

9848



FORM "JP"  
**REAL ESTATE**

**BUREAU POWELL STREET  
OFFICE OF THE CUSTODIAN  
JAPANESE SECTION**

FILE No. 9848

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: MIMOTO, Harue (Mrs. Torasu)

HOME ADDRESS: 2964 West 20th Ave., Vanc'r, B.C.

REGISTRATION NUMBER 05820 SEX: Female AGE: 49 48

OCCUPATION: Housewife

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Torasu

ADDRESS OF WIFE OR HUSBAND: Grant Brook, B. C.

NAMES OF ANY LIVING CHILDREN: Hideo(M); Michio(M); Eiko(F).

ADDRESS OF CHILDREN: 2964 West 20th Ave., Vanc'r, B.C.

AGE OF CHILDREN: 12; 10; and 4 years respectively.

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

1. LOCATION AND DESCRIPTION: (1) Declarant and ~~Haruyasu~~ Mi Torasu Mimoto (husband) are owners in common of: Lot 7 of Lot 4, Block 11, Dist. Lot 139, Group 1 New Westminster District, Map 4610, Title 66808K. ~~49~~ (2964 West 20th Ave., Vanc'r, B.C.)
- N.B. The following property is owned by husband (Torasu Mimoto) file 13126
- (2) 19th Ave., near Carnarvon St., in the City of Vancouver, Lot 2, Block "E", Dist. Lot 139 Group 1, New Westminster District
2. BUILDINGS AND OTHER IMPROVEMENTS: Plan 5532, Title 66937K.
- (1) 2-storey, 5 rooms wooden dwelling house, 1-chicken house.
- (2) None

- (1)
3. INSURANCE (Give particulars; state where policies are) \$1,500.00 Reliance Ins. Co. for 3 years to Feb. 19, 1945, premium \$8.25 has been paid, Policy # 13525 in ~~declarant's~~ declarant's possession.

4. TAXES (Amount and where payable) (1) about \$32.00 paid 1941 ~~pay~~ (2) about \$43.00 paid 1941 both payable City Hall, Vanc'r, B.C.

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

(1) subject to mortgage #77494H to Elizabeth Jamieson Wilson now James B. Allan (In Trust), Filing #22860. Balance owed \$600.00 interest of 7% paid to July 10th 1942.

6. OCCUPANCY AND LEASES (If vacant so state) (1) Owner - has rented for \$12.00 monthly to be paid through J. B. Allan 510 Hastings St., Vanc'r, B.C. (agent).



(1) Land Registry office, Vanc'r, B.C.  
7. STATE WHEREABOUTS OF TITLE DOCUMENTS. (2) Royal Bank, Railway Bk  
Stn & Granville, Vanc'r, B.C.  
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. E. J. Wilson now J. B. Allan  
(In trust) (1)  
9. IF FARM LAND STATE CROPS SOWN  
None

(1) Shrubs and fruit trees valued at \$450.00

(2) None

#### STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None

2. LANDLORD'S NAME AND ADDRESS: None

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID.

None

4. STATE WHEREABOUTS OF LEASE: None

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

None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

#### STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES,  
EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS.

See attached list.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

3-cats will probably leave with the S.P.C.A.

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR  
CLAIM ON ANY SUCH PROPERTY. As will be seen by attached

sheet Mrs. Matsumoto(S), 2020 Yukon has stored her furniture at

declarant's address house, 2964 W. 20th Ave., Vancouver, B.C.



4. INSURANCE CARRIED ON ABOVE PROPERTY: None

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)  
 N.B. Declarant would like to list ~~assets~~ <sup>claims</sup> of husband who is now at camp.  
 Mr. Major - \$245.00; Mr. Turney - \$824.00; Mr. Fay - \$250.00 and  
 about \$2,000.00 <sup>from persons whose</sup> names not available. Specific details of these

debts not known to declarant and should be obtained directly ~~from~~  
 from ~~creditor~~ (Mr. Torasue Mimoto) <sup>all for gardening work done</sup>

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

Declarant and husband (T. Mimoto) hold shares in the

Standard Alberta Oil Co. ~~34~~ Shares will be kept in the possession of declarant.

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

#### LIABILITIES:

1. PERSONAL DEBTS:  
 N. B. Torasue Mimoto (husband of declarant) owes :  
 \$28.97 to Mc. & Mc. feed Co. 6th Ave., Vanc'r, B.C.  
 (McLean & MacCarter)

2. TRADE DEBTS:

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

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 22nd day of May 1942.

*[Signature]*

Witness

(Signature)

*T. Mimoto*

FOR DEPARTMENTAL USE



P.D.  
INFORMATION FROM R.C.M.P.

DATE July 26/43

Our File No. 9848

Full Name NIMOTO, Harue (Mrs. Torasu)  
(Surname in Block Letters)

Registration No. 05820

Male - Female  
(Check)

Age July 25, 1890

Former Address 2964 W. 20th Ave., City

Date Evacuated 1/6/42

Naturalized - Canadian-Born - National  
(Check)

Present Address Slocan, B. C.

May 13/46. Iron Springs, Alta.

Married - Single  
(Check)

Name of Wife \_\_\_\_\_

Name of Husband Torasu Nimoto #05819

nee

Name of Mother (OKABE) Seka

Name of Father CHIKAMORI, Sakichi

Names of Children under 16 See husband's sheet

Requested by ECT

Registered with Custodian (Yes or No)

Additional Information Housewife

116



MRS. S. MATSUMOTO,  
2020 Yukon St.,  
Vancouver, B.C.

file 8103

This lady's property has been stored upstairs at  
2064 W. 20th Ave., home of  
MIMOTO, Harue (Mrs. Torasu)

1 clipper	1 machinist hammer
8 pliers	2 monkey wrenches
1 small wrench	2 bicycle wrenches
2 axe heads	1 axe
2 screwdrivers	2 pulleys
3 pointers	1 marking gauge
3 bolts	1" spike
1 grass clipper	3 garden tools
1 hand spade	1 pruning saw
1 magnet	2 pulleys
1 oil filler	6 hammers
1 saw	1 small file
2 pails	5 electric wires
3 window panes	1 singer machine
1 clay bowl	1 can of bicycle tools
1 roll of string	1 barrel of chinaware
4 boxes books	1 kettle
2 sewing bowls	1 tea kettle
3 Japanese tumblers	1 flower holder
4 cutting knives	1 sharpener
1 desk	1 big trunk of clothing
1 bureau	1 bureau with mirror
1 box of text books	1 box of books
24 tablespoons	1 box of sauce
2 buckets	1 big galvanized pail
1 blind	1 roll of blackout paper
<del>1 box of kitchen utensils</del>	

X

S - Shipped by *file 8103*

This property will be stored at 2964 W. 20th Ave., Vancouver, B.C.  
being the property of MIMOTO, (Harue) Mrs. Torasu  
2964 W. 20th Ave., Vancouver, B.C.  
and will be rented with the house through agent, J.B. Allan, Hast. St.

