

10154

REAL ESTATE

BUREAU HASTINGS PARK

FILE NO. 10154

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: TANAKA, Jitaro

HOME ADDRESS: 522 Alexander St., Vancouver, B. C.

REGISTRATION NUMBER 06166 SEX: Male AGE: 36

OCCUPATION: Managing Director-Advance Manufacturing Co.,

(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: Sumiko *File 13179 - No Claims 26/12/43*

ADDRESS OF WIFE OR HUSBAND: Same Address

NAMES OF ANY LIVING CHILDREN: Haruko (F)

Kazuko (F)

Kunio (M)
Shoji (M)

ADDRESS OF CHILDREN: Same Address

AGE OF CHILDREN: 9, 8, 6, & 5 Years.

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

1. LOCATION AND DESCRIPTION: All property residential lots.

(1) 105-W. 20th Ave., Vancouver, B. C. (Two Lots) 80' X 132'

(2) 117 - West 6th Ave., Vancouver, B. C. (One Lot) 33' X 128'

(3) 166-West 5th Ave., Vancouver, B. C. (One Lot) 33' X 128'

Official definition unknown, title Deeds in Lawyers hands.

2. BUILDINGS AND OTHER IMPROVEMENTS:

On (1) Wooden frame stuccoed, 2 storeyed 7 room dwelling. Garage.

On (2) Wooden frame 2 storeyed, 8 room dwelling.

On (3) Wooden frame 2 storeyed, 6 room dwelling.

3. INSURANCE (Give particulars; state where policies are) Yes. Declarant's lawyers

McLennan & Norris, Bank of Nova Scotia Bldg., Hastings Street, Vancouver, B. C., Hold the policies and can furnish full particulars.

4. TAXES (Amount and where payable) On (1), (2), (3) \$170, \$50, & \$50 respectively. 1941 taxes paid. City of Vancouver, B. C.

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

None

6. OCCUPANCY AND LEASES (If vacant so state) Declarant's lawyers are attending to this matter.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In lawyers hands.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN: None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 522 - Alexander St., Vancouver, B. C.
Wooden frame, 2 storeyed 8 room dwelling.
2. LANDLORD'S NAME AND ADDRESS: Mrs. K. Suga, same address.
(Declarant's Mother-in-law.)
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: Rent 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:
At 105 - West 20th Ave., Vancouver, B. C.
At 117 - West 6th Ave., Vancouver, B. C.
At 166 - West 5th Ave., Vancouver, B. C.
A few items of furniture left in each of the above three houses. Declarant's lawyers will look after them.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY: None

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In lawyers hands.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None

9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 522 - Alexander St., Vancouver, B. C.
Wooden frame, 2 storeyed 8 room dwelling.

2. LANDLORD'S NAME AND ADDRESS: Mrs. K. Suga, same address.
(Declarant's Mother-in-law.)

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

At 105 - West 20th Ave., Vancouver, B. C.

At 117 - West 6th Ave., Vancouver, B. C.

At 166 - West 5th Ave., Vancouver, B. C.

A few items of furniture left in each of the above
three houses. Declarant's lawyers will look after them.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR
CLAIM ON ANY SUCH PROPERTY None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) None8. BANK ACCOUNTS: None9. LIFE INSURANCE: \$5000.00 Sun Life. 20 Yrs. Endowment.
\$5000.00 Sun Life. Family income Bond.
Other details unknown. Policies at home in wife's possession.10. INTEREST IN ANY ESTATES OR TRUSTS: None11. SAFETY DEPOSIT BOX: At Royal Bank of Canada, Kingsway Branch, Vancouver,
B. C. No. 107.

LIABILITIES:

1. PERSONAL DEBTS: None2. TRADE DEBTS: None

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

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

Dated this 27th day of May 1942

Witness

(Signature)



FOR DEPARTMENTAL USE

File 10154

INFORMATION FROM R.C.M.P.

10154

Date August 6th 1943

Full Name TANAKA, Jitaro (Charlie)
(Surname in Block Letters)

Registration No. 06166

☒ Male - Female
(check)

Age Nov. 27th 1905

Former Address 105 West 20th Avenue, Vancouver, B. C.

Date Evacuated Oct. 30th 1942

Naturalized - Canadian-Born - National
(check) ☒

Present Address

Leban Creek, B. C.

