therefrom, together with a statement of your account showing your credit balance.

Yours truly,

P. Douet,
Administration Department.

PD/ER

Ward

Dear Sirs: Re: 125 West 5th Avenue,
 Vancouver, B. C.



Yours truly,

PD/ER

P.D.

BLANE, FULLERTON & WHITE LTD.

821 W. HASTINGS ST. VANCOUVER, B.C.

PACIFIC 8121

March 6, 1945.

Office of the Custodian,
Department of the Secretary of State,
506 Royal Bank Bldg.,
VANCOUVER. B. C.

EVACUATION SECTION	
Rec'd	MAR 7 1945
File No.	6769
Ans.	
Referred	Douet

Dear Sir:-

Attention Mr. P. Douet.

RE: MASAO ASANO - 125 W. 5th AVENUE.

We have your letter of March 5, 1945, in respect to the above property.

In the matter of the chattels being in this home when we took same over for collection of rentals, it was the writer's opinion at that time that there were no chattels on the premises. However, as the property was rented by Asano himself, and just the collection turned over to this office, I could not definitely state that there were no furnishings left there at that time.

However, the tenants at that particular period were a Mr. and Mrs. Duncan, and as you might recall, very unreliable people, and I could not tell you where one could contact them today, as we had considerable difficulty in making collections from them during their tenancy, but it is my clear understanding that there were no chattels according to Mr. and Mrs. Duncan. I do not know who the two men could have been who made the inspection from the Custodian's office, and took an inventory such as Mr. Asano states. //

Trusting this is the information you require,

Yours very truly,

BLANE, FULLERTON & WHITE LTD.

F. B. McLellan
F. B. McLellan,

Manager, Real Estate Department.

FBM:S.

INSURANCE
AND
REAL ESTATE

March 5th, 1945.

Attn: Mr. McLellan

Blane, Fullerton & White Ltd.,
821 West Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Masao ASANO - 125 W. 5th Ave., Vancouver, B.C.

You will recall that at the end of January we had a conversation with Mr. McLellan respecting chattels said to be left by the above at 125 West 5th Avenue, Vancouver, and you confirmed that you personally visited the premises subsequent to evacuation by the Asanos and found that there were no chattels. We understood you to say that you were under the impression that the furniture had been disposed of. This agreed with some pencil notes we had on file as, apart from the first declaration the Asanos made to us in April 1942 that there were some chattels on the premises, there was nothing subsequent to this, and no goods were ever signed for by any of the tenants that have occupied this property.

On writing to the Asanos informing them that a recent visit by our Protection Department to these premises confirmed our file record that there were no chattels at this address, they write us as follows:

"In reply to your letter of February 19th I would like to let you know that before we left our house in May 1942 two men from the Custodian's office came and checked and took down the name of articles to be left in the hands of the Custodian. Following are the goods -

Kitchen Cabinet left in the 3rd floor, 5 chairs (kitchen)
Water Hose in the basement, Cabinet & Gas Plate left in the
kitchen, 2 Beds and Mattress and a couch that could be pulled
out to be a bed, and also a bookcase.

Our Protection Department have no record or recollection of visiting these premises and taking inventory and we presume neither have you. Will you kindly confirm that as far as you are concerned no inventory was taken and that there were no chattels on the premises, as we wish to write again to the Asanos confirming finally that neither you nor we have had anything to do with chattels at this address.

Thanking you,

Yours truly,

P. Douet,

Administration Department.

Carmi Bl.

March 1st/45-

Office of the Custodian
Mr. Domet
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	MAR 2 1945
File #	6769-7232
By	J. Domet

Dear Mr. Domet,

Re 125 W. 5th Avenue.

In reply to your letter of February 9th I would like to let you know that before we left our house in May 1942, two men from the Custodian's Office came and checked and took down the name of articles to be left in the hands of the Custodian.

Following are the goods -

Kitchen Cabinet left in the 3rd floor, 5 chairs (kitchen)
Water hose in the basement Cabinet & Gas Plate left
in the kitchen 2 Beds & Mattresses and a couch
that could be pulled out to be a bed, and also
a pork can.

Will you also send our statement showing how much money is left to our names after the transaction has been made.

Hoping to hear from you at an early date.

Yours very truly

Moses Asch Reg # 03071
Julia Asch Reg # 01167

MEMORANDUM

January 31st, 1945.

TO: File No. 6769

FROM: Administration Department.

Re: 125 W. 5th Ave., Vancouver, B.C.
- CHATELS -

In view of the note on the "JP" form with regard to chattels and the fact that beyond our letter of June 9, 1942 to the agents, Blane, Fullerton and White, there is nothing on file relating to furniture, etc., said to be left on the premises, I telephoned Mr. McLellan of the above firm and he confirmed that at the time he personally visited the premises and found there were no chattels there. He understood they had been disposed of.

Mr. McLellan recalls that he phoned this information to us but apparently they omitted to write us about it.

[Signature]
E. Douet.

FD/ ER

P.S.

Mr. Spain:

February 1, 1945

Following our conversation yesterday regarding the above, we should be glad if you will make a call at the above address to ascertain if by chance any of the following items taken from the "JP" form are still on the premises:-

2 Gas Plates	2 Kitchen Cabinet
10 Chairs	2 Desks
1 Bookcase	2 Beds
Garden Hose	1 Wheelbarrow
Sundry Garden tools.	

File 16-45

No chattels here. Spain

Files 6769/9582
January 5, 1946

- STATEMENT -

Showing payments made on balance of \$1150.00 due under Agreement dated November 7, 1941, between Tadashi KITAGUCHI and Hisako KITAGUCHI, Vendors, and Masao ASANO and Juichi ASANO, Purchasers.