<del>4 boxes china &amp; kitchen utensils</del>	Japanese books (S)	\$50.
garden tools & carpenter tools	15 hot bed windows	\$50.
1 roller & wheel barrel	41 fruit, cherry & flowering trees	
About 350 flower pots & 50 flower boxes	203 evergreen shrubs	\$450.
1 washing machine	95 small shrubs	
Chicken farmers tools	2 big trunks	
1 dresser with mirror	2 boxes old Japanese magazines	
3 bookcases	1 reading lamp	
1 rocking chair	1 sofa	
1 gramophone	hose.	
1 office desk & chair		
<del>1 double bed</del>		
<del>1 single bed</del>		
1 baby bed		
<del>6 kitchen chairs</del>		
1 baby chair		
1 Webster Dictionary		
children's toys and dolls		
1 12gal. pail (or can)		
1 5 " " "		
2 ladders		
1 step ladder		

S - Sold By Auction 13/9/44  
VANCOUVER 31 (SEE EXTRACT)  
Total Value \$1750.00  
S - Sold 14/12/45 - Vancouver 57

May 22/42  
Wm

24. mimoto



File No. 13126.  
No. 9848✓

CLAIMS DEPARTMENT

March 10th, 1943.

Terasu MINOTO - Reg. No. 05819

CREDITORS:

McLellan & McCarter Ltd.

\$28.97

DEBTORS:

Mr. Major  
Mr. Turney  
Mr. Fay  
Sundires

\$245.00

824.00

250.00

2000.00 approx.

3319.00

BRD:DE



File No. 9848.

CLAIMS DEPARTMENT

March 10th, 1943

Mrs. Harue (Torasu) NIMOTO - Reg. No. 05820

CREDITORS:

NO CLAIMS on file.

*[Handwritten signature]*

BRD:DE



File Nos. 9848  
8103  
868

January 6th, 1944.

MEMORANDUM

TO: File  
FROM: Mr. Spain.

Re: MASUMOTO Seisaku  
2964 West 20th, Avenue

The personal property was moved from the  
above address on January 4th, 1944, and will be  
included in our next auction at 992 Powell Street  
about January 18th or 20th, 1944.

GBS/HMS





File No. 13126  
9848 ✓

January 21st, 1944.

MEMORANDUM

TO: File

FROM: Mr. Geo. B. Spain

Re: Mr. Torasu MIMOTO

2964 West 20th Avenue

In moving the chattels from the above address to auction one old cupboard with two drawers was found to be of no value and this article, not justifying space on the truck was abandoned.

Geo. B. Spain

GBS / HMS

Confirmed by

*W. H. Spain*

*W. H. Spain*

*Noted*



See file 868  
8103

NAME KIMOTO, Harue (Mrs. Torasu)

REGISTRATION NO. 05820

FILE NO. 9848

The following chattels were sold by public auction at 992 Powell St., Vancouver, B.C. on September 13, 1944.

-Kitchen utensils	\$ 0.50
✓Dishes and glassware	1.25
-Saguarware	0.50
✓Pail and Tea set	0.90
✓3 Bowls and dishes	2.75
Electric Plate	2.00
-Kitchen utensils	2.75
✓2 Jardiniere	1.50
Electric Vibrator	5.50
✓Mantel clock	4.25
Wooden cabinet	4.75
Bench	2.75
-Chest of drawers	8.00
Table	1.00
Hall Rack	1.00
Circular Heater	16.00
Parrott Range	81.00
-Bed and spring	20.00
Table	1.25
Small heater	4.75
✓6 Kitchen chairs	3.50
✓Spring (only)	6.00

8103 x

8103 x

Total

\$ 171.90 162.65

Less Expenses: (Auctioneer's Fee: 27.29 16.27

\$ 32.23 31.45

(Advertising: 1.73 3.53

(Moving: 12.31 11.65

Net Proceeds Credited:

\$ 126.67 131.20

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering List No. Vancouver 31

Remarks. Not found x - Transferred to file 8103 -

June 20, 1946 P.9



CHATELS SUMMARY

File No. 9848  
File No. 13126

Harue MINOTO (Mrs. Torasu)  
Torasu MINOTO

Reg. No. 05820  
Reg. No. 05819

On his undated and unsigned JP form, Mr. Minoto stated "See list on wife's file 9848" in connection with chattels. Mrs. Minoto declared in her JP form, dated May 22, 1942, a list of chattels belonging to Mrs. Matsumoto (File 8103) to be stored upstairs at 2964 W. 20th Avenue, Vancouver, and also a list of her own chattels to be stored at the above address, and to be rented with the house through her agent, J. B. Allan. The Minoto chattels are dealt with on both the husband and wife's files, namely, 9848 and 13126.

In a memo dated January 27, 1944 Mr. Spain states that all chattels at 2964 W. 20th Avenue were moved to 992 Powell and nothing remains at that address. In a pencilled note at the foot of this memo Mr. Spain adds that Matsumoto's chattels had no identification and could not be separated. Mr. Green then froze the funds from the sale of chattels until correct ownership could be determined (memo Feb. 22/44). Accordingly, in a letter dated April 18, 1946, to Mrs. Matsumoto (copy being sent to Mr. & Mrs. Minoto), enclosing all auction sheets from auctions held on January 20, 1944, February 9 & 10, 1944, February 24, 1944, September 13, 1944 and December 14, 1945, and Mr. Spain requested that Mrs. Matsumoto see Mr. and Mrs. Minoto (all three residing in Sloan) and examine the lists together, and decide who each item belonged to.

On April 30/46 a letter was written to us and signed by Mrs. Matsumoto, Mr. Torasu MINOTO and Mrs. Harue Minoto, setting out the articles belonging to Mrs. Matsumoto and stating that all the rest of the chattels belonged to Mr. and Mrs. Minoto. In accordance with this letter, Mr. Spain transferred the articles listed as belonging to Mrs. Matsumoto to her account from the accounts of Mr. and Mrs. Minoto (See memo on file dated May 13/46 and requisitions dated June 20, 1946).

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

E. Robertson  
E. Robertson.



CHATTLE & SCHEDULE

File No. 9848  
File No. 13126

Haruo MINOTO (Mrs. Torasu)  
Torasu MINOTO

Reg. No. 05820  
Reg. No. 05819

Declared by Haruo  
Minoto (F.9848), in  
JP form, May 22/42,  
would be stored at  
2964 N. 20th Ave., &  
rented with house thru empty tool  
agent, J.B. Allan.

Cust. Inv. #479  
(F.9848) - "1  
Carton", and  
Cust. Inv. #480  
(F.13126) - "3  
boxes".

SOLD

AUCTIONED

OTHER  
DISPOSITION

4 bone china &  
kitchen utensils }  
Garden Tools

Jan. 20/44 - 13126

Sept. 13/44 - 9848

Jan. 20/44 )

Feb. 9&10/44 - 13126

Jan. 20/44 - 13126

Carpenter Tools

1 Baller and  
Wheelbarrow  
About 350 flower pots }

Feb. 9&10/44 - 13126

some Jan. 20/44 - 13126

Some abandoned as  
worthless - File 9848  
January 11/44

About 50 flower boxes

Abandoned as worth-  
less - File 9848,  
Jan. 11/44

1 washing machine  
Chicken farmer's tools }

Jan. 20/44 - 13126

Jan. 20/44 - 13126

(3 oil lamps, barometer,  
iron pot, pails)

Feb. 24/44 " (brooder stove)

June 7/44

Jan. 20/44

" (chicken incubator)

1 dresser with mirror  
3 bookcases

Jan. 20/44 - "

2 - Feb. 9&10/44 - 13126

1 - Sept. 13/44 - 9848

1 rocking chair

Feb. 9&10/44 - 13126

1 gramophone

Jan. 20/44 - 13126

1 office desk & chair }

Feb. 9&10/44 - 13126 (armchair)

Desk - not found

1 double bed

Sept. 13/44 - 13126

1 single bed

Sept. 13/44 - 9848 (spring only). Bed, not  
found

1 baby bed

Jan. 20/44 - 13126

6 kitchen chairs

Jan. 20/44 - 13126

1 baby chair

Jan. 20/44 - 13126

1 Webster Dictionary  
Childrens toys & dolls

Not found

Not found

12-gal. pail or can

Jan. 20/44 - 13126

1 - 5 gal. pail or can (transferred to Matsumoto's account as agreed in letter Apr. 30/46)

2 ladders

Not found

1 step ladder

Not found

Japanese books

Not found

15 hot bed windows

41 fruit, cherry & flowering trees }

Presumably

these sold

with real property.

