

10026

REAL ESTATE

BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE No. 18026

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: TANAKA Takajiro

HOME ADDRESS: 162 W. 5th A ve., Vancouver, B. C.

REGISTRATION NUMBER 08135 SEX: male AGE: 39

OCCUPATION: Manager

(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: West Coast Trading Co., Vancouver, B. C.

MARRIED? yes

NAME OF WIFE OR HUSBAND: Ayako

ADDRESS OF WIFE OR HUSBAND: same as above

NAMES OF ANY LIVING CHILDREN: Ruiko (F), George, Reiko (F), Richard.

ADDRESS OF CHILDREN: same as above.

AGE OF CHILDREN: 10, 9, 7, 5 years respectively.

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

1. LOCATION AND DESCRIPTION: 162 W. 5th Ave., Vancouver, B. C.

Lot 2, Block 33, District Lot 200A.

*See memo of
Oct 2, 1942 regarding
this property*

2. BUILDINGS AND OTHER IMPROVEMENTS: 6 room wooden frame dwelling.
2 storeys.

Garage--double--14' X 16'. Wooden.

3. INSURANCE (Give particulars; state where policies are) Fire Insurance on house--\$2,000.

with the Wawanesa Mutual Insurance Co., Vancouver, B. C.

\$500. on furniture, including clothing etc. Paid to date.

4. TAXES (Amount and where payable) \$39. per year. Paid to date.

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

6. OCCUPANCY AND LEASES (If vacant so state)

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In owner's possession.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST.

9. IF FARM LAND STATE CROPS SOWN

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. 6 room wooden frame dwelling, at

162 W. 5th A ve., Vancouver, B. C.

2. LANDLORD'S NAME AND ADDRESS. self

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

4. STATE WHEREABOUTS OF LEASE.

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN.

STATEMENT OF PERSONAL PROPERTY OWNED:

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

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

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY

4. INSURANCE CARRIED ON ABOVE PROPERTY:

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS:

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)

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

Three \$5. war savings certificates under children's names. in father's possession. (Takejiro).

8. BANK ACCOUNTS: \$65. savings account with Bank of Montreal, Main & Hastings, Vancouver, B. C.

9. LIFE INSURANCE: \$1,500. Crown Life Insurance Co. Vancouver, B. C. Beneficiary wife (Ayako); Policy no. unknown, Yearly premiums \$75. Paid to date. Policy in owner's possession.

10. INTEREST IN ANY ESTATES OR TRUSTS:

11. SAFETY DEPOSIT BOX: Bank of Montreal, Main & Hastings, Vancouver, B. C. Box Number unknown.

LIABILITIES:

1. PERSONAL DEBTS:

2. TRADE DEBTS:

REMARKS:

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 26th day of May 1942

(Signature)

Witness

FOR DEPARTMENTAL USE

10026

INFORMATION FROM R.C.M.P.

DATE Sept. 14/43

File No. 10026

Name TANAKA, Takejiro
(Surname in Block Letters)

Registration No. 08135 Male - Female
(Check)

Age May 12, 1903

Former Address 162 W. 5th Ave., City

Date Evacuated 4/9/42 Naturalized - Canadian-Born - National
(Check)

Present Address Lemon Creek, Slocan, B. C. NOTE: Dec. 7/44: 6247 2nd Avenue,
Montreal 36, Que.

Married - Single
(Check)

(2nd Wife)

Name of Wife Yvako #08134

Name of Husband

nee

Name of Mother (KAWASAKI) Akuri #08132 Name of Father Jikichi (dec'd)

Names of Children under 16 (See over)

Requested by ECT Registered with Custodian (Yes or No)

Additional Information Manager - W. Coast Trading Co. Owner of house at above address.
One automobile. Maiden name of first wife IKEDA. Shizue all children by first marriage.

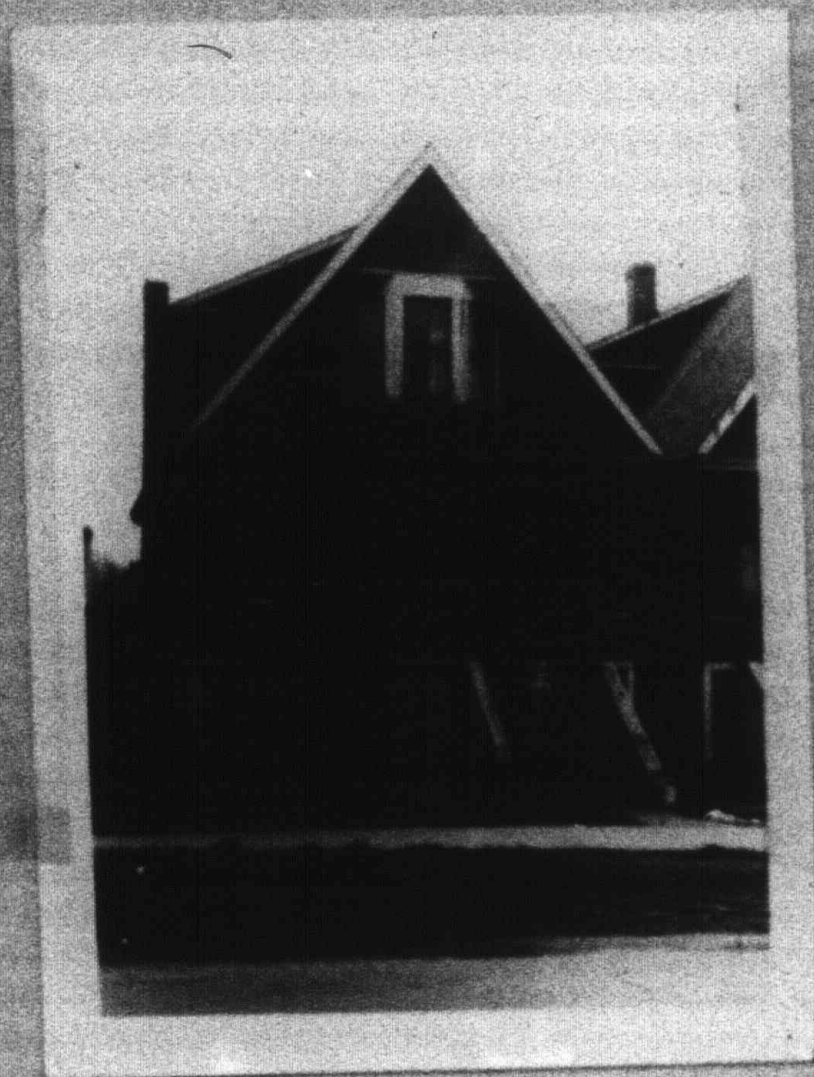
Files 10026 and 10154

TANAKA, Takejiro and Jitaro

Reg. Nos. 08135 and 06166

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

Picture taken May 18th, 1943.



INTERIM REAL PROPERTY SUMMARY

as at 28th May 1948.

File Nos: 10026 and 10154

JAPANESE NAMES: Takejiro TANAKA - Reg. No. 08135
Jitaro TANAKA - Reg. No. 06166

CATALOGUE NUMBER: 340

PROPERTY ADDRESS: Nos 162 and 166 West 5th Avenue, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 2, Block 33, D.L. 200 A, Group 1, New Westminster District, Plan 197.

REGISTERED OWNERS: C.T. 9125-L, an undivided half interest in the name of Takejiro TANAKA.
C.T. 97433-K, an undivided half interest in the name of Jitaro TANAKA.

ENCUMBRANCE: Both titles clear of any registered encumbrance. No evidence on file of any unregistered encumbrance.

VESTINGS: Of interest of Takejiro TANAKA filed as No. 34959 on 5th Nov. 1942.
Of interest of Jitaro TANAKA filed as No. 34956 on 5th November 1942.

ASSESSED VALUE: 1942 - Land \$750.00, improvements \$1700.00, total - \$2,450.00.
Taxes \$82.55.