Principal due under Agreement dated Nov. 7, 1941	\$1150.00
Add Interest to Dec. 10, 1941 (33 days @ 5%)	5.20
	<u>1155.20</u>
Paid on Dec. 10, 1941 (Direct)	20.00
	<u>1135.20</u>
Add Interest @ 5% to Jan. 10, 1942 (31 days)	4.82
	<u>1140.02</u>
Paid on Jan. 10, 1942 (Direct)	20.00
	<u>1120.02</u>
Add Interest @ 5% to Feb. 10, 1942 (31 days)	4.75
	<u>1124.77</u>
Paid on Feb. 10, 1942 (Direct)	20.00
	<u>1104.77</u>
Add Interest @ 5% to Mar. 10, 1942 (28 days)	4.24
	<u>1109.01</u>
Paid on Mar. 10, 1942 (Direct)	20.00
	<u>1089.01</u>
Add Interest to Apr. 10, 1942, @ 5% (31 days)	4.62
	<u>1093.63</u>
Paid on April 10, 1942 (Direct)	20.00
	<u>1073.63</u>
Add Interest at 5% to May 10, 1942 (30 days)	4.41
	<u>1078.04</u>
Paid on May 10, 1942 (Direct)	20.00
	<u>1058.04</u>
Add Interest at 5% to Oct. 30, 1942 (173 days)	25.07
	<u>1083.11</u>
Paid on Oct. 30, 1942 (By Custodian)	40.00
	<u>1043.11</u>
Add Interest @ 5% to April 8, 1943 (160 days)	22.86
	<u>1065.97</u>
Paid on April 8, 1943 (By Custodian)	100.00
	<u>965.97</u>
Add Interest @ 5% to Oct. 8, 1943 (183 days)	24.20
	<u>990.17</u>
Paid on Oct. 8, 1943 (By Custodian)	40.00
	<u>950.17</u>
Add Interest @ 5% to Mar. 4, 1944 (148 days)	19.26
	<u>969.43</u>
Paid on Mar. 4, 1944 (By Custodian)	25.20
	<u>944.23</u>
Add Interest @ 5% to Mar. 30, 1944 (26 days)	3.35
	<u>947.58</u>

(2)

Statement - continued

Brought forward - - - - - \$ 947.58

Paid on Mar. 30, 1944 (By Custodian) 100.00

Add Interest @ 5% to Aug. 26, 1944 (149 days) 847.58

Paid on Aug. 26, 1944 (By Custodian) 17.28

Add Interest @ 5% to Dec. 19, 1944 (115 days) 864.86

Paid on Dec. 19, 1944 (By Custodian) 60.00

BALANCE PRINCIPAL DUE as at Dec. 19/44 804.80

12.67

817.47

100.00

\$717.47

I AGREE THE ABOVE STATEMENT

Signed:

Tadashi Kitaguchi

Tadashi KITAGUCHI - #09408

Misako Kitaguchi - 06176

January 5th, 1944.

Mr. Tadashi KITAGUCHI,
Reg. No. 09408,
Summit Line Works,
Crow's Nest, B. C.

Dear Sir:

Re: 125 W. 5th Avenue,
Vancouver, B. C.

We are in receipt of your letter of December 30th with enclosures for which we thank you.

We enclose two copies of the statement we have prepared showing the correct amount due to you as at December 19th, 1944 in connection with the Agreement for Sale between yourselves and the Asanos relating to the above property. The final figure of \$717.47 differs slightly from your own figure. This is due to the fact, as previously pointed out to you, that you have added Interest to Principal from time to time and charged Interest on Interest, which is not permissible under the Agreement.

We shall be glad if you will sign one copy of this statement and return same to this office in the enclosed stamped addressed envelope that we may proceed as promptly as possible with the completion of the sale and credit your account with the amount due to you. At the same time please forward to this office the Certificate of Title relating to this property, which we understand is in your possession and will assist us in handling this matter.

We would explain that the dates shown in our statement which relate to when Interest is due and when payments were made by this office are those according to our books and will not of course be the dates that cheques were received by you. Further, the \$25.20 item of March 4, 1944 was the amount credited to your account direct from Mr. Asano's account in order that there might be sufficient funds to pay from your account the \$39.01 to the Mutual Life Assurance Company for premium due. At that time there was only \$13.81 in your account and the transfer of this \$25.20 brought the amount up to the required figure. This explains why this item of \$25.20 has been shown as a payment under the Agreement for Sale.

Yours truly,

P. Douet,
Administration Department.

PD/ER
Encs.

6769, 7232, 12520
and 9582

December 20th, 1944.

Mr. Masao ASANO and
Mr. Juichi ASANO,
Reg. Nos. 03074 and 07767,
Carmi, B. C.

Dear Sirs:

Will you please note that from funds standing to your credit, namely \$107.41, we have forwarded to Mr. and Mrs. Kitaguchi today a cheque for \$100.00 which leaves your account with a credit balance of \$7.41. Please note that this account has been made into a joint account as the property is being purchased by both of you.