993 shrubs



CHATELAIN SCHEDULE

continued—

<u>Declared:</u>	<u>Sold:</u>	<u>Auctioned:</u>	<u>Other Disposition:</u>
2 big trunks			
2 boxes old Japanese magazines		Jan. 20/44 - 13126	Not found
1 reading lamp		(box & misc.)	
1 sofa		Jan. 20/44 - 13126	
1 hose		Jan. 20/44 - 13126	Not found

These articles also auctioned but not shown on declaration:

File 13126

Jan. 20/44: 3 pictures

- \* Camp Stove
- Garbage Can & Misc.
- 2 ironing boards

- \* Heater
- 2 cross cut saws
- Sweeper

Feb. 9 &amp; 10/44: Table

Dresser

- \* Oil drum & contents
- 6 screen doors

Feb. 24/44: 2 milk cans

File 9848

Sept. 13/44: Lacquerware

- 2 jardinières
- Electric Vibrator
- Mantel Clock
- Bench
- Table
- Hall rack
- \* Circular Heater
- Fawcett Range
- \* Small Heater
- 6 kitchen chairs

- \* These items might possibly come under the heading in the declaration "Chicken farmer's tools".

NOTE: In a letter dated August 8/46 received from Mr. and Mrs. Torasu HINOTO they state: "Of course the list is shorter than that registered at Vancouver in 1942. But this is because Mr. Matsumoto went to the house at 2964 W. 20th Ave. and took away most of his property which were left there. This was just previous to the time of their evacuation to Slocan".

This, therefore, could account for some of the articles shown on the schedule under "not found".

ER



9848  
File No. 6222

January 11th, 1944.

MEMORANDUM

TO: Mr. Green

FROM: Mr. Spain

Re: MIMOTO Tarasu

296A West 20th Avenue

In arranging for the removal of chattels from the above address, it was observed that the undermentioned articles were useless and not worth the cartage expense:-

- 1 Broken Rusty Range
- 1 Lot old Wooden Boxes
- 1 Lot old Broken Flower Pots.

We were obliged to use our best judgement and these articles were left on the premises and abandoned.

Geo. B. Spain

Confirmed

*Wm. Miller*

*Geo. B. Spain*

*Filed*



FILE NO.

05810

NAME

NINOTO, Haruo (Mrs. Torasu)

FILE NO.

9848

(See also File 13126)

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Reliance Insurance Company	BC13525	\$1,500.	Feb. 19	1945		2964 W. 20th Ave. Vancouver, B. C.

The above Reliance Insurance Company policy No. BC13525 for \$1500.00, which expired on February 19, 1945 and covered the real property known as 2964 W. 20th Avenue, was transferred to the new owner of the above property, Mr. F. C. Miller, on November 23, 1943.

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

E. Robertson  
E. Robertson.

July 16, 1946



SUMMARY OF LIABILITIES

File No. 9848

July 16, 1946

Re: Haruo MINOTO (Mrs. Torasu)  
Reg. No. 05820.

This file reveals no claims against the above Japanese person.

In her JP form dated May 22, 1942, the above person declared that her husband owed an amount of \$28.97 to McLean & McCarter, 80 6th Avenue, Vancouver. This claim has been taken care of on the husband's file, 13126.

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

E. Robertson  
E. Robertson.



PERSONAL PROPERTY SUMMARY

File No. 9848

July 16, 1946

Re: Harue MIMOTO (Mrs. Torasu)  
Registration No. 05820

Chattels: See Supplementary Summary and Schedule attached.

Livestock: In her JP form dated May 22, 1942, this Evacuee declared 3 cats which she stated she would probably leave with the S.P.C.A. No further reference to these animals is made on this file.

Accounts Receivable: This Evacuee declared the gardening accounts owing to her husband, which matter has been dealt with on the husband's file, 13126.

Bonds, etc. Harue MIMOTO declared in her JP form that she and her husband hold shares in the Standard Alberta Oil Company and that the shares would be kept in her possession. This also has been declared by the husband on his file, but no further reference to these shares is made on either the husband's or wife's file.

Specified Articles: This file reveals no Specified Articles.

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

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

E. Robertson  
E. Robertson.



REAL PROPERTY SUMMARY

JAPANESE NAMES: Haruye MIMOTO Reg. No. 05820 File No. 9848  
Torasu MIMOTO " " 05819 " " 13136

CATALOGUE NO: 390.

PROPERTY ADDRESS: 2964 West 20th Avenue, Vancouver, B.C.

LEGAL DESCRIPTION: Lot 7 of Lot 4, Block 11, District Lot 139, Group 1, N.W.D., Plan 461

TITLE: Registered in the names of Torasu MIMOTO and Haruye MIMOTO.

ENCUMBRANCES: 77494 H. 11/1/30. 11.28. Elizabeth Jamison Wilson. Mortgage for \$1,000.00 Due 10/1/33. Int 8%.

98652 H. 27/6/34. James Bayne Allan, and John Frederick Bostock. (In trust filing 22860). Transmission of 77494 H. (Inter alia).

No indication of any unregistered charges.

Vesting Order filed No. 36001, dated April 5th, 1943.

ASSESSED VALUE: Land - \$165.00  
Improvements - \$900.00 - \$1065.00. Taxes - \$30.75.

CLASSIFICATION: This is a 1 storey 5 room bungalow built on a 33' x 120' Lot. Valuator reports a great number of repairs are needed such as shingling, repairs to the stucco and the verandah and steps require rebuilding.

HISTORY OF ADMINISTRATION: This property was leased by Torasu MIMOTO, through J.B. Allan to T. D. Rodorsky from June 1st, 1942, on a monthly basis. Consideration \$12.00 per month. Rents were paid into this office up to 31st October 1943.

Adjustments being made with the Purchasers as at October 26th, 1943.

Rents - \$204.00 collected against which were the following charges:

Water Rates -	\$21.00
Commission -	12.60
	<u>\$33.60</u>

Taxes 1942-1943 - \$53.35  
Int. on Mortgage - 42.00  
\$95.35 These were paid through General Joint a/

SOLD: To Frederick Charles Miller and Wanda Miller, Joint Tenants, for \$900.00 as at October 26th, 1943.

Approval of Advisory Committee - October 13th, 1943.

Cash - \$300.  
Assumption - 600.  
of Mortgage \$900.



1943.

Page 2.

Files 9848 and 13136.

Funds released, viz., \$300.00 to the credit of Haruye MIMOTO and Torasu MIMOTO'S Joint Account as at October 23rd, 1945, against which were charges for Real Estate Commission - \$45.00, Valuation Fee - \$5.00, Advertising - \$4.00, Registration Fees - \$3.50, leaving a net credit of \$242.50 from said transaction.