DESCRIPTION OF PROPERTY: The lot measures $49\frac{1}{2}$ x 122 feet. On it are two houses, Nos 162 and 166.
No. 162 is a typical lower Fairview type of house located on the South side of 5th Avenue, between Columbia Avenue and Manitoba Avenue. There is a verandah across the front. Downstairs there is a front hall, living-room, dining-room, pantry and kitchen. Open stairway to three bedrooms and standard bathroom. At the rear of the lot there is a large double shed which is utilized as a double garage. There is a full basement, wood floor, laundry tubs, new furnace (disconnected sawdust burner). The house has gas installed.
No. 166 was declared by Jitaro TANAKA as a frame two storey building with 8 rooms. No agent's report on file.

ADMINISTRATION: This property was one of those made the subject of a Petition of Right filed by Norris & McLennan on behalf of the Japanese Property Owners' Association and pending hearing and appeal no effort was made to dispose of it. In their letter of 6th March 1947 Norris & McLennan expressed their opposition to a sale proposed, even with the consent of the owners, as constituting a breach of faith. In October 1947, no appeal from the decision of the Exchequer Court having been made, they advised that no longer did they object to a sale. On 8 Jan. 1944 this office advised the Ottawa office that the R.C.M.P. reported both Takijiro and Jitaro TANAKA to be Japanese nationals.

In the circumstances Ker & Ker were appointed rental agents for both houses. They advised 27th August 1942 that No. 126 (file 10026) had been leased as from 1st September 1942 to L. Julson at \$25.00 per month. This tenancy continued until the 31st April 1948, 68 months, with a gross rental revenue of \$1,700.00.

No. 166 (file 10154) was rented by Norris & McLennan, as agents of the owners, to Mrs. J. W. Line as from 1st November 1942 to 28th February 1948, 64 months at \$20.00, total of \$1,280.00.

ADMINISTRATION:
(con't)

The total rental revenue from this property credited to Takejiro TANAKA and Jitare TANAKA thus amounted to \$2,980.00. The two TANAKAS jointly on 18th September 1943 requested that the revenues and disbursements in connection with the two houses should be accounted for in separate statements to them. For three months, from 24th October 1946, Mr. Julson permitted a subtenant to occupy three rooms of House 162 at a rental rate of \$30.00 per month. It is not known that this rent was paid and some difficulty was experienced in forcing the sub-tenant to vacate. No additional revenue accrued to the Japanese owner from this tenancy. This tenancy was disclosed to the Custodian by a two family levy of water rates by the city. The extra charge of \$13.75 was paid by Mr. Julson to the Custodian.
(For statement of revenue and disbursements see below)

SALE:

On 18th May 1948 Norris & McLennan advised the Custodian that a sale of this property had been arranged by Jitare TANAKA and Takejiro TANAKA through the agency of Macaulay, Nicoll, Maitland & Co. Ltd., to M. R. Soni, the consideration being \$3,800.00. Conveyance is now under way.
(For revenue and disbursements see statement below)

JAPANESE NAME: Jitaro TANAKA (Charlie) 06166,
Sale through Norris & McLennan, owner's solicitors,
No. 105 West 20th Avenue, Vancouver, B. C.

LEGAL DESCRIPTION: Lots 17 and 18, Block 563, D.L. 526, Group 1, New Westm. Dist., Plan 2254.

TITLE: In name of Jitaro TANAKA, C.T. 40873-L and 40874-L.

ENCUMBRANCE: 13731-M, 23rd June 1939. The Royal Trust Co., restrictive covenant
as set forth in 40874-L.
28977-M, 24th March 1942, Louis Lang, right to purchase for \$5500.00
with interest at $5\frac{1}{2}$ per cent (inter alia).

VESTING: Of interest of Jitaro TANAKA in Lot 17 filed as 34963 and in
Lot 18 filed as 34964.

ASSESSED VALUE: 1943 - Land \$1285.00, improvements \$3800.00, total - \$5,085.00.
Taxes \$168.66.

CLASSIFICATION: Jitaro TANAKA declared on these lots a two storey frame and
stucco dwelling of 7 rooms and a garage. No inspector's report
appears on file.

ADMINISTRATION: Owner was not evacuated until 30th October 1942. He had sold
this and other property to Louis Lang on 21st March 1942, the whole
for \$5,500.00. Payments on this contract were made to Norris &
McLennan and were remitted by them from 10th December 1942 until
paid in full. No copy of this agreement is on file, and parti-
culars are scanty and immaterial in this case. The agreement
called for a cash payment of \$3,017.99, and balance in monthly
payments of \$100.00 until the sum of \$2,482.07 had been paid.
TANAKA appears to have collected \$700.00 and Norris & McLennan
collected on principal \$1,782.07 and interest \$74.52, which
they forwarded to the Custodian and the final payment of \$682.07
was received and credited to Jitaro TANAKA'S account on 10th
November 1943. The vesting was vacated, to permit conveyance
by TANAKA to Lang by Norris & McLennan.

OLD TITLES: C.T. 40873-L and 40874-L were declared by Jitaro TANAKA to be
in his possession.

JAPANESE NAME: Jitaro TANAKA (Reg. No. 06166)
Private sale, approved by Norris & McLennan, solicitors for owner,
No. 117 West 6th Ave., Vancouver, B. C.

LEGAL DESCRIPTION: East half of Lot 15, Block 33, D.L. 200 A, Group 1, N.W.D., Plan 197.

TITLE: In name of Jitaro TANAKA, C.T. 27246-L.

ENCUMBRANCE: None registered and none unregistered known.

VESTING: Of interest of Jitaro TANAKA filed as No. 35880 on 2nd April 1943.

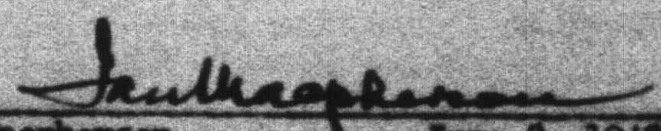
ASSESSED VALUE: 1942 - Land \$370.00, improvements \$820.00, total - \$1,190.00.
Taxes \$42.71.

CLASSIFICATION: The improvements on the land consist of a two-storey frame dwelling, which TANAKA declared contained 8 rooms. No inspection report is on file, but photograph shows 2 storeys, basement and attic.

ADMINISTRATION: Owner was evacuated on 30th October 1942. On 28th May 1942 Norris & McLennan advised the Custodian that they held a power of attorney from Jitaro TANAKA, with instructions to supervise the renting and care of the property. It was rented at \$25.00 per month to Mrs. Clarence W. Johnson from 1st November 1942 to 28th February 1943, 4 months, the rental being collected and paid to the Custodian by Norris & McLennan. Total revenue in rents shown in ledger and by statements was \$100.00.

On 27th February 1943 Norris & McLennan advised the Custodian that Mr. TANAKA had arranged a sale of the property through the agency of Macaulay, Nicoll, Maitland & Co. Ltd., to Thomas Barnett at a price of \$1,325.00 cash. After adjustment of charges were made, a repair bill of \$50.00 and sale commission of \$66.25 was paid there remained a balance to TANAKA'S credit of \$1,201.84, which amount was paid to the Custodian by Norris & McLennan on 26th March 1943. Conveyance of Title from TANAKA to Barnett was made by deed direct from seller to purchaser through Norris & McLennan office.

The above summaries are certified to be
in accordance with the information on file.


Ian Macpherson

June 8, 1948.

STATEMENT OF REAL PROPERTY REVENUE AND DISBURSEMENTS

PROPERTY ADDRESS: Nos. 162 and 166 West 5th and No. 117 West 6th, Vancouver, B. C.

FUNDS: As at this date the ledger shows the amounts to be released to the owners as follows:

Joint account, files 10026 and 10154 - Rent from house 162 West 5th Ave., \$300.00 less commission on rentals \$15.00, sundries \$14.00, taxes \$40.12, Certificate of Encumbrance \$1.00, total \$70.12. Net amount to be released \$229.88.

