

7232

FORM "J"

BUREAU POWELL STREET
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 7232

To be completed by persons of the Japanese race having no property in any protected area.

NAME: ASANO, Juichi

HOME ADDRESS: 125 W. 5th Ave., Vancouver, B.C.

SEX: Male

AGE: 27

REGISTRATION No. 07767

MARRIED? No

OCCUPATION AND EMPLOYER: Truck Driver for H. MIYAZAWA, 3223 Fraser St.,
Vancouver, B.C.

NAME OF WIFE OR HUSBAND: None

NAMES OF LIVING CHILDREN:

ADDRESS:

ADDRESS:

ADDRESS:

ADDRESS:

I certify that the above information is true and complete and state that I have no property of any kind whatsoever in any protected area in British Columbia.

Dated this

29th

day of

April

1942.

WITNESS: Edith John

(Signature)

J. Asano

INFORMATION FROM R.C.M.P.

Our File No. 7232

DATE Sept. 31

Full Name ASANO, Juichi (Mr.)
(Surname in Block Letters)

Registration No. 07767

Male - Female
(Check)

Age April 3rd, 1911

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

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

Date Evacuated May 13, 1942

Naturalized - Canadian-Born - National
(Check)

Present Address Carmi, B. C.

Married - Single
(Check)

Name of Wife _____

Name of Husband _____

Name of Mother (Nee Oya) Sugi - #03513

Name of Father Yachichi (deceased)

Names of Children under 16 _____

Requested by Violet Scott

Registered with Custodian

(Yes or No)

Additional Information Truck Driver.

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. Daves 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.

SUMMARY of LIABILITIES

File No. 7232

October 30th, 1945

Re: Juichi ASANO (Mr.)
Reg. No. 07767

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

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



P. Douet

PD/ER

PERSONAL PROPERTY SUMMARY

File No. 7232

October 30, 1945

Re: Juichi ASANO - Reg.#07767

Chattels:

No chattels are revealed in connection with this file, nor were any declared by the above Japanese person, who signed our Form J card under date of April 29th, 1942, certifying that he had no personal property of any kind in any protected area of British Columbia.

Life Insurance:

This file reveals that Mr. Juichi Asano had a life insurance policy with the Sun Life Assurance Company of Canada, number of policy being 2209832, but this policy did not at any time come under the jurisdiction of the Custodian.

Specified
Articles:

No Specified Articles are revealed on this file.

NO OTHER PERSONAL PROPERTY OF ANY KIND 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. Douet.

PD/ER

6769 - 7232

March 14th, 1946

REGISTERED MAIL

Mr. Masao ASANO, Reg. #03074 and
Mr. Juichi ASANO, Reg. #07767,
CANAL, 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 summarize matters by stating that this real property was sold as of January 16, 1945 for \$1500.00 gross, the net proceeds being \$687.57 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 5th, 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. Doust,
Administration Department

PD/25
Enc. 2

6769 - 7232

July 13th, 1945.

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

Dear Sir:

We are in receipt of your letter of June 18th and would advise that the balance of funds standing to your credit, namely \$53.06, will be forwarded to you at an early date, after your file has been reviewed, and a report of your affairs sent to you.

Yours truly,

P. Douet,
Administration Department

PD/ER

6763 - 7232

April 17th, 1945.

Mr. Masao ARANO, Reg. #03074 and
Mr. Juichi ARANO, Reg. #07167,
Orcut, B. C.

Dear Sirs:

We are in receipt of your letter of the 13th instant and enclose our cheque for \$700.00 made out to you both in view of your joint ownership of 125 West 5th Avenue, Vancouver, recently sold. This leaves you with a credit balance of \$51.06 in our books and it can be forwarded to you at a later date.

Yours truly,

P. Baust,
Administration Department

PD/BR
Enc.

6769 - 7232

April 11th, 1945.

Mr. Hideo ASANO, Reg. No. 03074 and
Mr. Juichi ASANO, Reg. No. 07167,
Carai, B. C.

Dear Sirs:

Re: Catalogue No. --- (Adv. Mar. 23/44)
125 E. 5th Ave., Vancouver, B. C.
B. C. Lot 16, Bldg. 21, P.O. Box 2334.