Adjustments as at October 26th, 1943, to the amount of \$3.55, covering unexpired Fire Insurance Premiums, \$5.56 - Purchasers' share of Taxes also \$2.51 - Purchasers' share of Water Rates, viz., \$11.62, were placed to the credit of Haruye MIMOTO and Torasu MIMOTO'S Joint Account.

The following Fire Insurance Policy:

Reliance Insurance Co., No. 13525, covering the dwelling, was transferred to the new owners November 11th, 1943.

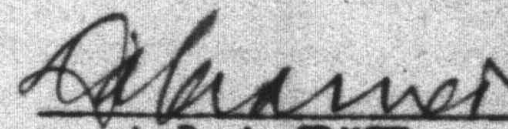
**OLD CERTIFICATE OF TITLE**

No. Vol 632 Folio 66808K is on deposit in the Land Registry Office, Vancouver, B.C.

Certificate of Title No. 94368 in the names of Frederick Charles Miller and Wanda Miller, Joint Tenants, is in the Land Registry Office subject to Mortgage Registered No. 77494H.

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

July 18th, 1946.

  
D. A. CRAMER.

DAC:JS



MIMOTO, Harue (Mrs. Torasu)  
MIMOTO, Torasu

2964 W. 20th Ave., Vancouver, B. C.

Evac. File #13126  
Evac. File #9848



Picture Taken April 29, 1943.



9409  
The Clarke & Smart Co. Limited, Law Printers and Stationers, Vancouver, B.C.  
Form No. 1, Mortgage (Short Form), 1-11

# This Indenture

Made (in duplicate) this      tenth      day of      January      in the year of our

Lord one thousand nine hundred and ~~twenty~~ thirty

**In Pursuance of the "Short Form of Mortgages Act"**

**Between**

TORASU MIMOTO, Gardener, and  
HARUYE MIMOTO, Wife of Torasu Mimoto; both of the  
City of Vancouver, in the Province of British  
Columbia whose Post Office address is 2964, West  
20th Avenue in the City and Province aforesaid.

Insert full Name,  
Street Address and  
Occupation of each  
party.

(hereinafter called the Mortgagor)  
of the **FIRST PART**

**AND**

ELIZABETH JAMISON WILSON, of the City of Vancouver  
and Province of British Columbia, Widow, whose  
Post Office address is 1315, West 14th Avenue in  
the City and Province aforesaid.

(hereinafter called the Mortgagee)  
of the **SECOND PART**

**WITNESSETH** that in consideration of the sum of      One Thousand (\$1000.00)-----

-----Dollars of lawful money of Canada now paid by the said  
Mortgagee to the said Mortgagor (the receipt whereof is hereby acknowledged), the said Mortgagor  
**DOETH GRANT** and Mortgage unto the said Mortgagee, his heirs and assigns **FOREVER:**

**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, more particularly known and described as

Lot numbered Seven (7) in Resubdivision of Lot Four (4) in Block  
numbered Eleven (11) in Subdivision of District Lot One Hundred  
and Thirty nine (139) Group One (1) New Westminster District  
according to the registered map or plan of said subdivision  
deposited in the Land Registry Office at the City of Vancouver  
in the Province aforesaid and numbered 4610



**TOGETHER** with all buildings, fixtures, commons, ways, profits, privileges, rights, easements, and appurtenances to the said hereditaments belonging or with the same or any part thereof held or enjoyed or appurtenant thereto; and all the estate, right, title, interest, property claim and demand of him, the said Mortgagor, in, to or upon the said premises,

**PROVIDED** this mortgage to be void on payment of One Thousand (\$1000.00)-----

-----Dollars of lawful money of Canada, with interest at eight per cent. per annum, both before and after maturity, as follows: The said principal sum of \$ 1000.00-----is to be paid on the tenth day of January, A.D. 1933 together with

interest for the same at the rate aforesaid, payable by equal instalments of \$ 20.00 on the tenth day of April, July, October & January in each and every year until the principal is paid, without any deduction whatsoever, the first payment of interest to be due and payable on the tenth day of April, 1930

**AND TAXES** and performance of Statute Labor. **THE** said Mortgagor **COVENANTS** with the said Mortgagee **THAT** the Mortgagor will pay the Mortgage money and interest and observe the above proviso. **THAT** the Mortgagor will pay as and when the same may be demanded, all or any tax or taxes that may at any time during the continuance of this security be levied on the said lands and premises. **THAT** the Mortgagor has a good title in fee-simple to the said lands. **AND THAT** he has the right to convey the said lands to the said Mortgagee. **AND THAT** on default the Mortgagee shall have quiet possession of the said lands, free from all incumbrances. **AND THAT** the said Mortgagor will execute such further assurances of the said lands as may be requisite. **AND THAT** the said Mortgagor has done no act to incumber the said lands. **AND THAT** the said Mortgagor will not permit a lien to be acquired against the said lands under the "Mechanics Lien Act" or any amendment thereof. **AND THAT** the said Mortgagor will insure the buildings on the said lands to the amount of not less than their full insurable value in currency. **AND** the said Mortgagor doth **RELEASE** to the said Mortgagee **ALL** his **CLAIMS** upon the said lands, subject to the said proviso. **Provided** the Mortgagee will accept the sum of One Hundred (\$100.00) Dollars or more of the Principal sum hereunder on any interest date.



**PROVIDED** that the said Mortgagee on default of payment for one month may on thirty days

notice enter on and lease or sell the said lands, **PROVIDED** that the Mortgagee may distrain for arrears of interest; **PROVIDED** that, in default of the payment of the interest hereby secured, or taxes as hereinbefore provided, the principal hereby secured shall become payable.

**PROVIDED ALSO**, that no purchaser at any sale purporting to be made in pursuance of the aforesaid power, shall be bound or concerned to see or enquire whether any such default has been made or continues, or whether any such notice has been given as aforesaid, or as to the necessity or expediency of the stipulations subject to which such sale shall have been made, or otherwise, as to the propriety of such sale or regularity of its proceedings, or be affected by notice that no such default has been made or continues, or notice given as aforesaid, or that the sale is otherwise unnecessary, improper or irregular; and notwithstanding any impropriety or irregularity, or notice thereof to such purchaser, the sale as regards such purchaser shall be deemed to be within the aforesaid power and be valid accordingly, and the remedy (if any) of the Mortgagor, in respect of any impropriety or irregularity whatsoever in any such sale, shall be in damages only.

**PROVIDED** that until default of payment the Mortgagor shall have quiet possession of the said lands.

**PROVIDED ALSO** that any notice or notices to be given under the provisions of this Mortgage may be effectually given during the lifetime of the said Mortgagor or after his death by leaving such notice or notices with some person on the said lands, if occupied, or by posting the same thereon, if unoccupied, or at the option of the Mortgagee by publishing the same in two consecutive issues of some newspaper published or circulating in the City of Vancouver and such notice or notices shall be sufficient, though not addressed to any person by name, and notwithstanding any person to be affected thereby may be unborn, unascertained or under disability.

**AND** it is hereby agreed that in the event of the Mortgagor failing to pay any taxes or Mechanic's Liens as aforesaid, the Mortgagee may pay the same and the amount so paid shall forthwith become part of the principal hereby secured, and be a charge on the said lands in favour of the Mortgagee, carrying interest at the rate aforesaid, prior to all claims thereon subsequent to these presents, and shall be payable forthwith.