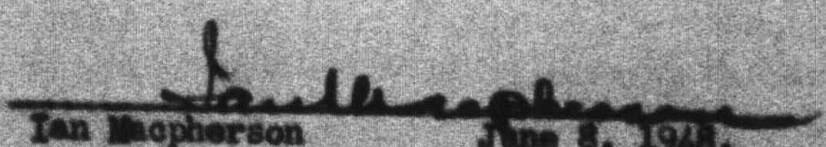
Account 10026 - Rent from No. 162 West 5th Ave., \$1400.00; less commission on rental \$70.00, repairs \$34.88, sundries \$64.45, taxes \$168.15, insurance \$22.00, valuation fee \$5.00, advertising \$2.00, total \$366.48. Net amount for release \$1,033.52.

Account 10154 - Rental revenue from 166 West 5th, \$1,280.00; rental from 105 West 20th, \$100.00; sale price of 117 West 6th, \$1,325.00; interest on sale \$74.52, adjustment credits on sale \$57.10, total - \$2,836.62; less commission on rent \$89.00, repairs \$130.20, sundries \$75.70, taxes \$215.10, insurance \$10.00, advertising \$2.00, Certificates of Encumbrance \$4.00, legal fee \$20.00, appraisal \$5.00, commission on sale \$128.39, total \$679.69. Net amount to be released to Jitare TANAKA \$2,156.93.

In respect to No. 162 above shows to be released \$229.88 plus \$1033.52, total \$1263.40. The ledger shows other credits and debits amounting to a net debit of \$1166.74, leaving a credit balance at this date of \$96.66.

¹⁰⁵
Nos. 166 and 117 as above shows a net release for real property to Jitare TANAKA of \$2156.93 and ledger shows other credits and debits amounting to a net debit of \$2097.63 leaving a net credit balance of \$99.30 at this date.

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


Ian Macpherson

June 8, 1948.

IM/CH

File Nos: 10154
10026

TO: Mr. P. G. Shere

May 25th, 1948.

FROM: Mr. J. A. Macpherson

Map Lot 2, Block 33, R. L. 200 A,
Group 1, New Westminster Dis-
trict, Plan 197.

Herewith the following documents in connection with the
sale of the above property for auction by the Assistant Deputy
Custodian:

- (1) Transmission to the Secretary of State, in Duplicate.
- (2) Deal from Secretary of State to Munshi Raz Sani,
in Duplicate.

Attached for your information:

- (1) Original Certificate of Encumbrance, showing vesting.
- (2) Original letter dated 15th May 1948 from Morris &
McLennan, showing to whom sold and amount of consideration.
- (3) Memorandum, 20th May 1948, from Mrs. McArthur requesting
conveyance.
- (4) Real property statement showing state of title and con-
ditions of sale approved by Vendor's solicitors.

J. A. Macpherson

TM/CM

MEMORANDUM FOR FILE

File Nos: 10154
10026

Over phone this morning Norris & McLennan inform me that consideration in sale TANAKAS to Soni is in hands of Macaulay, Nicoll, Maitland & Co. Ltd., and should be paid to Custodian and by Custodian to Norris & McLennan.

Mr. Smith of Macaulay, Nicoll, Maitland & Co. Ltd., reports by phone that the firm has received from Soni \$500.00 and that the balance of \$3,300.00 will be paid to them on or before the 18th June, and will be paid by them to the Custodian by that date.

John Macpherson

IM/CH

May 29th, 1948.

REAL PROPERTY MEMORANDUM

FILE NOS: 10054, 10026

NAMES: Takejire TANAKA and Jitare TANAKA

CATALOGUE NO: 340

RE: Nos 162 and 166, 5th Avenue, West Vancouver, B. C.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: Lot 2, Block 33, D.L. 200 A,
Group 1, New Westminster Dis-
trict, Plan 197.

Encumbrances: Nil

Taxes: 1947 Taxes paid

Vested: Nos. 34956 and 34959

VALUATION BY APPRAISER: Not appraised

AMOUNT OF BID: \$3,800.00

APPROVED BY ADVISORY COMMITTEE: Approved by Norris & McLennan,
solicitors of above Japanese.

AMOUNT RECEIVED BY CUSTODIAN: \$500.00 received, balance of
consideration to be paid to
Custodian by Macaulay, Nicolls,
Haitland & Co. Ltd., agents of
purchaser, prior to delivery
of conveyance.

Paul Macaulay

IMC/CH

STATEMENT RE SALE OF:

Name: TANAKA, Takejiro
TANAKA, Jitaro

Catalogue No: 340

File No: 10026 & 10154

Street Address: 162, 166 W. 5th Ave. Reg. No: 06135 & 06166

Legal Description: Lot 2, Blk 33, D.L. 200A, Sp 1, S.W., Plan 197

Date of Sale and Adjustments 15th May, 1948

Sale Price \$ 3,800.00

Real Estate Agents Commission \$

Charge for Valuation 10.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 19.10

Encumbrances:

Unpaid Vendor

Mortgage

Arrears of Taxes

Other Charges

Adjustments:

Fire Insurance 8.40)

8.30)

Taxes 35.58

Water 3.82

68.68 \$ 3,820.52

Joint

Net Proceeds credited to your account \$ 3,751.84

Net Proceeds credited to each Single Account
\$ 1,875.92

Date: August 24th, 1948

Compiled by: Accounting Department

File No. 10026
10154

Catalogue # 340

Takejire TANAKA - (Reg. No. 08135)
Jitare TANAKA - (Reg. No. 06166)

162 and 166 West 5th Ave., Vancouver, B. C.
Lot 2, Blk. 33, D.M. 2004

Sale Price
Less Deposit

\$3,800.00
500.00
\$3,300.00

ADJUSTMENTS

	<u>Purchasers Portion</u>	<u>Sellers Portion</u>
Land Registration fees	\$ 13.10	\$
Rent - May 1 - 15th, 1948		
162 West 5th (\$24.00)		12.50
166 West 5th (\$20.00)		10.00
Insurance Premium		
162 West 5th - Northern premium		
\$11.00 - 16/5/48 to 23/8/50		
832 days	8.40	
166 West 5th - Philadelphia		
premium \$10.00. Ex 13/11/50		
16/5/48 - 13/11/50 - 911 days	8.30	
Taxes 1948 - \$100.24 less discount		
\$4.01 - \$96.23		
1/1/48 to 15/5/48		
135/365 of \$96.23		35.58
Water rates - 1st half of 1948		
1/1/48 to 30/6/48 \$7.65		
15/5/48 to 30/6/48 \$7.65		
1 1/2 months	<u>3.82</u>	
	\$ 33.62	\$ 58.08
Deduct Purchasers Portion		<u>33.62</u>
		\$ 24.46
Due from Purchaser		
Balance of purchase price	\$ 3300.00	
Less Sellers Portion	<u>24.46</u>	
	\$ 3275.54	

MEMORANDUM

File No. 10026
10154

TO: Mr. B. Good

August 12, 1948.

FROM: Mr. Ian Macpherson

Takejire TANAKA - Reg. No. 06135, File No. 10026
Jitare TANAKA - Reg. No. 06166, File No. 10154
Lot 2, Block 33, D.L. 200 A. S. 1, N.W.D., Plan 197

With reference to above property, conveyance of which to Mun Ram Soni, the purchaser, is now complete, we attach the following documents.

1. Copies of applications No. 201105 and 201106, dated 16th July 1948, registering Title in the Secretary of State (Transmission).
2. Copy of application No. 201107, dated 19th July 1948, registering title in the name of Mun Ram Soni (Deed).
3. Duplicate of Transmissions, dated 12th July 1948. Takejire Tanaka and Jitare Tanaka to Secretary of State.
4. Duplicate of Deed, dated 12th July 1948, Secretary of State to Mun Ram Soni.
5. Certificate of Title No. 201107-1, dated ^{17th July} 18th August 1948, covering above property in name of Mun Ram Soni.