We would take this opportunity of informing you that this property is in course of sale for \$1500.00 and you will appreciate that from the proceeds of the sale it will first be necessary for us to pay the balance still outstanding to Mr. and Mrs. Kitaguchi under the Agreement for Sale. A statement will be prepared by this office showing the amount due and in due course a further statement will be sent to you showing the net proceeds to be credited to your account from the sale, together with an actual statement of your account showing the total credit balance.

You will understand, therefore, that this is merely a preliminary advice that your property is in course of sale.

Yours truly,

P. Doust,
Administration Department.

PD/ER

December 5th, 1944.

Elane, Fullerton & White Limited,
821 W. Hastings Street,
Vancouver, B. C.

Dear Sirs: Re: 125 W. 5th Avenue, Vancouver, B. C.

We received a call this morning from the City Fire Department who informed us that the chimney at the above premises from the roof upwards requires repointing and repairing. They also stated that as the attic was occupied and the fireplace in the attic being used we would have to install a fire alarm system in the house, which we understand would cost in the neighborhood of \$60.00.

The Fire Department further informed us that the furnace was not being used owing to its poor condition and they believed it was impossible to have it repaired. For this reason we understand that while the entrance floor is being utilized the first floor is not occupied due to lack of heat. We were not aware of these circumstances and as we were given to understand that if a furnace was installed which would thus provide heat for the whole house, including the attic, we would not be forced to put in a fire alarm system, we shall be glad if you will advise us as soon as possible what the cost would be for the installation of the new furnace for these premises, also what it would cost to have the chimney satisfactorily repaired.

As you are already aware we are anxious to dispose of this property and as we understand that there are two tenants in the building, is it possible that either of them would be prepared to purchase. It would be advantageous of course if we can sell the building as it is without doing the repairs mentioned, in which case the Advisory Committee might possibly accept a lower figure than the minimum price of \$1500.00 for this property. Anything you can do to assist in the sale of this property will be appreciated.

Awaiting your early report as to the furnace and repairs,

Yours truly,

P. Douet,
Administration Department.

PD/ER

6769

October 24th, 1944.

Retail Credit Grantors Assoc.,
535 West Georgia St.,
Vancouver, B. C.

Dear Sirs:

Mr. and Mrs. Robert Duncan, who were tenants at a Japanese evacuee property at 125 West 5th Avenue, Vancouver, B. C., absconded from these premises owing rent to the amount of \$147.50, plus \$30.00 (one month's rent) they took from the tenant to whom they handed over the premises, making a total of \$177.50.

Until recently we have been unable to trace the Duncans but understand they have moved to No. 7 Road, Lulu Island, and are living near an establishment of the Lulu Island Peat Company. Their postal address is R. R. No. 2, Burnaby, B. C.

We shall be glad if you will kindly endeavor to contact the above and make arrangements for the collection of the amount outstanding.

Will you please note, however, we do not wish you to commence proceedings against the Duncans without first consulting us. We may say that we would be willing to accept any reasonable monthly amount in settlement of the debt.

Yours truly,

P. Douet,
Administration Department.

PD/ER

MEMORANDUM

September 1st, 1944.

TO: Mr. E. W. Wright

FROM: Administration Department

ENEMY SECTION

Rec'd SEP 1 1944

File No.

Ans'd

Refer'd

Re: Mr. and Mrs. R. Duncan, defaulting
tenants at 125 West 5th Ave., Vancouver.
File Nos: 6769 and 7232.

You will recall that Mr. T. A. Dohm, solicitor for
Hans, Pullerton & White, advised he could do nothing further
to obtain from the above the arrears of rent owing when the
above tenants absconded from 125 W. 5th Avenue, the amount owing
being \$147.50, plus \$90.00 rent they took from the tenant to
whom they handed over the premises, making a total of \$237.50.

We finally traced the Duncans at Burnie and you agreed
that we make a final effort to obtain the money owing. We sent
the Duncans a registered letter on July 27th but have received
no reply.

What steps would you now advocate we take? The Duncans
were tenants appointed by the Bracuse.

PD/ER

*Don't collect on this
Rebut credit granted as
above the most not approved
proceedings without approval
you might discuss on P. Dohm
with them. Mr. Dohm has
this is uncollectible
matter up to the
Mr. Shippard.
before you write the above agency
K.W.W.
5/9/44.*

July 13th, 1944.

Messrs. Blane, Fullerton & White Ltd.,
821 West Hastings Street,
Vancouver, B. C.

Dear Sirs: Re: Mr. & Mrs. Robert Duncan,
 late of 125 W. 5th Avenue.

With reference to your letter of August 6th, 1943, you mention that "Duncan has left the Shipyard and has gone fishing"; you also refer to Garnishing Documents having been prepared.

For the purpose of tracing the Duncans through the Unemployment Insurance Commission and all the various police forces, will you please let us know what Shipyard Duncan was working at as this information has been requested by the above Commission.

We regret troubling you again in this matter, but there is some hope of tracing the Duncans if you can give us more exact information as to where he was working, and doubtless you have this on your records in view of what you wrote us.

Yours truly,

P. Douet,
Administration Department.

PD/ER

6769

May 24th, 1944.

Mr. Masao ASANO,
Regn. No. 03074,
Carmi, B. C.

Dear Sir:

Re: 125 West 5th Avenue,
Vancouver, B. C.