4396 Le Bullion St. Montreal
Dec 20/46: 520 Notre-Dame Ave, Montreal 8, Canada

☒ Married - Single
(check)

nee
Name of Wife (SUGA) Sumiko #07039

Name of Husband

nee
Name of Mother (KAWASAKI) Akuri #08132 Name of Father Jokichi (dec)

Names of Children under 16 Haruko Helen 19/6/33; Hazuko Shirley 30/8/34;

Kuniyoki Charles 20/11/35; Shoji Ronald 26/5/35

Our File No. 10154

Registered with Custodian Yes
(yes or no)

Requested By "E.C.T."

Additional Information Business man (Managing Director Advance Wfg. Co.)

Owner of house and property at the following addresses:-

105 West 20th Avenue, Vancouver, B. C.
166 West 5th Avenue, Vancouver, B. C.
117 West 6th Avenue, Vancouver, B. C.

Catalogue No. _____

File No. 10154

Name: Jitaro TANAKA

Reg. No. 06166

Civic Address: 105 West 20th Avenue, Vancouver, B. C.

Legal Description: Lots 17 & 18, Blk. 563, D. L. 526, Group 1,
Plan 2354.

Classification: Dwelling.

1. No claims on file - see Memo dated October 26/43.

Sold

Sold by Japanese
under Capt. H. H. H.
see Jones Lang
concentration
see the June 11/42
the Dec. 19/43
(also see Jan 4/44)

Catalogue No. _____

File No. 10154

Name: Jitaro TANAKA

Reg. No. 06166

Civic Address:

117 West 6th Avenue, Vancouver, B. C.

Legal Description:

East half of Lot 15, Blk. 33, D. L. 200A,
Group 1, Plan 197.

Classification:

Dwelling.

-
1. No claims on file - see Memo dated October 26/43
 2. Chattels - Moved to 604 Cordova Street 1/4/43.

Sold

Sold through
Messrs. Harris & McKinnon
- see from the 1st 1/43
& memo of trans. 20/43.
(also memo Jan 6/44)

Catalogue No. 340

Name: Jitaro TANAKA

File No. 10154

Reg. No. 06166

Civic Address: 166 West 5th Avenue, Vancouver, B. C.

Legal Description: An undivided one-half interest in
Lot 2, Blk. 33, D. L. 200A, Group 1,
N.W.D., Plan 197.

Classification: Dwelling.

1. No claims on file - see Memo dated October 26/43
2. Chattels - Nothing left on premises as advised by
Norris & McLennan 1/2/43.

(See File 10026 - MASTER FILE)

INTERIM REAL PROPERTY SUMMARY

as at 28th May 1948.

File Nos: 10026 and 10154

JAPANESE NAMES: Takejire TANAKA - Reg. No. 06135
Jitare 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 Takejire TANAKA,
C.T. 97433-E, an undivided half interest in the name of Jitare TANAKA.

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

VESTINGS: Of interest of Takejire TANAKA filed as No. 34959 on 5th Nov. 1942.
Of interest of Jitare 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 $49\frac{1}{2} \times 122$ feet. On it are two houses, Nos 162 and 166.
No. 162 is a typical low-r 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 sandust burner). The house has gas installed.
No. 166 was declared by Jitare 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 Morris & 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 Morris & 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 Takijire and Jitare 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, 66 months, with a gross rental revenue of \$1,700.00.

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

ADMINISTRATIONS
(cont)

The total rental revenue from this property credited to Takejiro TANAKA and Jitare TANAKA thus amounted to \$2,960.00. 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. Jalsen 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. Jalsen to the Custodian.
(For statement of revenue and disbursements see below)

SALE

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

JAPANESE NAME: Jitare TANAKA (Charlie) 06266,
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 Westminster, Plan 2254.

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

INCUMBRANCES: 13731-L, 23rd June 1939. The Royal Trust Co., restrictive covenant as set forth in 40874-L.
28777-L, 24th March 1942, Louis Long, right to purchase for \$5500.00 with interest at $\frac{5}{2}$ per cent (inter alia).

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

ASSESSED VALUES: 1943 - Land \$1285.00, improvements \$3800.00, total - \$5,085.00.
Taxes \$162.66.