Ian Macpherson

IM/CH
Attach'd (5)

C
O
P
Y

STATEMENT OF REVENUE 1948

The Custodian,
506 Royal Bank Building,
Vancouver, B. C.

	<u>REVENUE</u>	<u>DISBURSEMENTS</u>	<u>NET REVENUE</u>
<u>Re: Tanaka Takelire</u>			
Property: 162 West 5th Avenue			
	200.00	26.15	173.85

(from Kar & Kar Ltd. - Feb. 25/49)

TRANSFER AND CONSENT

Company **NORTHERN ASSURANCE COMPANY LTD. Agency Ker & Ker Limited**
Date of Expiry **August 23rd., 1950** Policy No. **600345**
Name of Insured **THE SECRETARY OF STATE OF CANADA, acting in his capacity as Custodian**
(File #10026 TAKEJIRO TANAKA)

FOR VALUE RECEIVED, I hereby transfer, assign and set over unto
MUN RAM SONI
of **166 West 5th. Ave., VANCOUVER, B.C.**
the **PURCHASER OF THE PROPERTY**
Insert on this line—The Purchaser of the Property—The Mortgagee of the Property—As Collateral Security—as the case may be.
all my right, title and interest in this Policy of Insurance and all advantages to be derived therefrom.

Witness my hand and seal at **VANCOUVER, B.C.** this 1st. day of **DECEMBER** 1948
Signed, Sealed and Delivered in the presence of

The **NORTHERN ASSURANCE COMPANY LIMITED**

(Insert Name of Company)
hereby consents to the above Assignment, subject, however, to all the provisos, conditions and stipulations contained in said policy, or endorsed thereon; it being understood that if the Assignment be made in favor of a Mortgagee, or for collateral security, the insurance under said Policy shall continue in the name of the Insured, whose loss, if any, shall be payable to the Assignee, as the interest of such Assignee may appear.



Dated **VANCOUVER, December 1st.** 1948

B.C. Standard Form
No. 101 (June, 1925)
A14-60M-6-48.

Agent.

10026
10154

August 19, 1948.

Mr. J. A. MacLennan,
Barrister, Solicitor,
311 Bank of Nova Scotia Building,
602 Hastings Street West,
Vancouver, B. C.

Dear Sir:

Re: Takejiro TANAKA, Reg. No. 08135
Jitaro TANAKA, Reg. No. 06166

Referring to your letter of the 7th instant, we attach hereto Custodian cheque in the amount of \$50.00, in payment of the account of Morris and MacLennan, and Custodian cheque for \$11.07 in payment of your account.

As per our telephone conversation, we are enclosing Custodian cheque for \$1,961.55, in favour of Takejiro TANAKA and a cheque for \$1,947.48 in favour of Jitaro TANAKA. These amounts represent the entire balances of their accounts, and a statement of each account is attached hereto.

We are also enclosing Lumbermen's Insurance Company Policy #9-12868, which has been signed by the Secretary of State, relinquishing all his right, title, and interest in this policy. You will observe, however, that this policy was made out to Takejiro TANAKA and Jitaro TANAKA and the Secretary of State of Canada, and we would ask you to kindly transfer the interest from the Japanese to the new purchaser, and then please forward the policy to Macaulay, Nicolls, Hattland & Co. Ltd., to be delivered to Mun Han Soni.

Kindly acknowledge receipt of the cheques to the TANAKAS, and forward to us receipts for the payment of your account and that of Morris and MacLennan.

Yours very truly,


C. H. Reed,
Office of the Custodian.

CHB/fm

6247 Second Ave.,
Montreal 36, P. Q.
July 26, 1948

EVACUATION SECTION	
Rec'd	JUL 28 1948
File No.	10026
Ans.	
Referred	

Mr. C. H. Reed,
Office of the Custodian,
Vancouver, B. C.

Dear Sir:

Under the date of June 11th you have informed me the remittance in regarding sale of my property will take some weeks. Six weeks elapsed since and to date I failed to hear from you or the remittance.

I failed to see the reason for long delayed, because this was supposed to be cash transaction and I am sure the deal must have been closed by now.

Please contact Mr. J. A. MacLennan, my lawyer who handled through Messrs. Ker & Ker, real estate agent, for the delay, and kindly inform me by return what is holding.

Thanking you in advance and hope to hear from you shortly, I am

Yours very truly,

TAKEJIRO TANAKA

Takejiro Tanaka

10025

June 11, 1948.

Mr. Takejiro TANAKA,
Reg. No. 08135,
6247 Second Avenue,
Montreal 36, P. Q.

Dear Sir:

Replying to your letter of the 8th instant, while it is true that your property, owned jointly with Jitaro TANAKA, has been sold for the sum of \$3,800.00, we have only received a deposit on account of this sale of \$500.00.

It will be some weeks before the transaction is completed and the Title ready for delivery to the new purchaser. You will be advised and the money remitted to you at the close of the sale.

Yours truly,

CHP/fa

C. H. Reed,
Office of the Custodian.

10154
10026

May 26, 1948.

Macaulay, Nicolls, Hattland & Co. Ltd.,
435 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Sale of Lot 2, Block 33, D.L. 200A,
Group 1, B.W.D., Plan Number 197

We beg to acknowledge receipt of your letter of
the 25th instant, enclosing cheque for \$200.00, in payment of
deposit received from Munshi Ram Gani. We attach hereto our
official receipt.

The adjustments statements are in the course of
preparation and will be mailed to you within the next day or so.

Yours very truly,

C. H. Reed,
Office of the Custodian.

CHH/fm
enc. (1)

C
O
P
Y

NORRIS & MacLENNAN

Bank of Nova Scotia Building,
602 Hastings Street West,
Vancouver, B.C.

October 7th, 1947.

Attention Mr. F.G. Shears:

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

Re: Tadao Wakabayashi and
Jitaro & Takejiro Tanaka
Your File Nos. 8983,
10154/10026

Dear Sir:

In reply to your letter of the 16th instant we have advised our clients in connection with these Petitions of Right that an appeal from the Exchequer Court was not indicated and under the circumstances we see no reason why a sale of the property cannot now be consummated. Insofar as we are concerned, we have no further interest in the property in question.

Yours very truly,

NORRIS & MacLENNAN,

Per: "J.A. MacLennan"

JAM/B

Original on file #8983

Copy for file 10026
10154

September 4, 1947.

Mr. Jitaro Tanaka,
Registration No. 06166,
320 Outremont Avenue,
Montreal, Quebec.

Dear Sir:

Re: 166 West Fifth Avenue, Vancouver.

We acknowledge receipt of your letter of August 30.

The Petition of Right was served on the Attorney General on your behalf by Messrs. Morris and MacLennan and we would suggest that you write to that firm at the Bank of Nova Scotia Building, 602 West Hastings Street Vancouver, asking them to inform us that they now have no further interest in this matter and that it is your wish to dispose of the above property. We will then have no objection to the sale being negotiated through your agent or we will advertise and endeavour to dispose of this property on your behalf.

Yours truly,

F. G. Shears,
Director.

FGS/AC

Sept 10. 47

Note: Mr. Currie, father of Mrs. Johnson, (deceased in 162-65th)
called in the office relative to possibility of the Johnsons
buying 162-65th at the price of \$2250⁰⁰ which was the price
named in a letter written to them by Mr. MacLennan.
I directed Mr. Currie to Mr. J.A. MacLennan for further
information as it is not clear whether the price covers
the entire lot & both buildings, or just the share of
one of the owners. Attk

REAL ESTATE • RENTALS

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MEMBERS
VANCOUVER REAL ESTATE
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AGENTS
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BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

March 24th, 1947.

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

EVACUATION SECTION
MAR 24 1947
SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

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

Attention Mr. E. Robertson.