With reference to our previous correspondence regarding the arrears of rent of the Duncans, your previous tenants, you are aware that this has been in the hands of Mr. Dohm, solicitor for your appointed agents, Messrs. Blane, Fullerton & White Ltd., and after numerous letters of ours about this matter Mr. Dohm writes as follows:

"This is to acknowledge your letters of the 26th ultimo and the 13th instant for which I thank you.

In our opinion these rental arrears are not recoverable and to expend monies in an effort to recover same would be simply throwing good money after bad."

In these circumstances we regret that it is not possible for us to do anything further in this matter, but of course if you wish to try to get in touch with the Duncans (their whereabouts is unknown, and so far they have been untraceable), no doubt you will take what steps you consider necessary.

Yours truly,

P. Douet,
Administration Department.

PD/ER

P.S.: Please note you have a credit balance in our books of \$61.47.

6769/9582

16th May, 1944.

Mr. such canal

Messrs. Moore & Moore,
1044 Melville Street,
Vancouver, B.C.

Dear Sirs:

Re: 125 West 5th Avenue.

Your letter of the 19th April in which you submit an offer to purchase the above property for the sum of \$1,010.00 has been received and considered.

We are not able to accept this tender. 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 \$1,500.00.

If you should wish to submit another 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.

FHE

BLANE, FULLERTON & WHITE LTD.

821 W. HASTINGS ST. VANCOUVER, B.C.

PACIFIC 8121

EVACUATION SECTION	
Rec'd	MAY 17 1944
File No.	6769
Referred	Reuil

May 16th, 1944

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
Hastings & Granville Sts.,
Vancouver, B. C.

Dear Sirs:

We have your letter of May 13th, in regard
to Mrs. Duncan of 125 West 5th Avenue.

We have endeavoured to collect this item
through Mr. Dohm, solicitor, and also have tried on
numerous occasions to trace her to her home, but without
success.

We have written Mr. Dohm again today requesting
that he put forth every effort to bring Mrs. Duncan up to
date.

Yours very truly,

BLANE, FULLERTON & WHITE LTD.

F. B. McLellan
F. B. McLellan, Manager,
Real Estate Department.

FBM/c

INSURANCE
AND
REAL ESTATE

9582 &
6769

March 31st, 1944

Mr. Masao ASANO,
Registration No. 03074,
Carmi, B. C.

Dear Sir: Re: 125 West 5th Ave.,
 Vancouver, B. C.

Your letter of March 27th addressed to Mr. Shears has been passed on to the Administration Department for attention, and for your information we enclose a copy of a letter we have today written to Mr. Kitaguchi, which is self-explanatory.

Respecting the sale of your property we would point out that this will be sold on the basis of all other Japanese property, namely, that an independent valuation is made and the property is sold at a figure not less than such a valuation---no fairer method than the above could be devised.

Respecting the arrears owing by the Duncans, every possible effort is being made to have these people traced through police records or National Registration, and just as soon as we have any definite information to give you on this matter we will do so.

In the meantime, if the property is not sold the present tenant appears to be very reliable and so far has paid monthly rentals regularly.

Yours truly,

P. Douet,
Administration Department

PD/ER
Enc.

9582 &
6767

March 31st, 1944.

Mr. Tadao KITAGUCHI,
Registration No. 09408,
C/o Hancock Dairy,
Raymond, Alberta.

Dear Sir:

Enclosed please find cheque for \$100.00 from funds standing to the credit of Masao ASANO who is purchasing under Agreement the property at 125 West 5th Avenue from you. We believe you are aware of the reasons why regular payments have not been made, namely, due to the original tenants getting heavily in arrears with rental payments and eventually absconding with one month's rental which they obtained under false pretences from the new tenant. The whereabouts of the Duncans (the late tenants) is not yet known but the matter is in the hands of a solicitor who is doing all possible to trace them and obtain the arrears of rent. The present tenant is paying a rental of \$30.00 per month regularly.

Will you please note that the statements you have been sending us showing the balance due you under Agreement are not correct, as you have added interest to the principal each month and in the following month have charged interest on interest, which is not in line with the Agreement. However, only a comparatively small amount is involved and at a later date we will let you have a statement showing exactly how funds have been applied from rentals received and give you the balance of principal due.

A copy of this letter is being sent to Mr. Asano for his information.

Yours truly,

P. Doucet,
Administration Department

PD/ER

BLANE, FULLERTON & WHITE LTD.

821 W. HASTINGS ST. VANCOUVER, B.C.

PACIFIC 8121

EVACUATION SECTION	
Rec'd	MAR 9 1944
File No.	
Ans.	
Ref.	<i>Sonet.</i>
March 8th, 1944	

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

Attention: Mr. P. Douet

Dear Sirs:

Re: Masao Asano - 125 West 5th Avenue
Your File 6769

We have your letter of March 6th, 1944 and I am sorry that I did not receive your telephone call. We enclose our cheque in the amount of \$50.00, being rentals collected from Mrs. Carlisle for the months of January and February less disbursements. As to Mrs. Duncan's arrears, we have this item in the hands of Mr. Thomas Dohm, a solicitor, and as she is such a character we are finding difficulty in serving her with the necessary writ to collect this money. She received \$30.00 from Mrs. Carlisle when she turned the premises over, obtaining the same by false pretenses and you can be sure that Mr. Dohm is using every precaution to prevent the loss of the arrears and the \$30.00 she collected in this manner.