CLASSIFICATION: Jitare TANAKA declared on these lots a two storey frame and stone 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 Long on 21st March 1942, the whole for \$5,500.00. Payments on this contract were made to Norris & McLennan and were waived by them from 10th December 1942 until paid in full. No copy of this agreement is on file, and particulars 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 Jitare TANAKA'S account on 10th November 1943. The vesting was vacated, to permit conveyance by TANAKA to Long by Norris & McLennan.

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

REAL PROPERTY SUMMARY

Page 4.

File No. 10154.

JAPANESE NAME:

Jitare 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 Jitare TANAKA, C.T. 27246-2.

ENCUMBRANCE:

None registered and none unregistered known.

VESTING:

Of interest of Jitare 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 Jitare 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 Macmurray, 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 \$1,208.75, 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
Ian Macpherson June 8, 1943.

STATEMENT OF REAL PROPERTY REVENUE AND DISBURSEMENTS

PROPERTY ADDRESS:

Hos. 162 and 166 West 5th and No. 117 West 6th, Vancouver, B. C.

FUND:

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, \$1,335.00; 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.

Hos. 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 \$59.30 at this date.

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


Ian Macpherson June 8, 1948.

IM/CM

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

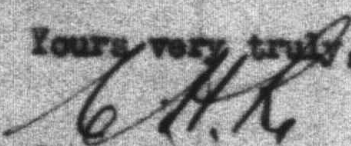
Referring to your letter of the 7th instant, we attach hereto Custodian cheque in the amount of \$50.00, in payment of the account of Norris and MacLennan, and Custodian cheque for \$11.07 in payment of your account.

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, Haitland & 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 Norris and MacLennan.

Yours very truly,


C. H. Reed,
Office of the Custodian.

CHR/fm

Norris & MacLennan

BARRISTERS AT LAW, SOLICITORS
NOTARIES PUBLIC

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

TELEPHONE PACIFIC 5284

CABLE ADDRESS: "NORRIS"
VANCOUVER, CANADA

BANK OF NOVA SCOTIA BUILDING
602 HASTINGS STREET WEST

Vancouver, B.C.

May 27th, 1948

EVACUATION SECTION	
Rec'd	MAY 28 1948
File No.	10154
Ans.	
Referred	

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

Attention: Mr. McPherson

Dear Sir:-

Re: Jitaro TANAKA, Reg. #06166
and re 166 West 5th Avenue

As arranged, we enclose herewith our statement for \$10.00 for monies expended last November on Lumbermen's Insurance Policy #9-7439 on the above property.


The purchase price of 162 and 166 West 5th Avenue in the amount of \$3,800.00 is subject to real estate agent's commission of 5% and subject to our charges for legal services, and we understand you would like to have the monies remitted to your office for disbursement to the Vendors. We suggest that we have the monies paid to us less the real estate agent's commission, that we deduct our proper charges and remit the balance to you.

We are now in receipt of a letter from Mr. Geo. T. Tanaka that after the commission and our fees are deducted, the net proceeds should be divided equally, one-half thereof made payable to George Tanaka and the other half to Jitaro Tanaka. We are writing to Mr. Jitaro Tanaka to confirm that this is his desire also in order that there will be no misunderstanding.

We are enclosing herewith Certificate of Indefeasible Title #9125L as to the half of Takejiro Tanaka.

59.35
Yours truly,

NORRIS & MacLENNAN

Per: 

JAM/sc
Encl.

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

8983
10154/10026

6th October, 1947.

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

Dear Sirs:

Re: Tadao WAKABAYASHI and
Jitaro & Takehiro TANAKA.

We have today written you in regard to the Petition of
Right on behalf of Mr. Hikichi Nakashima. We will be obliged if
you will also advise us in connection with the Petition of Rights
in connection with the above named.

Yours truly,

F. G. Shears,
Director.

FGS/PMH

SUN LIFE ASSURANCE COMPANY OF CANADA
HEAD OFFICE, MONTREAL

COPY

EVACUATION SECTION	
SEP 11 1947	
REF	10154
FILE	<i>[Signature]</i>
APR	<i>[Signature]</i>
RECORDED	<i>[Signature]</i>

September 11, 1947.

Mr. Alvaro Tassio,
580 Goussier Ave.,
Montreal 3, Quebec.