Dear Sirs:

Re: 162 West 5th Avenue. Tenant - L. Julson.

Replying to your letter of the 11th instant we have been in touch with the tenant, Mr. L. Julston, who advises that he rented three rooms in the upper part of said house, on the 24th of October 1946 at \$30.00 per month.

When he rented this property he only did so for one month to accommodate the present tenant, James W. Simpson. Ever since then he has been trying to get Mr. Simpson to vacate, as he deems him not a satisfactory tenant. At the present time he has an application before the rental board in an endeavour to have this man vacate.

He did not receive any authority in the matter of renting these rooms from anybody.

He will be forwarding to us the excess water rate of \$13.75 at the end of this month.

Yours very truly,

KER & KER LTD.

The biller will get in touch with the rental Bd. & see when the case will come up and assume resp. for collecting the excess water charges.
Apr 8/47 A.D.

*City Hall
Says from
July 1/46
(Ker & Ker)
Mich 6/47
has been in
difficulties.*

W. Miller

March 11, 1947.

Attn: Mr. E. W. Miller

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

Dear Sirs:

Re: 162 West 5th Avenue, Vancouver.
Tenant - L. Julson

We have for acknowledgement your letter of March 6th in which you advise that the City Hall has informed you that the extra water charges in connection with the above premises are due to the fact that two families have been occupying these premises since last July. We note that you have billed the tenant for the additional water rates and that you will forward this money to us as soon as you have received it.

We would now ask you to get in touch with Mr. Julson and find out what authority he had for allowing another family to occupy 162 West 5th Avenue, Vancouver, and have Mr. Julson write to us giving full particulars concerning the subletting of the above premises and what rental he has been receiving under the two family arrangement.

Your prompt attention to this matter will be appreciated.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER

Copy for file 10026

MORRIS & MacLENNAN

Bank of Nova Scotia Building,
602 Hastings Street West,
Vancouver, B.C.

6th March, 1947.

The Custodian,
Royal Bank Building,
Hastings & Granville Streets,
Vancouver, B.C.

Dear Sirs

Re: Kikichi NAKASHIMA
668 E. Cordova Street

File 3899/1

We acknowledge your letter of the 3rd instant and have also been in touch with Mr. Thornthwaite.

The position simply is that none of the persons whose property is the subject of the Test Cases can at the present time deal with the property. The instructions for the Test Cases have come from the Japanese Property Owners' Association and it would be a breach of faith on that Association's behalf if even they were to authorize the disposal of any of the properties before the decision had been rendered by the Exchequer Court.

This is so because we have not been able to arrange with the Department of Justice for the properties to be sold without prejudice to the pending decisions. To dispose of the properties now would be to dispose of the necessity for any decision ever being rendered.

Actually, we feel the Japanese owners of the properties in question have not been prejudiced because their properties would have been sold a long time ago at sacrifice prices (compared at any rate with present day prices), and when the time comes for the owners to be able to sell, it is felt they will be in a better position to realize a proper price than they would have been had the properties originally been sold by the Custodian during the war.

We appreciate your willingness to negotiate a sale to the best advantage if the petition of right did not stand in the way, and when the decisions have been made, it may be that the owners will request your co-operation then.

Thanking you, we are,

Yours truly,

MORRIS & MacLENNAN,

Per: "J.A. MacLennan"

JAM:1

Copy for file 10026.

3rd March, 1947.

Messrs. Norris & MacLennan,
Barristers & Solicitors,
602 West Hastings Street,
Vancouver, B.C.

Dear Sirs:

Re: Eikichi NAKASHIMA
668 East Cordova Street

File 3899/1

Mr. Eikichi Nakashima has again written in regard to the sale of the above property. His letter reads as follows:

"Received your cheque for \$20.-

I would like to sell my house for \$1,500.- so if you find any buyer please let me know.

Also if you could not put it on sale with me getting released from the lawyer please let me know as I will write to the lawyer about it."

We understand from Mr. Thornthwaite of Messrs. Richard, Akroyd & Gell that Mr. Nakashima has also written to them asking them to dispose of this property.

In July last when Mr. Nakashima stated that he was prepared to sell for the sum of \$2,000.- we advised you that if the Petition of Right was withdrawn we would endeavour to negotiate a sale to the best advantage and we will be glad to do so at the present time.

We shall be glad to hear from you in this connection.

Yours truly,

F. G. Shears,
Director.

FGS/PME

File 10026

August 12, 1944.

MEMORANDUM

To: The File

From: Mr. Spain

Re: Chattels - Takejiro TANAKA
162 West 5th Avenue

All chattels remaining at the above mentioned address were removed to Willard's Auction Room where they were included in Vancouver Auction No. 504.

W. H. Spain

GBS/MAC

NAME TANAKA, Takafusa

REGISTRATION NO. 08135

FILE NO. 10024

The following chattels were sold by public
auction at 1047 Seymour St., Vancouver on August 10th, 1944.

Table	\$ 1.70
2 Broken Chairs	.25
High Chair	2.25
4 Chairs	12.00

Total		\$ 16.20
Less Expenses:	(Auctioneer's Fee 1.62	
	(Advertising 0.54	\$ 4.02
	(Savings 1.86	
Net Proceeds Credited:		\$ 12.18

Members of Custodian Staff Present. Mr. Smith.

Extracted from Auctioneering List No. Vancouver 504.

Remarks.

NAME Samuel, William

REGISTRATION NO. 08135

FILE NO. 10026

The following chattels were sold by public
auction at 932 Powell, Vancouver, B.C. on March 23, 1944.

Sun lamp

\$ 10.50

Total:

\$ 10.50

Less Expenses: (Auctioneer's Fee: \$1.05

\$ 1.05

(Advertising: 0.24

(Moving: 0.63

Net Proceeds Credited:

\$ 8.58

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering list No. Vancouver 14

Remarks. no bid as file 14/11/42

MEMORANDUM FOR THE FILE, #10026

January 6, 1944.

Re: Takejiro TANAKA, Reg. No. 08135, National.

On May 26, 1942 Takejiro Tanaka declared to the Custodian that he owned number 162 W. 5th Avenue, Vancouver, described as Lot 2, Block 33, D.L. 200A.

Certificate of Encumbrance covering this property shows Takejiro Tanaka to be the owner of an undivided $\frac{1}{2}$ interest under Certificate of Title No. 9125 L.

Under agreement with his brother Jitaro he appears to be the sole owner of the house number 162 W. 5th Avenue, which is one of two small houses built on this lot. The other house, numbered 166 W. 5th Avenue, is by agreement owned solely by Jitaro.

162 W. 5th Avenue is rented through the agency of Ker & Ker Ltd., Real Estate, for \$25.00 per month. Net rents are credited to Takejiro Tanaka's account monthly in the Custodian's office.

Assessed Value:	Land	\$735.00		
	Imp.	\$1700.00	(2 houses at \$850.00 each)	
Rentals:	House	No. 162.	No. 166.	Totals per annum.
		\$25.00	\$20.00	\$540.00
Less Expenses:				
Agent's Commission		\$15.00	\$12.00	\$27.00
Taxes. (1943)		39.62	39.63	79.25
Water rates		14.00	14.75	28.75
Repairs		5.40	50.00	55.40
Insurance			9.00	\$199.40
Balance				\$340.60

(The above is a duplication of statement attached to memorandum re Jitaro TANAKA)

The file of this Japanese person discloses no other real property interest.

ADW

10026

December 30th, 1943.

Attn: Mr. M. L. Brown

British Columbia Security Commission,
360 Homer Street,
Vancouver, B. C.