I might advise that Mrs. Carlisle has been pressing us to have a new furnace installed in the premises, it being in a very poor state of repair. However, I informed her that we have not had a sufficient amount of money on hand to look after a repair of this nature but that if we were successful in collecting some of the arrears from Mrs. Duncan we would contact your office and secure permission to do whatever you advise in regard to placing the heating plant in some form of operation.

Yours very truly,

BLANE, FULLERTON & WHITE LTD.

F. B. McLeish
F. B. McLeish, Manager,
Real Estate Department.

FBM/c
Encl. 1

INSURANCE
AND
REAL ESTATE

BLANE, FULLERTON & WHITE LTD.

821 W. HASTINGS ST. VANCOUVER, B.C.
PACIFIC 8121

EVACUATION SECTION	
Rec'd	JAN 22 1944
File No.	6769
Referred	<i>Douet</i>
<i>Jan 20</i> January 20th, 1944	

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

Attention: P. Douet.

Dear Sir:

Re: M. Asano - 125 West 5th Avenue

We have your letter of January 19th in reference
to the arrears owing by Mrs. Duncan.

The solicitor, Mr. T. A. Dohm, informs the writer
that he is having some difficulty in tracing Mrs. Duncan's whereabouts
and has written her that he is taking a serious view of her actions
in regard to this account, as she received from the present tenant,
money which did not belong to her and took the same under misrepresentation.
We will keep you advised from time to time of any progress we make.

Yours very truly,

BLANE, FULLERTON & WHITE LTD.

F. B. McLeish
F. B. McLeish, Manager,
Real Estate Department.

FBM/c

INSURANCE
AND
REAL ESTATE

6769

January 18th, 1944.

Mr. Masao ASANO,
Registration No. 03074,
Carmi, B. C.

Dear Sir: Re: 125 West 5th Avenue.

We are in receipt of your letter of the 7th instant regarding the arrears of rent owing by Mr. Duncan in connection with your property at the above address and would inform you that this matter is already in the hands of solicitors, and we are awaiting the outcome of the investigations which are being made.

We would explain that Mr. Duncan left the house some time back, and Mrs. Duncan remained behind with the children. Early last month, however, Mrs. Duncan and the family cleared out of the premises without giving any notice, etcetra, and efforts are being made by our agents and solicitors to trace them.

We have this matter immediately before us and as soon as we have any definite news to give you we will advise you.

Yours truly,

P. Douet,
Administration Department.

PD/ER

6769

December 14th, 1943.

Messrs. Blane, Fullerton & White Ltd.,
821 West Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: M. Asano - 125 W. 5th Ave.

With reference to the writer's telephone message to Miss Clarke on Thursday or Friday of last week, we confirm that a Mrs. Carlisle telephoned us to say that she was now renting the above premises, and we understood that she had paid \$30.00, namely one month's rent, to Mrs. Duncan and that Mrs. Duncan left the premises on December 5th. As you are aware, this is the tenant with whom we have had so much trouble and is very heavily in arrears in rent. We requested you to take this matter up immediately and gave you Mrs. Carlisle's telephone number, namely Fair. 4611-R.

The writer has been away for two or three days and was hoping on his return that we would have some news from you in connection with this matter. Will you please advise us exactly what the position is and what prospects there are of collecting the arrears of rent owing by Mrs. Duncan.

Perhaps you will kindly telephone the writer on this matter in the morning.

Yours truly,

P. Douet,
Administration Department.

PD/ER

BLANE, FULLERTON & WHITE LTD. 3

821 W. HASTINGS ST. VANCOUVER, B.C.

PACIFIC 8121

EVACUATION SECTION
Rec'd OCT 18 1943
File No. 6769
Ans. *[Signature]*
Referred *[Signature]*
OCT 23 1943

October 15th, 1943.

*Miss Blanche
chief*

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

Dear Sirs:

ATTENTION MR. P. DOUET

We are enclosing herewith our cheque in the amount of \$52.78,
being rents collected as per attached statements.

We quote below from a letter received from Thomas A. Dohm,
the lawyer handling the collections of rent from R. Duncan, 125 West
5th Avenue:

"It is with regret that we are not legally able to
Garnishee Mr. Duncan's wages or earnings in view of his
present employment. If, however, the Custodian wished to
take proceedings to evict these people for non-payment of
rent he could do so provided he wishes to stand the
expenses."

Yours very truly,

BLANE, FULLERTON & WHITE LTD.,

E. M. Brown

Secretary,
Real Estate Department.

EB
Encl.

INSURANCE
AND
REAL ESTATE

9582 and 6769

October 6, 1943.

Mr. Masao Asano,
Japanese Registration No. 03074,
c/o The McLean Lumber Company,
Carmel, B. C.

Dear Sir:

Re: 125 West 5th Avenue -
Tadashi KITAGUCHI

For your information we enclose copy of letter of even date we have written to Mr. and Mrs. Tadashi Kitaguchi in connection with your property at 125 West 5th Avenue.

As soon as we have any definite news for you in connection with the rental arrears which up to the 16th of August amounted to \$145.30, we will advise you.

We are continually in touch with the Agents and the Solicitors handling this matter, and while rents are now being paid regularly, we are informed that it is extremely difficult to obtain any substantial amount on account of the arrears.