With reference to our letter of March 29th we now en-
close in duplicate statements showing the net proceeds resulting
from the sale of this property after paying in full the amount
of \$720.17 due to the Kitagushis under the Agreement for Sale you
made with them. Adjustments are also shown relating to fire in-
surance, taxes and water.

We also enclose in duplicate a statement of your joint
account showing there is at present standing to your credit \$753.06,
and these funds are available to you in the usual manner.

If you require all this money then please advise us and
we would propose to send you a cheque for the whole amount, made out
to both of you that you may make whatever distribution you require
between yourselves.

Yours truly,

P. Doust,
Administration Department.

PD/HR
Enc.
cc to B. C. Security Commission.

STATEMENT RE SALE OF:

Name: ASANO, Masao,
Juichi

File No: 6769 #0767

Catalogue No: Adv. Mar. 23/44

Street Address: 125 W. 5th Ave.
Vancouver, B.C.

Legal Description: W16/21/200A

Date of Sale and Adjustments Jan. 16/45

Sale Price

\$ 1500.00

Real Estate Agents Commission \$ 75.00

Charge for Valuation 5.00

Charge for Advertising 9.87

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

627.57

Date:..... April 9th, 1945.

Compiled by:..... Mr. George Peters

File No. 6769 & 7232
Reg. No. 03074 & 07767

Masao & 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		142.00	
	Agent's commission, water & repairs	13.90		
1943 April 8	Payment on Agreement for Sale	100.00		
May 20	Land Registry Office - Certificate of Encumbrance	1.00		
	1943 taxes	44.75		
October 8	Payment on Agreement for Sale	40.00		
December 14	Rents collected		249.00	
	Disbursements	45.38		
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 18	Rents collected		360.00	
	Disbursements	39.95		
December 19	Payment on Agreement for Sale	100.00		
1945 January 16	Balance rents to date (nett)		14.71	
	Credit re Sale of Property		687.57	
		<u>\$ 700.22</u>	<u>\$1,453.28</u>	

CR \$ 753.06

6769,7232,
9582,12520

March 29th, 1945.

Mr. Masao ASANO, Reg. #03074 and
Mr. Juichi ASANO, Reg. #07767,
Carai, 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. Doust,
Administration Department.

PD/ER

6769 & 7232

March 22, 1945.

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

Dear Sirs:

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

Please note that adjustments calculated on sale of the above property count rent as being paid to February 28, 1945. Rents which may be collected by you for any periods after the last mentioned date should not be forwarded to this office but remitted direct to the new owners, Mr. and Mrs. Frederick Bennie, 934 West 7th Avenue, Vancouver.

Yours truly,

George Peters,
Administration Department.

GP:MA

for file 7232
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. 1/2 of Lot 16, Blk. 21, D.L. 200A,
G.D. 1, S.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 14th, 1945, covering the above property in the names of Frederick Rennie and Eveline Maud Rennie - Joint Tenants.

D. A. Cramer

DAC:JS
Atch.

March 8th, 1945.

Mr. Masao ASANO, Reg. No. 03074 and
Mr. Juichi ASANO, Reg. No. 07767,
Carai, B. C.

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

We are in receipt of your letter of the 1st instant respecting the chattels stated to be left at the above address and would advise that we have no record at all of representatives from this office checking up any chattels at those premises. The only reference we have on our file is a note to the effect that there were no chattels, and as far as we can trace none were signed for by your tenants, the Duncans, when they took over.

We, however, have been in communication with the real estate agents, Blane, Fullerton & White Ltd., who were handling this property for you and enclose a copy of their letter dated March 6th, which is self-explanatory. You are aware that despite all efforts of our agents, their solicitors, and the police we were unable to trace the Duncans, but from the enclosed letter you will see that the agents were informed by the Duncans that there were no chattels.

As advised you previously, a thorough inspection of the premises by our Protection Department revealed that there were no chattels on the premises, and we are afraid there is nothing further that we can do in this matter.

Yours truly,

P. Douet,
Administration Department.

PD/ER

Enc.