Dear Sirs: Re: Takairo TANAKA - Reg. #08135

With reference to the above and our telephone conversation early in the month, you will recall that we received a request from the above at the end of November for all funds standing to his credit and from rentals received from his house at 162 West 5th Avenue, Vancouver, which is rented for \$23.75 per month net. In his letter dated November 20th Tanaka advised us that he was now self-supporting, and had moved to 6247 Second Avenue, Rosemont, Montreal, P.Q. At that time he had \$274.48 standing to his credit and we sent him \$100.00 through your good selves on December 10th. In our letter to Tanaka enclosing the cheque, we advised him we would be sending him a further \$100.00 early in January, and \$50.00 or \$60.00 early in February—thereafter, providing funds were available, we told him we proposed to send him a regular amount each month from rentals.

In order to allow for taxes, water rates, and maintenance generally, we figure that \$15.00 per month will be available. After allowing for the January cheque of \$100.00 there will be a credit balance in the account of \$98.73.

As we have been reviewing this file we thought we would give you the above information as on one or two occasions you have made inquiries regarding this man whom, we understand, was on maintenance for some time.

Yours truly,

P. Doust,
Administration Department

PD/ER

10026 and 10154

September 27, 1943.

Attention Mr. J. H. Anderson.

Messrs. Kay & Kay Limited,
475 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Jitaro and Takejiro TANAKA

Will you kindly note that in connection with 162 West 5th Avenue, Catalogue No. 343, it has recently come to light that there are two houses on this lot, which is Lot 2, Block 33, D.L. 200A. The other house is 166 West 5th Avenue and while the assessment is shown as:

Land - 735.00
Improvements - \$1700.00,

the Assessment Office at the City Hall advises us that the improvements are actually \$850.00 for each house.

162 West 5th Avenue is owned by Takejiro Tanaka, our file No. 10026, and 166 West 5th Avenue is owned by Jitaro Tanaka, our file No. 10154, but the land is jointly owned by both of the above.

We bring the above to your attention in view of the fact that you may have enquiries regarding the purchase of 162 West 5th Avenue.

Yours truly,

P. Douet,
Administration Department.

PD:DS

EVACUATION SECTION

Re: d SEP 24 1943

File: 10154 & 10026

Referred: Douet

37 Dogwood Ave.,
Lemon Creek,
Slocan, B. C.
September 18th, 1943.

Mr. P. Douet,
Administration Department,
Office of the Custodian,
Vancouver, B. C.

Copy of the letter of July 29, 1943.

File: 10154 --- 10026

Dear Sir:

Replying to your letter of 23rd instant,
regarding to houses at 166 West 5th Avenue and 162 West
5th Avenue, Vancouver, B. C., which we confirm we are
joint owners of for mentioned houses and property.

However, understanding between us are
162 West 5th Avenue belongs to Takejiro Tanaka and
166 West 5th Avenue to Jitaro Tanaka. All incomes,
expenses and management are left to respective owner of
a house. Therefore, please keep separate account as you
have now, otherwise it will be quite a confusion after,
as we always had it that way. For City Tax and water
rates, deduct half of amount from each house to make
payment.

Hoping this will give you information you
require, we remain.

Yours truly,

Jitaro Tanaka

Jitaro Tanaka.

Takejiro Tanaka

Takejiro Tanaka.

these
have been
charged to
each
property

separate
7/27/43

joint
acc 10026/10154

MEMORANDUM

File No. 10026

August 12th, 1943.

TO: The File

FROM: Mr. G. B. Spain

RE: B. C. Purchasers Co-operative Association

As the B. C. Security Commission had accumulated sufficient Custodian releases to justify the opening of the premises at 573 East Hastings St., I telephoned Mr. McLennan of Morris & McLennan, the legal representative of the Association, and suggested to them that they should bring the key, and accompany the Custodian officials, and members of the B. C. Security Commission, to arrange identification of chattels.

At 9:00 A.M. today we all met as arranged and Mr. McLennan with the key attempted to open the front door. This proved impossible as there appeared to be some obstruction inside, quite apart from the bad condition of the lock on the door. Eventually we were able to gain entry through the rear door and were then able to understand why the front door could not be forced. Thieves had entered by the front door, and had placed large planks against the door, preventing the opening of it which would insure their uninterrupted examination of all the chattels, most of which appeared to have been packed in boxes. The lids had been torn off the boxes and contents ransacked and scattered over the floor, and piled up in a state of utter confusion, making shipment impossible. Both Mr. McLennan and the B. C. Security Commission representative realized the futility of attempting to identify and separate the chattels, so the truck was dismissed.

Mr. McLennan called in detectives who made a cursory examination and left without making comments. This particular location is the hangout corner of the worst element in Vancouver.

All chattels were eventually moved to our warehouse and sold by public auction.

Mr. McLennan sent a representative who in company with our Mr. D. A. Smith spent about one week identifying chattels on the basis of a list supplied by Mr. McLennan. This identification was accomplished only with extreme difficulty.

Under the aforementioned circumstances, the Custodian can assume no responsibility for anything that may be missing.

GBS:LEM

Mr. G. B. Spain

MEMORANDUM

Files 8983
3899/1
10026

4th August, 1943.

To: Mr. F.G. Shears

From: Mr. R.P. Alexander

✓ Attached you will find File No. 8983 covering Canadian-born Tadao WAKABAYASHI, which I have borrowed from Mr. Milson, together with File No. 3899/1 covering naturalized Eiichi WAKASHIMA which I have borrowed from Mr. Gibson, and File No. 10026 covering Japanese National Jitaro TANAKA, which I have borrowed from Mr. Doust.

These three real estate cases are the ones being used by Morris & MacLennan for testing the legality of the Custodian's actions with a view toward obtaining an injunction, and it occurs to me, therefore, that you may desire to review them briefly.

WAKABAYASHI was an employee of the Farmers' Products Distributing Company for whom Messrs. Morris & MacLennan have been acting. The property at 2496 McGill Street has been valued at \$3,000.00.

Mr. Wakashima (naturalized) was a fish buyer employed by the B.C. Packers. You will recall that in his letter dated May 1, 1943 he stated "I will not sell this house."

TANAKA, the Japanese National, was manager of the West Coast Trading Company Limited for whom Messrs. Morris & MacLennan have been agents long previous to evacuation. He has only a half-interest in the house at 162 West 5th Avenue with Jitaro TANAKA. Please see letter dated July 23rd to Jitaro TANAKA.

After you have reviewed the files briefly, I would appreciate your sending the files duly transferred to the three individuals from whom I borrowed them.

RPA:FM

Enc.

10134 and 10026

July 23, 1943.

URGENT

Mr. Jitaro Tanaka,
Japanese Registration No. 06166,
37 Dogwood Avenue, Lamon Creek,
Klamath, B. C.

Dear Sir:

With reference to the property known as 166 West 5th Avenue, Vancouver, we have only recently discovered, after communicating with your Solicitors, Norris & MacLennan, and the City Hall Authorities, that this property is on the same lot as 162 West 5th Avenue, the legal description of the property being Lot 2, Block 33, D.L. 200A.

162 West 5th Avenue is rented for \$25.00 a month and is carried by us as a Joint account with Takajiro Tanaka.

166 West 5th Avenue has been so far carried in your account, the house being rented for \$20.00 per month.

The reason why there has been some confusion over this matter is due to the fact that Norris & MacLennan were collecting, among other properties of yours, rents on 166 West 5th Avenue, and 162 West 5th Avenue was in the hands of Ker & Ker Ltd., Real Estate Agents. It would appear that as these two small houses are both on the same lot, they are jointly owned by you and Takajiro Tanaka, and we shall be glad if you will confirm this by return.

As we are anxious to get this matter straightened up immediately, will you please write us immediately on receipt of this letter, and we enclose a stamped and addressed envelope to facilitate your reply. We are sending a copy of this letter to Takajiro Tanaka for his information, and doubtless you will discuss this matter together, as we observe you are both located at Lamon Creek. As this property is in the Catalogue of Japanese properties for sale, we trust you will not fail to answer this letter immediately.