Yours truly,

P. Douet,
Administration Department.

PD:BS

encl.

File #6769(Evacuee)

MEMORANDUM

September 2nd, 1943.

TO: MR. P. DOUET

Re: Masao ASANO, Reg. #03074.

FROM: MR. K. W. WRIGHT

We have your memo of the 31st ult.

It is noted that Messrs. Blane, Fullerton & White Ltd. reported on August 6th, 1943, that the matter had been placed in the hands of Messrs. Thompson & Binnington, Bailiffs. I think we should have a formal report on the outcome of this.

It is also noted that Mr. Thomas A. Dohm, Solicitor, has been acting for Messrs. Blane, Fullerton & White and pressing Duncan for arrears.

In the ordinary course, we would engage Mr. Sheppard to institute proceedings but under the circumstances, it would appear desirable to let Mr. Dohm act for us. Definite arrangements should now be made by the Solicitor for reduction of the amount outstanding and periodical payments agreed to if the tenant is to remain on the premises. I gathered from the file that these funds are required to meet payment under an Agreement for Sale.

I suggest that you telephone Mr. Dohm immediately and let me know the result of his further demands in ten days time.

I return herewith your File #6769.

KWW/W
Attach.

K. W. WRIGHT

*Phoned + Wright
address further
collected*

*Agent phoned
Bailiffs unable
to enter house
Do 4/9.*

MA7525

Rec'd	SEP 1 1943
File No.	
Ans.	
Referred	

August 31, 1943.

TO: Mr. E. W. Wright

FROM: Administration Department.

Re: File No. 6769 - Masao ISAKO, Reg. No. 03074
125 East 4th Avenue

The above property was rented by the above Japanese to Mr. Robert Hanson for \$30.00 per month, and the rent is nearly six months in arrears.

Messrs. Blum, Fullerton & White Ltd., the Agents for this property, have had great difficulty with this tenant and in April when the rent was about two and a half months in arrears, we wrote them on the matter, but unfortunately through an oversight the file was not "B.F.'d" and the arrears have increased considerably since that date.

In connection with the attached letter from the Agents, we have 'phoned them to ascertain if any further payments of rent have been made, but they advise that although they and their Solicitors have made every effort to obtain further payments, they have not been successful. In view of the above circumstances we are bringing this matter to your notice, and shall much appreciate your dealing with same as you may think fit.

The arrears at July 16th were \$147.30 and there was a further \$30.00 rent due on the 16th of August.

P. Hunt.

73-25

BLANE, FULLERTON & WHITE LTD.

521 W. HASTINGS ST. VANCOUVER, B.C.

PACIFIC 8121

EVACUATION SECTION	
Rec'd	AUG 10 1943
File No.	
Ans.	
Referred	AUG 18 1943

August 6th, 1943.

Mr. P. Douet,
Administration Department,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:

We are enclosing our cheque in the amount of \$40.38 which represents rentals collected as per statements also attached.

We quote below from a letter received from Thomas A. Dohm, Barrister and Solicitor, who has been pressing Robert Duncan for rent arrears:

"Since my last telephonic conversation with you we have been notified that Duncan has left the Shipyards and has gone fishing. We had the Garnishing Documents all ready for Thursday, the 8th instant, which would have been his payday but upon receipt of the above notification we did not issue same. Subsequently, I contacted Mrs. Duncan who confirmed the fact that her husband had gone fishing and I have obtained the sum of \$15.00 from her."

We have now put the matter in the hands of Thompson and Binnington Ltd., bailiffs, and will notify you of any further developments.

Yours very truly,

BLANE, FULLERTON & WHITE LTD.,

E. M. Brown

Secretary,
Real Estate Department.

EB
Encl.

INSURANCE
AND
REAL ESTATE

9562 and 6769

July 29, 1943.

Mr. Masao Asano,
Japanese Registration No. 03074,
The McLean Lumber Company,
Carai, B. C.

Dear Sir:

Re: 125 West 5th Avenue

We have received statements from Mr. Tadashi Kitaguchi covering the period May 10th to July 10th, 1943, showing that the balance due under the Agreement of Sale is now \$967.81, which amount we have checked up with previous statements and find correct.

We would advise that 1943 taxes amounting to \$44.75 have been paid on your property from rents received, but we regret to see that the tenants, Mr. and Mrs. Duncan, are heavily in arrears with regard to rent, and that is why no further payments have been possible to the Kitaguchis under the Agreement.

We have again taken the question of rental arrears up very strongly with the Agents who are handling this matter, and as soon as we have any definite action from them we will advise you. We fear it will be now necessary to take drastic action with these tenants.

Yours truly,

P. Douet,
Administration Department.

PD:BT

File 9582 &
6749

MEMORANDUM FOR FILE

June 8th, 1943.

Assessment notice for 1943 covering the following
described property is in File 9582.

West $\frac{1}{2}$ of Lot 16, Block 21, District Lot 200A.

There is an unregistered Agreement for Sale

Tadashi KITAGUCHI and
Hisako KITAGUCHI - Vendors
to
Masao ASANO and
Juichi ASANO - Purchasers

Dated 7th November 1941
covering the above described lot.

D.A.C:PS

February 10, 1943.

REGISTERED

Mr. Robert Duncan,
125 East 5th Avenue,
Vancouver, B. C.