Dear Mr. Tassio:

Re: Policy No. 2,347,333

We have received from our Head Office a loan cheque in the sum of \$1,575.00 on the security of your policy, the cheque being drawn to the order of yourself and Emilio Tassio. The cheque has been sent to us so that we can secure the authority of the Custodian for delivery of the cheque to you.

We are pleased to inform you that the necessary authority has been granted and the loan cheque is attached.

Yours faithfully,

E. LAWSON,
BRANCH SECRETARY.

Per:

[Signature]

G.M.
M.

506 Royal Bank Building,
Vancouver, B.C.

24th June, 1946.

13103
10154 ✓

K. F. Wright, Esq.,
Counsel to the Custodian,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Mr. Wright:

Re: Advance Manufacturing Co., Ltd.

Referring to the sale of the Japanese shares in the above company. Mr. Tanaka was able to secure a permit to come to Vancouver and we are advised that an arrangement has now been entered into under which Mr. J. Kaga is to purchase all the Japanese shares for the sum of \$18,000.-

I have advised Messrs. Duell, Ellis & Sargent, Solicitors on behalf of Mr. Kaga, that the Custodian is offering no objection to the sale of these shares in view of the transaction being satisfactory to the owners.

Yours very truly,

F. G. Shears,
Director.

FCS/PMH

506 Royal Bank Building,
Vancouver, B.C.

13th May, 1946.

13103/10154

K. W. Wright, Esq.,
Counsel to the Custodian,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Mr. Wright:

Re: Advance Manufacturing Company Ltd.

I have your letter of the 10th instant. The above matter has been receiving consideration.

Action was deferred in order that Mr. Eaga might have an opportunity of submitting a reasonable offer.

On April 11th Mr. MacLennan wrote advising that Mr. Eaga's Solicitor had offered \$12,500.- for the Japanese interest and that he was writing to Tanaka. A few days ago Mr. MacLennan advised us that Tanaka had refused this offer and requested a visiting permit to come to Vancouver immediately.

I replied stating:

"As I believe you are aware, this Department has consistently abstained from requesting permits to be issued to Japanese to visit Vancouver. In the present case, therefore, we are not prepared to take any action, but we would, however, raise no objection if we are contacted by the Department of Labour and would be glad to co-operate if you are able to have your request considered by the authorities who handle this matter."

Mr. Brown of the Security Commission 'phoned me on Saturday and while I adhered to the position we have always taken I indicated that his would be a case where we would not suggest that they did not issue a permit. Apparently from what Mr. Brown told me the Police are well acquainted with Tanaka and are not very favourable to issuing a permit. The matter, however, is in their hands.

13103

2.

K.E. Bright, Esq.

I mentioned to Mr. Field that Tannin had requested a permit and Mr. Field thought that this would be a case where we should not offer any obstruction to his coming.

If a permit is not secured it is my intention to request Mr. Field to investigate the affairs of the above company without further delay.

Yours very truly,

F. G. Shears,
Director.

FGS/PMB

13103/10154

7th May, 1946.

Messrs. P. S. Ross & Sons,
411 Royal Bank Building,
Vancouver, B.C.

Dear Sirs:

Re: Advance Manufacturing
Company Limited.

We wrote you on March 26th indicating that it might be advisable to wait for a short while on the possibility that Mr. Enga might submit an offer which might be acceptable to Mr. Tanaka.

On April 11th Mr. MacLennan wrote advising that Mr. Enga's Solicitor had indicated that he would offer \$12,500.- for the Japanese interest and that he was writing to Tanaka. We have received from Mr. MacLennan letter reading as follows:

"We received a telegram from Mr. Tanaka advising that the compromise offer made by Enga is refused. Mr. Tanaka requests a visiting permit to come to Vancouver immediately. In view of the nature of this business we think you will agree that it is advisable that Mr. Tanaka should come here at the present time. We think this is a case in which your office should advise the Department of Labour that it is in the interests of all concerned that Mr. Tanaka be granted a permit. Before we communicate with the Department of Labour, we would like to have your advice as to this."

As you are aware, our Department has always refrained from requesting that any permit be issued and I have so advised Mr. MacLennan. If the Department of Labour are prepared to grant a permit we would offer no objection.

I have asked Mr. MacLennan to let me know immediately whether he is able to make the arrangements we suggest, otherwise we would ask you to proceed without any further delay as this matter is likely to drag on from time to time and Tanaka's interest may be prejudiced.