Yours truly,

P. Doust,
Administration Department.

PD:ST
Encl. 1

c.c. - Mr. Takajiro TANAKA, Reg. No. 06195

10154 & 10026

Dec. 16, 1942.

Gorris & MacLennan,
602 W. Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Jitaro TANAKA, #06166.

Confirming the writers telephone conversation with you yesterday, the 15th instant, we shall be obliged if you will let us have for our records a letter stating that you are handling Jitaro Tanaka's interests at his request.

It would, as you suggest, be a good idea that his interests be specified in detail, including his chattel interests lying on or in the properties you are handling already. You will except however, his undivided half interest in Lot 2, Blk. 33, D.L. 200A, C. 1, Plan 197, being 162 W. 5th Avenue, which is being handled in the several interests of Jitaro and Takajiro Tanaka on our file No. 10026.

Having this letter from you, we will ask Jitaro Tanaka's confirmation with his statement that he has no other interests of any kind to be administered or protected. This should put our files in order in this connection.

Yours truly,

P. H. Russell,
Administration Department.

FHR:AS

Norris & MacLennan
BARRISTERS AT LAW, SOLICITORS
NOTARIES PUBLIC

T. G. NORRIS, K.C.
J. A. MACLENNAN, LL.B.

10026
OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
SEP 23 1942

aut -> Russ ✓
CABLE ADDRESS "NORRIS"
VANCOUVER, CANADA
TELEPHONE: PACIFIC 5254

BANK OF NOVA SCOTIA BUILDING
602 HASTINGS ST. WEST

VANCOUVER, B. C.

September 21st, 1942.

The Custodian of Enemy Property,
Royal Bank Bldg.
Vancouver, B. C.

Dear Sir:

Re: Takejiro (George) Tanaka
162 West 5th Ave. Vancouver

The above named prior to his departure from the Vancouver area, instructed us to look after collection of rentals on his home at the above address but informed us that he would communicate with us immediately prior to his departure in order to give us final instructions. He did not communicate with us, however, before leaving and his brother, Jitaro Tanaka, has informed us that the house is rented at, he believes, \$25.00 per month and that Jitaro Tanaka has been advised by the tenant that the first month's rent commencing on or about September 3rd, 1942 was paid to someone who said he was representing the Custodian.

Would you please confirm that you are looking after this property and collecting the rentals and it would be appreciated if you would advise us also

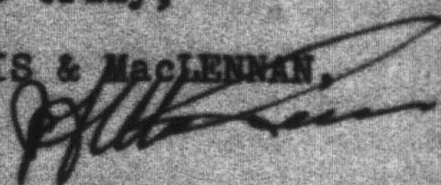
September 21st, 1942.

The Custodian of Enemy Property:

how much monies you have collected up to the present
time in order that we may inform Mr. Jitaro Tanaka
as to the present situation.

Yours truly,

NORRIS & MacLENNAN.

Per: 

JAM/WS

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Swedish Mutual Insurance Company	<i>Renewed - Lot 2431924</i> C.26530	\$2500.	Aug.	23	1944	Lot 2, Blk. 33, D.L. 200A, 162 W. 5th Ave. Vancouver, B. C.
Northern Assurance Company Limited	4311924	\$2,000.	Aug.	23	1947	Lot 2, Blk. 33, D.L. 200A, 162 W. 5th Ave., Vancouver, B.C.
Northern Assurance Company Limited	600345	\$2,000.	Aug.	23	1950	Lot 2, Blk. 33, D.L. 200A, 162 W. 5th Ave., Vancouver, B.C.
	<i>Expiry of endorsement relating to Lot 2431924 - see 9/47</i>					

REG. NO.	NAME	FILE NO.				
08135	TARAKA, Takejiro (See also file 10154)	10026				
THE SECRETARY OF STATE OF CANADA, acting in his capacity as Custodian.						
ASSURED	POLICY NO.	AMOUNT	PREMIUM	RATE	TERM	EXPIRATION
COMPANY	600345	\$2000.00	\$11.00	.55	3 yr.	Aug. 23, 1950
PROPERTY INSURED			LOCATION			
\$2,000.00 - on the frame, shingle-roof private dwelling			162 W. 5th Avenue, Vancouver, B. C. Lot 2, Blk. 33, D.L. 200A.			
LOSS PAYABLE		INSURANCE AGENT		RENTAL AGENT		
Assured		Ker & Ker Limited		Ker & Ker Limited		
ENDORSEMENTS						

REG. NO.		NAME			FILE NO.	
00135		TANAKA, Takajima			10026	
00166		TANAKA, Jitaro			10154	
ASSURED						
THE SECRETARY OF STATE OF CANADA, acting in his capacity as Custodian.						
COMPANY	POLICY NO.	AMOUNT	PREMIUM	RATE	TERM	EXPIRATION
Northern Assurance Company Limited	4311924	\$2,000.00	\$11.00	.55	3 Yr.	Aug. 23, 1947
PROPERTY INSURED			LOCATION			
\$2,000.00 on the frame, shingle-roof private dwelling.			Lt. 2, Bldg. 23, D.L. 200A, 162 W. 5th Ave., Vancouver, B.C.			
LOSS PAYABLE		INSURANCE AGENT		RENTAL AGENT		
Assured		Ker & Ker Limited		Ker & Ker Limited		
ENDORSEMENTS						

INSURANCE SUMMARY

File Nos: 10026
10154

Various Properties owned by Takejire TANAKA or Jitare TANAKA.

No. 162 West 5th Ave., Vancouver, on Lot 2, Bl. 33, D.L. 200 A, house owned by Takejire TANAKA. This building was insured in the amount of \$2000.00 and contents \$500.00, the insurance being placed by the owner in the Vancouver Mutual Insurance Co., for a period of 3 years from 23rd August 1941, policy C-26530. On expiry the house was insured with the Northern Assurance Co. Ltd., policy 4311924, \$2000.00, 3 years, expiring 23rd August 1947, loss if any payable to the Secretary of State, and the policy renewed by policy 600345, \$2000.00, 3 years expiring 23rd August 1950. Property is being sold and transfer of policy will be required.

No. 166 West 5th Ave., Vancouver, Lot 2, B.33, D.L. 200 A, house owned by Jitare TANAKA. At date of evacuation was insured in Ohio Farmers Insurance Co., policy 18865, \$2000.00, 3 years expiring 13th November 1944, cancelled upon expiry. House insured in Lumberman's Insurance Co., policy 9-7439, \$2000.00 3 years, expiring 13th November 1947, with loss payable to the Secretary of State, and upon expiry was renewed by policy 9-12866, \$2000.00, 3 years expiring 13th November 1950.

No. 117 West 6th Ave., Vancouver, on E 1/2 Lot 15, Bl. 33, D.L. 200 A. Property owned by Jitare TANAKA and house insured by him on 6th July 1941 in Ohio Farmers Insurance Co., policy B.C.690, \$1000.00 3 years expiring 6th July 1944. Property was sold in February 1943 and policy transferred to purchaser on 15th April 1943, sale completed by Norris & McLennan.

No. 105 West 20th Ave., Vancouver, on Lots 17 and 18, Bl. 56, D.L. 526, Property owned by Jitare TANAKA and house insured by him on 6th September 1941 in the Ohio Farmers Insurance Co., policy B.C.914, \$3500.00 3 years expiring 6th September 1944. Property was sold under agreement of sale on 21st March 1942, and pending completion of sale loss was made payable to the Secretary of State. Sale was completed by Norris & McLennan.

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


Ian Macpherson

June 8, 1948.

IM/CH

Macaulay, Nicolls, Maitland & Co. Ltd.
Insurance, Financial and Estate Agents

*435 Howe Street
Vancouver, B.C.*

CABLE ADDRESS "MACNIC"
PACIFIC 4111

IN REPLYING TO THIS LETTER
PLEASE REFER TO

J. C. Allan

PLEASE ADDRESS ALL CORRESPONDENCE TO
THE COMPANY AND NOT TO INDIVIDUALS

September 9, 1945.