Dear Sir:

We learned from our agents, Blane, Fullerton and White that you are still heavily in arrears in regard to rent of the above premises, and this is to advise you finally that unless this rent is paid up completely by the end of this month, we shall be forced to take such action as we think necessary in the matter. Please do not ignore this letter as things cannot go on as at present.

You do not seem to appreciate that we are the Custodian of Japanese property and that we have obligations to perform as such. Funds are urgently required by Mr. Kitaguchi, to whom Mr. Asano is responsible for payments, and the only money available is from the rent of the property you occupy.

We understand from our agents that you are working steadily and we cannot see any reason whatsoever why this rent could not be brought up to date by the end of this month.

Yours truly,

P. Douet,
Administration Department.

PD:JLH

C.C. to Messrs. Blane, Fullerton & White Ltd.

6769

November 11th, 1942.

Attention Miss Farrell.

Messrs. Blane, Fullerton & White Ltd.,
821 West Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Massao ASANO

With reference to the property of the above at 125 West 5th Avenue, we enclose copy of letter dated November 5th together with copy of letter from Mrs. Duncan to Asano referred to. We understand that no proper Lease Agreement was drawn up when Asano rented his house to the Duncans and that they are on a monthly tenancy. If there is going to be continual trouble with these tenants respecting payment of rent etc., it might be as well to give them notice; we presume it would have to be three months' notice under the Rent Control Regulations.

You might please ascertain if the roof is still leaking and if so, this had better be thoroughly repaired as promptly as possible.

Respecting the penultimate paragraph of Asano's letter, we have recently remitted some funds to Mr. Kitaguchi, and have explained to him why we have not been able to remit regularly to him.

Yours truly,

P. Douet,
Administration Department.

PD:ET

Enclosures 2.

6769

write when
reply need
from Blane
out - Blane

R.R. #1,
Grand Forks,
November, 5, 1942.

To the Custodian,

Dear Sir:

When we left Vancouver in May our house was in charge of Blane Pullerton and White, but now I understand that it is under the care of the Custodian.

A few weeks ago I received a letter from our present tenant, Mrs. Duncan, which I am enclosing with this letter. I thought that the house itself was in good condition with no repairs to be done, but judging by Mrs. Duncan's letter she seems as though she had quite a few repairs done. The agreement I made with Mrs. Duncan was that if there were any roof leakage to have it fixed and the agent will look after the money matter, but she claims that I told her all repairs was to be deducted from the rent. She has mentioned about papering the upstairs room and fixing the electric wire but as far as I am concerned I do not think it was necessary for her to do all that without my consent, so I do not think its up to me to pay for every repairs done. She also wrote about the garage but the agreement was that her husband was going to fix the floor and the roof immediately so they can put their car in.

We purchased this house from Mr. Kitaguchi whom at present is living in Alberta, and sometime ago he wrote to us saying that he wasnt receiving his monthly payments of \$20.00. I suppose you will be able to let me know whether if he is getting his money or not.

Please look into these matters and kindly give me an reply at your earliest convenience,

Yours truly,

M. Lano

125 W 5 Ave

Sept 22/42

Vancouver B.C.

Mrs M. Asano

I intended to write to you before but Mr Durnean was in a Auto accident. And I had my Right hand smashed & just got it out of its splints. Mr Durnean ask me to write to you and let you know about the house. They just sent a man up to fix the roof & all the down was out a few pieces of Tar Paper over it and as soon as it rains or snows it will come thru again. So if they tell you they don't shingle on that didn't don't let them charge you for same we Papered & fixed the two top rooms as they needed it but the rain came

2
I have a few of them here to be
done over. The volume containing
replies was drawn up as to the
of the sent. And then went to it
+ this was not just the way
I want pay at all many
to know at present, I have to
send another one on top of paying
to Mr. Dorman the part that
was an agreement between
Mr. Dorman + you have you
agreement, But says that saying
to put me over on you also
we could you arrange it that
we could pay it. I would
enjoy, the says that you
would get a better deal than
so not Mr. Dorman does
I paid up about \$10.00
about the electric. about 14
it is just for the what that
is up in the air he had to
sit at for a small five about
up there for this was a short
Kilgus will pay by electric
to pay will pay to Crockett

3
for Davis is not handling it
any more. Will keep up with his
promise to you but he don't like
to have that thrown at him for
he won't take it he says he would
rather deal with you, for he knows
you are O.K. But not the Real
Estate firm. Well Mrs Adams
I have told you all there is
to tell you how is the Baby
& how self there is a letter
here I am putting it in this
to you you'll see what to do
with it. We don't

I am, Yours Truly

Mrs R R Turner

Fill No. 6269 + 9582

OFFICE OF THE CUSTOMS
JAPANESE

RECEIVED
SEP 20 1942

House
125 W. 5 Ave
Sept 18/42

Vancouver B.C.

Mr P. D. Omet

Administration Dept.

House
BF and
PA from
Dunne

Dear Sir,

I told you over the phone why
we were back in the rent. You
ask me to write to you about it.

Mr Dunne was Park & a heavy
station wagon smash in to him
on the 25 of July. and threw him
40 feet. Witch put him out of work
for close on to a month. And then
we suppose to have every thing
fix up in a month. & that
is about 2 months ago. & there are
still holding back there haven't
even payed the Dr. Hospital yet.
but as I told you I will get
this straighten up as soon as
possible. I am sending out Daughter
to day with \$15. Witch I got
yesterday. Mr Dunne is not in town
yet. I had to collect it myself.