Wherever the singular or masculine is used in this Indenture, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the respective heirs, executors, administrators, successors and assigns of the parties hereto and each of them, (where the context or the parties so require). All payments hereunder to be made at the office of Pound & Allan, Vancouver, B.C. unless otherwise advised in writing by the

**In Witness Whereof** the said parties have hereunto set their hands and seals. said mortgagee

THE ATTACHED MORTGAGE IS A TRUE COPY OF THE ONE BETWEEN TORASU MIMOTO AND HARUYE MIMOTO AND ELIZABETH JAMISON WILSON DATED JANUARY 10, 1930.

*Elizabeth Jamison Wilson*  
Notary Public in and for the  
Province of British Columbia

MAY 10, 1943.



## 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 \_\_\_\_\_, who is) personally known to me, of \_\_\_\_\_, and that he is the person of the said \_\_\_\_\_ 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.

No. 77464

Date January 10th 19430

TORASU MIMOTO and HARUYE MIMOTO

—10—

ELIZABETH JAMISON WILSON

**Mortgage**

(SHORT FORM)

The Clarke & Stuart Co. Limited, Law Printers and Stationers  
Vancouver, B.C. Form No. 1

Lot 7, Resub. 4, of Blk. 11,  
District Lot 193, City of  
Vancouver, Province of British  
Columbia.

POUND & ALLAN  
510 Hastings Street W.,  
Vancouver, B.C.

## ACKNOWLEDGMENT OF MAKER (INCLUDING MARRIED WOMEN)

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 \_\_\_\_\_, who is) personally known to me, appeared the person mentioned in the annexed instrument as subscribed thereto as part \_\_\_\_\_, that \_\_\_\_\_ know the contents thereof, and that \_\_\_\_\_ executed the same voluntarily, and \_\_\_\_\_ of the full age of twenty-one years.

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.

## AFFIDAVIT OF WITNESS

PROVINCE OF BRITISH COLUMBIA  
To Wit:

I, \_\_\_\_\_ of the \_\_\_\_\_, in the Province of British Columbia, make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by \_\_\_\_\_ the part \_\_\_\_\_ thereto, for the purposes named therein.
2. The said instrument was executed at \_\_\_\_\_
3. I know the said part \_\_\_\_\_, and that \_\_\_\_\_ 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 \_\_\_\_\_ in the Province of British Columbia, this \_\_\_\_\_ day of \_\_\_\_\_, 194\_\_\_\_

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



**J. B. ALLAN**

SUCCESSOR TO POUND &amp; ALLAN

ESTATE AND INVESTMENT BROKER, FIRE,  
AUTOMOBILE AND BURGLARY  
INSURANCEPHONE SEYMOUR 1784  
810 HASTINGS STREET WESTVANCOUVER,  
BRITISH COLUMBIAOFFICE OF THE CUSTODIAN  
JAPANESE SECTION**RECEIVED**

JUN 15 1942

June 10th 1942.

P. Alexander Esq.,  
Office of Custodian Japanese Evacuee Section,  
506 Royal Bank Building,  
Hastings at Granville Street,  
Vancouver, B. C.

Re: Torasu and Hiearuye Mimoto - Reg. # 05820 - Your file # 9848

Dear Sir:

Replying to your letter of the 6th instant in connection with the above mentioned Japanese, I hold the mortgage to their property, and prior to his removal from the city Mr. Mimoto requested me to take charge and administer his property, after his removal from the city. I agreed to his request to find and place a tenant in the property at the rate of \$12.00 per month, and to apply the rents received as follows:-

- To pay interest on mortgage when due.
- To pay city taxes and water rates.
- To make any necessary repairs.
- To apply any residue to reduce principal of mortgage.

Subsequently, however, after Mr. Mimotos removal the property was vested by Mrs. Mimoto with the Custodian.

The property is now rented by Mr. T. Rudorski, who is in possession, and paying \$12.00 per month as above stated.

As I hold a considerable interest by way of mortgage, I think the management should be left in my hands, nevertheless, if required I will remit all monies collected less collection fees to the Custodian's Office as set forth in your letter.

This property is situate and known as No. 2964 West 20th Avenue, and legal description is - Lot 7 of Lot 4 Block 11 District Lot 139. Certificate of title No. 66808K, subject to mortgage No. 774948.

~~1/2~~ \$600.00 of the mortgage principal bearing interest at the rate of 7% is still out-standing. Interest is payable quarterly on the 10th days of January, April, and October of each year, and is paid in full to July 10, 1942

see letter 7  
27/5/42  
+ advised on phone  
7/2/42



P. Alexander, Esq.

"2"

June 10th 1942.

Fire Insurance:

The property is covered in the amount of \$1,500.00 in the Reliance Insurance Company, policy held in my office expires February 19, 1945. *h*

Should any further information be required, I will be glad to furnish same.

Yours truly

*W. J. Mallon*



# LOEWEN & HARVEY, LIMITED

FIRE, CASUALTY, BURGLARY  
AUTOMOBILE, PLATE GLASS  
INSURANCE  
AGENTS FOR  
EAGLE, STAR AND BRITISH  
DOMINION INSURANCE  
COMPANY, LIMITED  
OF LONDON, ENG.

ESTATE AGENTS INSURANCE  
MORTGAGES REAL ESTATE

TELEPHONE  
MARINE 4341  
CODES:  
A.B.C. 5TH EDITION  
WESTERN UNION  
CABLE ADDRESS  
"LOWHAR"

751 DUNSMUIR STREET  
VANCOUVER, B.C.

*File 9248/13126*

2nd October, 1943.

Department of The Secretary of State,  
(Japanese Evacuation Section)  
506 Royal Bank Bldg.,  
Granville Street & Hastings Street,  
Vancouver, B.C.

Dear Sir:-

Re: Catalogue "B"-390, 2964 20th Ave. East,  
Lot 7, Subd. 4 of Block 11, D. L. 139.

This is on the South side of 20th Avenue East, and  
Carnarvon Street. Twentieth Avenue (20) is not cut through  
beyond the house. The lot is 33x120 feet and is low lying land.

On this there is a one (1) storey bungalow of frame and  
shingle roof with full cement basement and foundations. The front  
steps require complete re-building and the concrete posts and stucco  
up the stair rail require repairing. The lower portion of the house  
to the first floor is of stucco with shingle above. The stucco requires  
repairing on the corner and the shingles are perishing for lack of  
paint. The West side of the roof requires re-shingling and there are  
no eaves, the East side of the roof is only in fair condition. The  
back steps and verandah require rebuilding, there are no walks about  
the property.

There are four rooms on the ground floor poorly arranged.  
The front door enters a room (11x12), there is an open arch to the  
living-room (16x15) and bay window, there is no fireplace. Behind  
there is a kitchen and one bedroom with entrance from the front room,  
leading from the kitchen there is a small bathroom containing toilet  
and small corner basin and tin bath in very bad condition. The  
decoration is extremely poor and plaster has come down in three places  
due to the roof leaking. There is an inside stair to the basement  
above which a stair leads from the kitchen to an unfinished attic.  
There is no furnace.

Taking into consideration the work which it is necessary  
to rehabilitate this property, A fair Valuation is \$700.00

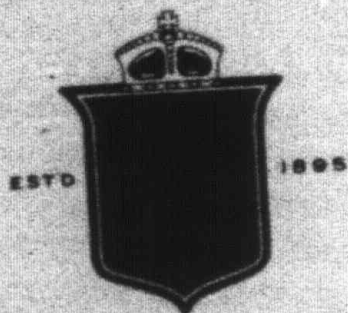
Yours faithfully,

Loewen and Harvey, Limited.