EVACUATION SECTION	
Rec'd	SEP 9 1945
File No.	10026/10154
Ans.	
Refused	

The Custodian of Enemy Property,
675 West Hastings Street,
Vancouver, B. C.

ATTENTION: Mr. Ian McPherson.

Dear Sir: Re: Sale of Lot 2, Block 33, D.L. 200A,
Group 1, N.W.D. Plan 197 -
Your files 10026 and 10154.

I have today received a cheque from Mr. J. A.
McLennan in the sum of \$246.70 made up as undernoted:

- | | |
|--|-------------|
| 1. Rental from June 8th to September 7th | \$ 60.00 |
| 2. Less commission on collection | <u>3.00</u> |
| 3. Amount due Mr. Boni | 57.00 |

Commission on sale of real estate of \$190.00 less 30% bank exchange	<u>189.70</u>
	<u>\$ 246.70</u>

You will note from the foregoing that rental
dates from June 8th and not from June 1st as adjusted.
We would appreciate receiving from you on behalf of the
purchaser an additional adjustment of \$4.83. As this file
has been open for such a great length of time, we would
appreciate your giving this matter your early attention.

Yours very truly,

MACAULAY, NICOLLS, MAITLAND & CO., LTD.

Per:

J. C. Allan

JCA:AGT.

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Bldg.

Vancouver, B. C.

Statement of account of Takejiro TANAKA

162 West 5th Ave.

File 10026
Ref. 08135

Original sent to O/House

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 October 15	L. Julson - rent due Sept. 1 Commission - Ker & Ker Cash paid to T. Tanaka by Ker & Ker	\$ 1.25 5.00	\$ 25.00	
November 14	Rent collected Commission - Ker & Ker	1.25	25.00	
November 25	Cx 968 - Certificate of Encumbrance - Vancouver	1.00		
December 12	Rents collected Commission - Ker & Ker	1.25	25.00	
1943 January 13	Rents collected Commission - Ker & Ker	1.25	25.00	
February 12	Rents collected Commission - Ker & Ker Water rates	1.25 7.00	25.00	
March 15	Rents collected Commission - Ker & Ker	1.25	25.00	
April 13	Rents collected Commission - Ker & Ker	1.25	25.00	
May 14	Rents collected Commission - Ker & Ker	1.25	25.00	
June 12	Rents collected Commission - Ker & Ker	1.25	25.00	
July 3	Cx 3998 - City of Vancouver - 1943 taxes (90%)	39.62		

[Signature]

TAKAJIRO TANAKA

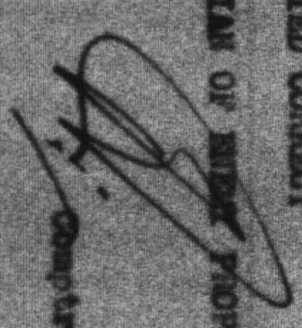
- 2 -

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 July 14	Rent collected Commission - Ker & Ker	\$ 1.25	\$ 25.00	
August 13	Rent collected Commission - Ker & Ker	1.25	25.00	
September 23	Rent collected Commission - Ker & Ker Water rates	1.25 7.00	25.00	
October 14	Rent collected Commission - Ker & Ker	1.25	25.00	
November 12	Provincial Collector - 17 wage deduction refund for 1st 6 months of 1941		7.50	
November 19	Rent collected Commission - Ker & Ker Grate bars for the furnace	1.25 5.40	25.00	
December 9	Ck 6756 - T. Tanaka - Personal use	100.00		
December 16	Rents collected Commission - Ker & Ker	1.25	25.00	

GR \$ 198.73

CERTIFIED CORRECT

CUSTODIAN OF PUBLIC PROPERTY


Comptroller

TAKASHI TANAKA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 October 15	La. Jolson - rent due Sept. 1 Commission - Ker & Ker Cash paid to T. Tanaka by Ker & Ker	1.25 5.00	25.00	
November 14	Rent collected Commission - Ker & Ker	1.25	25.00	
November 25	Ck 968 - Certificate of Insurance - Vancouver	1.00		
December 12	Rents collected Commission - Ker & Ker	1.25	25.00	
1943 January 13	Rents collected Commission - Ker & Ker	1.25	25.00	
February 12	Rents collected Commission - Ker & Ker Water rates	1.25 7.00	25.00	
March 15	Rents collected Commission - Ker & Ker	1.25	25.00	
April 13	Rents collected Commission - Ker & Ker	1.25	25.00	
May 14	Rents collected Commission - Ker & Ker	1.25	25.00	
June 12	Rents collected Commission - Ker & Ker	1.25		
July 3	Ck 3998 - City of Vancouver - 1943 taxes (50%)	39.62		
July 14	Rents collected Commission - Ker & Ker	1.25	25.00	
August 13	Rent collected Commission	1.25	25.00	
September 23	Rent collected Commission Water rates	1.25 7.00	25.00	

File No. 10026

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 October 14	Rent collected Commission - Ker & Ker	\$ 1.25	\$ 25.00	
November 12	Provincial Collector - 15 wage deduction refund for 1st 6 months of 1941		7.50	
November 19	Rent collected Commission - Ker & Ker Grate bars for the furnace	1.25 5.40	25.00	
December 9	Ck 6758 - T. Tanaka - personal use	100.00		
December 16	Rent collected Commission - Ker & Ker	1.25	25.00	
1944 January 11	Ck 7358 - T. Tanaka - personal use	100.00		
January 14	Rent collected Commission Repairs & Maintenance	1.25 5.40	25.00	
February 2	Ck 7928 - T. Tanaka - personal use	50.00		

Ck \$ 67.08

Takelito IANAKA

File No. 10026
Reg. No. 08135

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 February 2	Balance as per statement sent		\$ 67.08	
April 21	Proceeds Auction Sale		8.58	
June 29	Taxes	39.94		
August 15	Fire Insurance premium	11.00		
September 12	Proceeds Auction Sale		12.18	
December 15	Rents collected		275.00	
	Agent's commission	13.75		
	Water rates	14.00		
	Cheques to you 11 @ \$15.00 each	165.00		
1945 June 28	Taxes	40.07		
December 12	Rents collected		300.00	
	Agent's commission	95.00		
	Water rates	14.00		
	Cheques to you 10 @ \$15.00 each, 1 @ \$100.00	250.00		
1946 June 7	Taxes	41.60		
December 12	Rents collected		300.00	
	Agent's commission	15.00		
	Water rates	14.00		
	Repairs	20.28		
1947 February 20	Rents collected		50.00	
	Agent's commission	2.50		
	Repairs	3.80		
	Water rates	20.05		
		\$ 679.99	\$1,012.84	

CN \$ 332.85

Accounting Department
March 6th, 1947

File No. 10026
Reg. No. 08135

Takelino TANAKA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1947 February 20	Balance as per statement sent		\$ 332.85	
March 12	Cheque to you	325.00		
May 19	2nd family water rates		13.75	
June 23	1947 taxes	47.04		
August 19	Fire insurance premium	11.00		
December 11	Rents collected - March to December 12 months @ \$25.00 per month Commission - 10 months @ \$1.25	12.50	250.00	
1948 January 10	Rents collected Commission	1.25	25.00	
		<u>\$ 396.79</u>	<u>\$ 621.60</u>	

GR \$ 224.81

Accounting Department
February 2nd, 1948

Takejiro TANAKA

File No. 10026
Reg. No. 08135

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1948 January 10	Balance as per statement sent		\$ 224.81	
February 2	Cheque to you	200.00		
February 16	Water rates	16.15		
	Valuation fee	7.00		
	Rents collected		100.00	
May 13	Agent's commission	5.00		
		\$ 228.15	\$ 324.81	

CR \$ 96.66

June 10 Balance
Cheque to you

~~96.66~~ ~~96.66~~

MB

Exercises

Accounting Department - Aug. 24/55

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