And Oblig,

Mrs R R Dunne

COPY

1716 W 49th Ave.,
Vancouver, B. C.,
September 18, 1942.

(Train to Lethbridge)

Mr. Robt. Alexander,
Bus. Manager, Custodian,
Vancouver, B. C.

Dear Mr. Alexander:

My pen is empty and the train has broken down here in the Rockies, I am going to pass on to you a reference to two matters brought to my attention at Grand Forks, B. C., yesterday.

I. YAMAZAKI, Hanji:-

I have seen this man and had a long conversation with him. They have been working hard on a ranch at Grand Forks and have not been able to get their pay--beyond an initial payment some months ago. He is very anxious to have as much money as you can release both from rent and from the sale of some furniture to their tenants the Haroldsons at New Westminster, regarding whom you wrote me recently quoting Yamazaki's agent, Dorgan. He told me that the rent will be needed for some time yet to pay taxes and water and that as soon as these expenses have been met they would like what you can send as they need it. They are on a self-supporting scheme that imposes ridiculous handicaps and I would urge that above course, they are having it hard.

II. ASANO, Masao:-

Brother-in-law of Yamazaki, living together at Kingston Ranch, Grand Forks. The above purchased a house from K. Taguchi Tadashi in 1941 and has arranged through his agent, Blane, Fullerton & White to pay \$20.00 a month on payments on property and take care of the other expenses from the balance of a thirty dollar a month rental. He asks me to inform you that a copy of the Agreement of Sale is deposited with the aforesaid Blane, Fullerton & White to which you can have access at any time and he hopes this is satisfactory to the Custodian. In case it is not and you require Asano's copy, he will send it to you.

I think this is all,

Yours as ever,

(Sgd) W. R. McWilliams

6769

June 18, 1942.

Mr. Masao Asano,
Kingston Ranch,
R. R. No. 1,
Grand Forks, B. C.

Dear Sir:

With reference to your property at 125 W 5th Avenue which, at your request, is being handled by Messrs. Blane, Fullerton & White Ltd., Vancouver, we would advise that under existing regulations, rent collected by this firm has to be remitted to this office after their usual collecting commission has been deducted.

We understand you purchased above property from a Mr. T. Kitaguchi, and that there is a balance due to this gentleman of about \$1100. We believe there is an agreement of sale in existence relating to this property, and as doubtless you have a copy of same, will you please forward this to us at your earliest convenience that we may be fully advised of the conditions of payment, etc.

Respecting insurance, we understand the policy is in your possession, and it might be as well for you to place this in the safekeeping of Blane, Fullerton & White Ltd. or this office.

Yours truly,

R. P. Alexander,
Assistant Manager.

PD:MA

6769

June 9th, 1942.

Messrs. Blane, Fullerton & White,
821 West Hastings Street,
Vancouver, B.C.

Dear Sirs:-

re ASANO, Masao

We are advised by Messrs. Pemberton Realty Corporation that when making investigations on our behalf, they were informed by Mr. Asano that it was his wish for you to handle the rental arrangements of this property on his behalf. Reference is also made in Mr. Asano's registration form to this, and we note that you have had previous contact with this property as insurance agents.

We enclose a mimeographed letter which will outline the position we are pleased to take in conformity with his wish.

We will be obliged if you will let us have a full report regarding this property with particulars of the mortgage position to date and the terms of repayment.

We understand that arrangements have been made for a tenant for this property. A copy of the rental arrangements or lease is required for our file and the full name of the tenant and the date of occupancy.

You will please note that our present policy is for the full amount of rental, less regular commission, to be forwarded each month to this office and payments for taxes, etc., will be made as funds are available.

When reporting to us in reply to this letter will you please advise what disposition or arrangements have been made for the safekeeping of the furniture and personal effects of Mr. Asano. We will require an inventory of same to be acknowledged by whoever may be responsible for looking after this.

Yours truly,

advised
no chattels
on premises
R.P. Alexander
Assistant Manager

FOS:EB.
Encl:

Red

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Masao Asano

File No. 6769

Reg. No.

Company Mutual Life

Agency

Policy No. 387455

Premium - \$ 20.75

Payable: Annually, Semi-annually or monthly

Month Mar. Sept Day 14

REMARKS:

Red

File No. 6767 & 7232
Reg. No. 03074 & 07767

Maseo & Juichi ASANO

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 July 3	Taxes	\$ 44.93		
October 30	Payment on Agreement for Sale	40.00		
November 11	Rents collected Agent's commission, water & repairs	13.90	142.00	
1943 April 8	Payment on Agreement for Sale	100.00		
May 20	Land Registry Office - Certificate of Encumbrance 1943 taxes	1.00 44.75		
October 8	Payment on Agreement for Sale	40.00		
December 14	Rents collected Disbursements	45.38	249.00	
1944 March 4	Payment on Agreement for Sale	25.20		
March 30	Payment on Agreement for Sale	100.00		
June 27	1944 taxes	45.11		
August 26	Payment on Agreement for Sale	60.00		
December 16	Rents collected Disbursements	39.95	360.00	
December 19	Payment on Agreement for Sale	100.00		
1945 January 10	Balance rents to date (net)		14.71	
	Credit re Sale of Property		687.57	
		<u>\$ 700.22</u>	<u>\$1,453.28</u>	