ARR/F.

*A. Rout Harvey*





# J. B. ALLAN & SON

714 STANDARD BANK BUILDING  
510 HASTINGS STREET WEST  
VANCOUVER, B.C.

September 14, 1943.

The Custodian,  
506 Royal Bank Bldg.,  
675 West Hastings St.,  
VANCOUVER, B.C.

File 9848 - 13126

340 /

Tender to purchase Lot 7 of Lot 4, Block  
11, District Lot 139, being 2964 West 20th Avenue  
Vancouver, B.C.

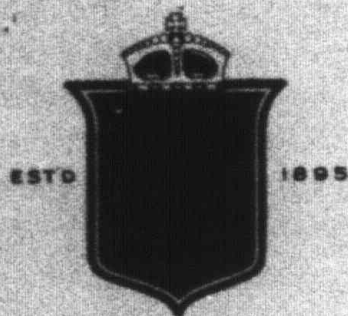
Acting for our Client: Frederick Miller  
of 2964 West 20th Avenue, Vancouver, B.C. We  
submit tender of Nine Hundred (\$900.00) Dollars for  
purchase of the above described property and we  
enclose Certified Cheque for Ninety (\$90.00) Dollars  
10% of the tender.

*J. B. Allan & Son*  
Agents

Catalogue No. 9848-13126

*J. G. Shear*  
*and*





# J. B. ALLAN & SON

714 STANDARD BANK BUILDING  
510 HASTINGS STREET WEST  
VANCOUVER, B.C.

Rec'd	9848
No.	
Ref.	
Referred	

October 22nd 1943.

4A5227

F.G. Shears, Esq.,  
Director, Office of the Custodian,  
Japanese Evacuation Section,  
506 Royal Bnk, Bldg.,  
VANCOUVER B.C.

Dear Sir: Re: Files 9848 and 13126  
Catalogue 390  
2964 West 20th Ave.

Replying to your letter of the 15th inst.  
re the above property, we enclose herewith certified  
cheque for \$210.00 being the balance of purchase price  
of the above described property.

Full name and address of the purchaser is  
Frederick Charles Miller, Laborer, and Wanda Miller, his  
wife, (Joint Tenants), both of the City of Vancouver,  
Province of British Columbia, Post Office address is  
2964 West 20th Avenue, Vancouver, B.C. Mr. and Mrs.  
Miller are british subjects.

We note that the adjustment of taxes and so  
forth in connection with the sale of this property will  
be prepared and forwarded to me, after which the documents  
will be submitted for registration.

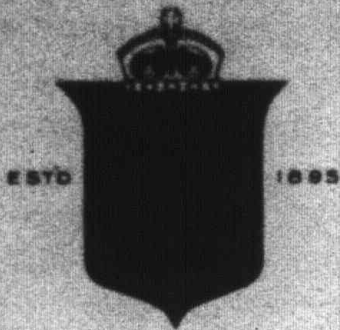
Yours truly,

*Malcolm*

Invoice enclosed  
JBA/MS

*Mortgage 600<sup>00</sup>*





## J. B. ALLAN

SUITE 814 STANDARD BANK BUILDING  
510 HASTINGS STREET, WEST  
VANCOUVER, B.C.

May 22nd 1942.

The Custodian,  
Evacuated Japanese Properties,  
Royal Bank Building,  
Vancouver, B. C.

Dear Sir:

Terasu Mimoto and Haruye Mimoto, his wife, are  
owners in common of:

Lot 7 of Lot 4, Block 11, Dist. Lot 139, Group one,  
New Westminster District, Map 4610, situate and  
known as 2964 West 20th Ave.  
Certificate of Title No. 66808K in Land Registry Office.

The above Title is subject to mortgage #77494H,  
Terasu Mimoto and Haruye Mimoto to Elizabeth Jamieson Wilson,  
now James B. Allan (In Trust), filing #22860, dated January  
10th 1930, amount \$1,000.00, interest rate now 7% per annum.  
The principal of this mortgage has be reduced to \$600.00  
and interest is paid to July 10th 1942. The dwelling on  
above property is insured in the Reliance Insurance Company  
in the amount of \$1,500.00 for three years to February 19th  
1945, premium \$8.25 has been paid.

*J. B. Allan*  
Mortgagee



9543

June 18th, 1942.

J. B. Allan, Esq.,  
510 West Hastings street,  
Vancouver, B.C.

Dear Sir:-

re MIMOTO. Harue Mrs. Torasu

We thank you for your letter of the 10th instant.

We note that you have a considerable interest in this property by way of mortgage. Apparently the property only yields \$12.00 monthly and, after taking care of the carrying charges of taxes, water, repairs and mortgage interest, there would not appear to be very much available for mortgage reduction.

We appreciate your views regarding leaving this matter entirely in your hands. However, for the time being we will ask you to conform to our policy of remitting the full amount of the rental to this office each month and for disbursements to be made from here.

It may be that when we have all the Japanese properties under proper control and operations running smoothly, our policy may be revised in certain cases and your file will be given every consideration.

Yours truly,

FGS:EB.

Manager  
Administration Department

*Write again ✓  
or  
re-submit*



9848.

February 20, 1943.

J. B. Allan & Son,  
714 Standard Bank Bldg.,  
510 West Hastings Street,  
Vancouver, B. C.

Dear Sir:

Re: Mrs. Haruo MIMOTO - Reg. #05820

Enclosed please find our cheque in the sum  
of \$10.50 covering interest on Mortgage for quarter to the  
10th of January, 1943.

Kindly acknowledge receipt.

Yours truly,

W. C. Bowie,  
Administration Department.

WCB/P.  
Encl.



9848 and 13126

September 3, 1943.

Mr. and Mrs. Torasu Mimoto,  
Registration Nos. 05819 and 05820,  
Slocan, B. C.

Dear Sir and Madam:

We have paid from rentals received from the property at 2964 West 20th Avenue, 1943 taxes amounting to \$30.75, but we have not yet paid 1943 taxes on the vacant land in the 3100 Block, 19th Avenue, vis. Lot 2, Block E, D.L. 139 owned by Mr. Torasu Mimoto. Last year we paid taxes on this land from funds received from the rentals of 2964 West 20th Avenue, and we shall be glad if you will confirm that it is in order for us to do so again, with the exception of \$8.54 which is standing to the credit of Mr. Mimoto and which we propose to use as part of the payment of the taxes referred to.

Yours truly,

P. Doust,  
Administration Department.

PD:BS

P.S. The credit balance in the account which we keep for 2964 West 20th Avenue in Mrs. Mimoto's name is at the moment \$36.30, and this with the \$8.54 above mentioned will be sufficient to pay the taxes referred to which amount to about \$44.60.



✓  
9848 and 13126

October 7, 1943.

Mr. and Mrs. Torasu Mimoto,  
Registration Nos. 05819 and 05820,  
Slocan, B. C.

Dear Sir and Madam:

We wrote you on the 3rd of September advising that we have paid 1943 taxes amounting to \$30.75 on the property at 2964 West 20th Avenue, but that 1943 taxes on the vacant lot in the 3100 block, 19th Avenue, vis. Lot 2, Block E, D.L. 139, registered in the name of Mr. Torasu Mimoto, had not yet been paid. We requested you to advise us if it would be in order for us to pay taxes on this vacant land from the balance on hand from rentals of 2964 West 20th Avenue, with the exception of \$8.54 which is standing to the credit of Mr. Mimoto and which we would use as part payment of the taxes due, vis. \$44.00 odd.