P.S.: Final adjustments have not yet been completed respecting the sale of this property but a statement showing the net proceeds will be prepared as early as possible and forwarded to you together with a statement of your account, showing the credit balance.

P.D.

January 27th, 1945

REAL PROPERTY MEMORANDUM

7232
FILE NO: 6769, 9582, 12520
NAMES: Masao ASANO, Tadashi KITAGUCHI, Hisako KITAGUCHI
RE: 125 West 5th Avenue, Vancouver, B. C.
Dwelling

CERTIFICATE OF ENCUMBRANCE:

Description of Property:	City of Vancouver, West Half (½) of Lot 16, Block 21, District Lot 200 A, Group 1, New Westminster District, Plan 197
Encumbrances:	Nil
Taxes:	1944 taxes of \$45.11 paid.
Vested:	No. 36067
VALUATION BY APPRAISER:	\$1,500.00
AMOUNT OF BID:	\$1,500.00
APPROVED BY ADVISORY COMMITTEE:	December 19th, 1944
AMOUNT RECEIVED BY CUSTODIAN:	\$1,500.00
NAME OF PURCHASER:	Eveline Maud Rennie and Frederick Rennie

K. W. WRIGHT

KWR/JF
Attach.

6769, 9582

January 18, 1945.

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

Dear Sirs:

Re: 125 W. 5th Ave., Vancouver.
W/ Lot 16, Bldg. 21, S.L. 200A,
Special Advertisement, March 23, 1944.

This property, the rents for which you are collecting, is the subject of an expected sale through your agency, the effective date of which should be January 16th, 1945.

Will you be good enough to continue collecting rents and reporting to this office pending completion of current arrangements. It will be appreciated, however, if you will report as promptly as possible and at the same time keep us up to date on all charges against the property which are disbursed through your office.

No further extraordinary charges should be incurred without consultation but current levies usually payable on behalf of the landlord (such as water, for example) may be continued.

You will be further notified when the sale is finally completed so that whatever arrangements are desired may be made with the prospective transferee.

Yours truly,

George Peters,
Administration Department.

GP:AS

6769/9582

Jan. 16th, 1945.

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

Dear Sirs:

Re: 125 W. 5th Ave. Vancouver.
W $\frac{1}{2}$ Lot 16, Blk. 21, D.L. 200A
Advertised March 23rd, 1944.

This will acknowledge your letter of January 10th in which you enclose your certified cheque for \$1,500.00, being the full amount of the purchase price for the above property.

We note that you wish this property to be registered in the names of Frederick Rennie, Truck Driver, of 934 West 7th Ave., Vancouver, B.C. and his wife, Eveline Maud Rennie, of the same address, as joint tenants, both British subjects.

As previously advised, documents will be prepared and forwarded to Ottawa with our recommendation for acceptance, and if accepted, adjustments will be calculated as of the date of this letter.

Yours truly,

F. G. Shears
Director

GP:PR

6753/9562

Jan. 6th, 1945.

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

Dear Sirs

Re: 125 W. 5th Ave., Vancouver, B.C.
Advertised Nov. 23, 1944.
Part A 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. S. Shears,
Director.

GP:FR
Enc.

6769, 7232, 12520
and 9582

December 20th, 1944.

Mr. Masao ASANO and
Mr. Juichi ASANO,
Reg. Nos. 03074 and 07767,
Carriz, 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

File 7232

H

MEMORANDUM

September 1st, 1944.

TO: Mr. E. W. Wright
FROM: Administration Department

Re: Mr. and Mrs. R. Duncan, defaulting
tenants at 125 West 5th Ave., Vancouver.
File Nos: 6759 and 7232.

You will recall that Mr. T. A. Dohm, solicitor for
Blane, 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 \$30.00 rent they took from the tenant to
whom they handed over the premises, making a total of \$177.50.

We finally traced the Duncans at Burne 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 Evacuee.

P. Doust.

PD/ER

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name ASANO, Mr. Juichi

File No. 7232

Carmie B.C.

Reg. No.

07767

Company Sun Life

Agency Vancouver

Policy No. 2209832

Premium - \$ 40.30

Payable: ^x Annually, Semi-annually or monthly

Month December Day 20th

REMARKS:

24
20/8/43