We regret not having received a reply to this letter and shall be glad to hear from you by return. A stamped and addressed envelope is enclosed to facilitate your prompt reply.

As this property has been advertised for sale, it may be that you do not wish us to pay taxes on this vacant land—if this is the case, we shall quite understand, but please let us know one way or the other what you wish us to do.

At the moment your credit balance in connection with 2964 West 20th Avenue is \$57.80, of which \$10.50 will be paid out in a few days, representing three months' Interest on the balance of the Mortgage, vis. \$600.00.

Yours truly,

P. Douet,  
Administration Department.

PD:BS

encl.



Catalogue No. 390

Files No. 9848 & 13126

2964 W. 20th Avenue.

7/4/11/139

ADJUSTMENTS

As of October 26, 1943.

66 days to go

Debit purchaser

66/365 x \$ 30.75 taxes for 1943 \$ 5.56 ✓

66/184 x \$ 7.00 water July to Dec. 2.51

31/72 x \$ 8.25 Insurance premium 3.55

Ex. 19/2/45

Registration fees on deed. \$900.00 5.80

Total debits \$ 17.42

Credit purchaser

Proportion rents for month of Oct. 6/31 x \$11.25 \$ 2.18

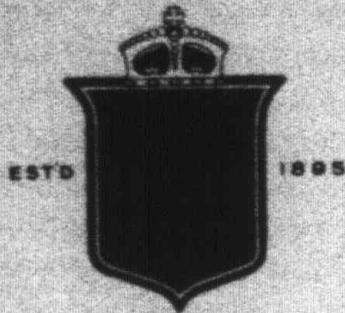
Total credits \$ 2.18

Total debits 17.42

Net debit due from purchaser \$ 15.24

c.c. to J. B. Allan & Son.  
(for your information)





## J. B. ALLAN & SON

714 STANDARD BANK BUILDING  
510 HASTINGS STREET WEST  
VANCOUVER, B.C.

November 30, 1943.

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

EVACUATION SECTION	
Rec'd	DEC 1 1943
File No.	9808
Ans.	
Referred	Russell

out to Spain

Dear Sirs: Re: Cat. 390, being 2964 West 20th Ave.

This is to acknowledge receipt of your letter and copies of statement covering sale of the above mentioned property to Mr. and Mrs. F.C. Miller, whom I understand, will have the title to the place in the near future.

All rents due from the property from the date it was taken over by the Custodian, namely June 1st 1942 to October 31st 1943, have been duly received and remitted to the Custodian, less our collection charge. Endorsements in duplicate releasing the interest of the Custodian under Reliance Insurance Policy #13525 should be forwarded for our files.

Thanking you for your co-operation,

We are,

Yours very truly,

JBA/MS



6

Catalogue No. 390

Files No. 9848 & 13126

Control of 2964 West 20th Avenue is by us hereby acknowledged and we agree that all adjustments and incidents in connection with the sale to us of this property have been settled. We also acknowledge receipt of Insurance Policy, Reliance Insurance Company, Policy No. BCL3525, duly assigned to us.

Dated at Vancouver, B. C., this 4<sup>th</sup> day of December 1943.

Fred Miller

---



File no. 9848 and 13126

#63-05

James Minato

Reg. No. 05819,

Slocan City B.C.

Oct. 18, 1943.

Office of The Custodians,  
506, Royal Bank Building,  
Vancouver B.C.

Dear Sir:

EVACUATION SECTION	
Rec'd	OCT 25 1943
File No.	9848 + 13126
Ans.	
Refered	James

I received your letter of Oct 7th, which requested me to pay the tax for 1943 on the vacant lot in 3100 block, 19 Avenue, viz. lot D. Block E, D.L. 139.

However right now I'm receiving a small monthly income of Forty ~~six~~ dollars and eighty cents (\$48.80) which isn't hardly enough to support my family of five. Therefore I am unable to send money to pay the tax for my property.

However as from your advising note I have a credit balance in connection with 2964 West 20th Avenue amount to Fifty seven dollars and eighty cents (\$57.80) Therefore from that you may pay the tax for my property for 1943, after paying the mortgage interest of Ten dollars and fifty cents on my house (2964 W. 20th Ave.).

Yours sincerely  
J. Minato





MURRAYVILLE BRANCH  
PHONE LANGLEY 311

# McLellan & McCarter, Limited

## FEED SPECIALISTS

PHONES BAY. 590-141

HEAD OFFICE AND MILLS  
1605 WEST 8TH AVENUE  
VANCOUVER, B.C.

December 11, 1943

EVACUATION SECTION	
Recd.	DEC 15 1943
File No.	9848
Referred	J. S. Bacon

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

Gentlemen:

With reference to T. Mimoto, of 2964 West 20th Ave., Vancouver, B. C., would say that he was owing us, when he left the district, the sum of \$28.97. This account was filed along with others at that time.

As we have not heard anything re this account since he left the district, we will appreciate a letter with any information you might have about the above account.

Yours very truly,

McLELLAN & McCARTER LTD.

Per:

*J. S. Bacon*

FSB:MG



9848

December 31st, 1943.

McLellan & McCarter Ltd.,  
1605 West 6th Avenue,  
Vancouver, B. C.

Dear Sirs:

Re: T. Nimoto--2964 West 20th Ave.  
Vancouver, B. C.

We duly received your letter of the 11th instant regarding the amount of \$28.97 owing you by the above, and would advise that up to the present time it has not been possible to settle this debt but we anticipate that next month we shall have sufficient funds on hand to be able to make payment in full.

If you do not hear from us by the end of January, perhaps you will be good enough to telephone the writer as a reminder.

Thanking you,

Yours truly,

P. Douet,  
Administration Department.

PD/ER



13126 & 9849

January 27th, 1944.

Messrs. McLellan & McCarter Ltd.,  
1605 West 6th Avenue,  
Vancouver, B. C.

**Dear Sirs:**      Re: T. MIMOTO--2964 W. 20th Ave.,  
                        Vancouver, B. C.

With reference to our letter of the 31st ultimo, enclosed please find cheque for \$28.97 owing to you by the above, and we shall be glad to have your receipt for the above amount in full settlement of your claim against this Japanese.

Thanking you,

Yours truly,

P. Doust,  
Administration Department.

PD/ER

**Enc.**



13126 & 9648

January 27th, 1944.

Mr. and Mrs. Torasu HINOTO,  
Reg. Nos. 05619 and 05820,  
Slocan, B. C.

Dear Sir and Madam:

You were advised in our Mr. Russell's letter of December 21st that your property at 2964 West 20th Avenue had been sold and this is to inform you that the total amount now standing to the credit of your joint account is \$306.99. This figure includes all receipts from rentals and the balance due to you from the sale of the property, less expenses while the property was rented and the necessary adjustments at the time the property was sold.

You are aware that there is a claim on file against you by McCallan & McCarter Limited for feed supplies, the amount being \$28.77, and as this claim has been admitted by you we are paying same today from the above amount, which will thus leave the joint account with a credit balance of \$278.02.

We find that in a separate account kept in Mr. Torasu HINOTO'S name there is a balance of \$10.04, which represents the remainder of a savings account, and as there is no object in keeping this small balance on hand we enclose cheque for this \$10.04, and are closing this particular account.

Yours truly,

P. Doust,  
Administration Department.

PD/EA  
Enc.



9648 - 13126

March 1st, 1946

Mr. and Mrs. Torazu HIRATO,  
Reg. Nos. 05819 and 05820,  
Slocan, B. C.

Dear Sir and Madam:

Re: Catalogue No. 330  
2964 W. 20th Ave., Vancouver, B. C.  
7/1/41/38.

With reference to the sale of the above real property in October 1943, about which you have been fully advised, we enclose for your records a revised statement showing the net proceeds from this sale, amounting to \$243.62.

We also enclose a general statement of your joint account which includes the figure mentioned above and shows a credit balance of \$274.02. To this has to be added \$1.00 relating to an item incorrectly charged, so that the present credit balance in this account is \$275.02.

Yours truly,

P. Doust,  
Administration Department

PD/IR  
Enc. 3  
cc Department of Labour, Japanese Division.



## STATEMENT RE SALE OF:

Name: **HINOTO, Haruo**  
**HINOTO, Torasu**Catalogue No: **390**File No: **9648 - 13126**Street Address: **2964 S. 20th Ave.,**  
**Vancouver, B.C.**Reg. No: **05820 - 05819**Legal Description: **7/4/11/139**Date of Sale and Adjustments ..... **October 26th, 1943.**

	<u>Debit</u>	<u>Credit</u>
Sale Price		\$ 900.00
Real Estate Agents Commission	\$ 45.00	
Charge for Valuation	5.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	3.50	
Encumbrances:		
<del>Unpaid Vendor</del>		
Mortgage	610.50	
<del>Arrears of Taxes</del>		
<del>Other Charges</del>		
Adjustments:		
Fire Insurance		3.55
Taxes		5.56
Water		2.51
	<u>668.00</u>	<u>911.62</u>
		243.62

Net Proceeds credited to your account

Date:....**March 1st, 1946**.....Compiled by:..**George Peters**.....



File No. 9845 & 13126  
 Reg. No. 05820 & 05819

HARVEY E. TOLSON DIRECTOR

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 October 8	Taxes 1942	\$ 44.60		
November 6	3 months Interest on Mortgage	10.50		
December 7	Water rates Rents collected Agent's commission	7.00 5.10	84.00	
1943 February 22	3 months Interest on Mortgage	10.50		
March 8	Water rates	7.00		
July 3	Taxes 1943 Land Registry Office - Certificate of Encumbrance	30.75 2.00		
July 10	3 months Interest on Mortgage	10.50		
September 8	Water rates Rents collected Agent's commission	7.00 6.75	108.00	
October 26	Balance rents to date, net Credit re Sale of Property		3.07 243.62	
1944 January 29	McCollum & McCarter - account paid	28.97		
		\$ 170.67	\$ 444.69	

CR \$ 274.02



13126  
9848  
8103

April 1/46

Mrs. Kame MATSUMOTO,  
Reg. No. 02317,  
Bayfare,  
HLOCAN, B.C.

Dear Madam:

In reply to your letter of the 9th instant regarding chattels recovered from 2964 West 20th Avenue, owing to the fact that none of these chattels were marked with the names of the owners, or their registration numbers, we were unable to separate them accurately.

We are therefore enclosing herewith auction sheets and would request you to see Mr. and Mrs. Torasu MINOTO and after you have all examined these auction sheets, please decide who each item belongs to.

You may put the name of the owner opposite each item. Have the sheets signed by all parties concerned, and then return same to this office. We will then be able to credit the proceeds from sale of these chattels to the proper persons. This will enable us to effect an early closing of the files and an early remittance of the balance of each account to the owner.

Yours truly,

G. B. Spain  
Protection Department

GBS:LHM

C.C. to Mr. and Mrs. Torasu MINOTO

Encl. (5)



13126 - 9848

May 20th, 1946.

Mr. Torasu MINOTO,  
Reg. No. 05819,  
Iron Springs, Alberta.

Dear Sir:

Re: 2964 W. 20th Avenue,  
Vancouver, B. C.

We have for acknowledgement your letter of May 13th, 1946 and note your remarks regarding the proceeds from the sale of the above property.

Please note that the above property was jointly owned by you and your wife and if you will refer to our letter of March 1st, 1946, with which we enclosed a statement showing the net proceeds derived from the sale of the real property at the above address, together with a general statement of your joint account, you will find under date of October 26th, 1943 in the general statement the following item: "Credit re Sale of Property - \$243.62".

The statement enclosed with our letter of May 2nd, 1946, refers to your single account only.

Our Protection Department will be writing to you respecting that part of your letter dealing with chattels.

On going through your file we do not appear to have received a reply to our letter to you of March 10th, 1943 in which we asked for further particulars concerning the several persons against whom you claim a considerable amount of money. In order to refresh your memory we enclose herewith a copy of that letter, and as stated therein will be willing to approach them on your behalf if we are supplied with sufficient information to find them.

Yours truly,

A. G. McArthur,  
Administration Department

AGM/ER  
Enc. 1



REGISTER

August 24th, 1946

Mr. and Mrs. Torasu MINOTO,  
Reg. Nos. 05819 and 05820,  
Iron Springs, Alberta.

Dear Sir and Madam:

In reply to your request for the balance of your funds we enclose herewith Custodian cheques in the amounts of \$147.06, \$131.20 and \$264.52, which represent your entire credit with this office.

The cheque in the sum of \$147.06 represents the balance of funds in the account of Torasu MINOTO. A statement of this account was forwarded to Mr. Minoto with our letter of May 2, 1946. On June 14, 1946 a cheque in the sum of \$900.00 was sent to Mr. Minoto and on June 20th, 1946 an amount of \$54.99 was transferred from this account to Koma MATSUMOTO's account, representing the net proceeds derived from the sale of chattels belonging to Mrs. Matsumoto but sold under the name of Torasu MINOTO, thus reducing the balance in Mr. Minoto's account to \$147.06, the amount of the cheque enclosed.

The cheque in the sum of \$131.20 represents the balance of funds in the account of Mrs. Harue Minoto, which amount is derived from the sale of chattels. On June 20th, 1946 \$8.65 was transferred from this account to Koma Matsumoto's account, representing net proceeds derived from sale of chattels belonging to Mrs. Matsumoto but sold under Mrs. Minoto's name. This amount, namely \$8.65, together with the sum of \$54.99 transferred to Mrs. Matsumoto's account from Torasu Minoto's makes a net total of \$63.64 which has been credited to Mrs. Matsumoto's account from the sale of chattels.

The third cheque, in the sum of \$264.02, represents the balance of funds standing to the credit of your joint account, being derived from the sale of jointly owned real property at 2964 West 20th Avenue, Vancouver. A statement of this account was forwarded to you with our letter of March 1st, 1946 which showed a credit balance of \$274.02, but as explained in our letter of March 1st the sum of \$1.00 has been added, and we have transferred an amount of \$10.50 to Mrs. Minoto's single account from the joint account. This \$10.50 represents payment of three months' interest in connection with the mortgage on the real property at 2964 West 20th Avenue and is therefore a charge against the joint account. Therefore, the present credit in the joint account is \$264.02, the amount of the cheque enclosed.



Mr. and Mrs. Torasu HIMOTO

(2)

August 29, 1946

With reference to the monies owing to you, as you have not supplied us with more detailed information regarding your debtors there is nothing we can do to assist you in collecting these amounts.

It would now 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 cheques we are enclosing a stamped and addressed envelope for your convenience in replying.

Yours truly,

A. G. McArthur  
Administration Department

/ER

Encs. 3 Custodian cheques: \$147.06, \$131.20 and \$264.52  
Return Envelope