Yours truly,

FGE/TMH

F. G. Shears,
Director.

13103
10254

14th March, 1946.

Messrs. P. S. Ross & Sons,
411 Royal Bank Building,
Vancouver, B.C.

Dear Sirs:

Re: Advance Manufacturing Company Ltd.

We thank you for your letter of the 7th instant and upon referring this matter to Ottawa it has been suggested that we defer any action until the 1st April in order that Mr. Baga may have an opportunity of submitting a reasonable offer.

I enclose herein a copy of my reply to a letter received yesterday from Mr. Tanaka reading as follows:

"Kindly send me at your earliest convenience copy of P.S. Ross & Sons report in matter of inspection in above company, especially in Financial Statement for last two years, which present management have completely ignored my many request for the statement.

This will be helpful for our general discussion at Ottawa as they have mentioned that interview delayed until they have a complete report from your office, unless I have some knowledge of Company affairs in general beforehand it would be very hard for me to decide."

We presume that you will immediately advise Mr. Ellis of Messrs. Buell, Ellis & Sargent that a specific offer must be received before the end of this month otherwise you will be required to make an investigation on our behalf.

Yours truly,

F. G. Shears,
Director.

FCS/PMB
encl.

~~10154~~
13103

13th March, 1946.

Mr. Jitaro TANAKA,
Registration #06166,
4396 DeBullion St.,
Montreal, 18, P.Q.

Dear Sir:

Re: Advance Manufacturing Co., Ltd.

Your letter of the 7th instant addressed to Mr. T.J. Johnston has come to my desk for attention.

As you are aware, we received instructions from Ottawa appointing Messrs. P.S. Ross & Sons to investigate the affairs of the above company.

In pursuance of this, upon contacting the Solicitors representing Mr. Enga, P.S. Ross & Sons were informed that Mr. Enga had recently submitted an offer to Messrs. Norris & MacLennan for the purchase of your interest in this company, but that the offer was not acceptable.

P.S. Ross & Sons were then informed that a firm of Chartered Accountants had now been consulted to ascertain the present value of this company and upon receipt of their report Mr. Enga would then consider making a revised offer which might be warranted by the report received.

In view of this Mr. MacLennan suggested that it would be desirable to withhold further investigation until Mr. Enga had submitted a revised offer. This suggestion was referred to Ottawa and we have today been advised that under the circumstances our action should be deferred until the 1st April in order that Mr. Enga might have an opportunity of submitting a reasonable offer. At that time we will contact you again if any offer received appears to be satisfactory, otherwise P.S. Ross & Sons will proceed to carry out their investigations and make their report to us so that we will be in a position to take any further action which may be required.

Yours truly,

F. G. Shears,
Director.

FGS/PHE

ENEMY SECTION

Rec'd MAR 11 1946

File No. 13103 - 10154

Ans'd 3/3/46

Refer'd J. W. Shears

File...13103-10154.
Evacuee Section

Jitaro Tanaka,
4396 DeBullion St.,
Montreal, 18, P.Q.
March 7, 1946.

Reg. 06166

Mr. W. J. Johnston,
Administration Dept., Custodian,
Royal Bank Building,
Vancouver, B. C.

Dear Sir: Re... Advance Manufacturing Co., Ltd.

Kindly send me at your earliest convenience
copy of P. S. Ross & Sons report in matter of inspection
in above Company, especially in Financial Statement for
last two years, which present management have completely
ignored my many request for the statement.

This will be helpful for our general discussion
at Ottawa as they have mentioned that interview be delayed
until they have a complete report from your office, unless
I have some knowledge of Company affairs in general before-
hand it would be very hard for me to decide.

Trusting your kind cooperation and early report,
I remain.

Yours very truly,

Jitaro Tanaka

Jitaro Tanaka.

506 Royal Bank Building,
Vancouver, B.C.

7th March, 1946.

13103
10154

K. W. Wright, Esq.,
Counsel to the Custodian,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Mr. Wright:

Re: Inspection Order
Advance Manufacturing Co., Ltd.

The Order signed by the Assistant Deputy Custodian dated 14th February, 1946, was duly received and has been forwarded to Messrs. P. S. Ross & Sons.

I am enclosing copy of their correspondence of today's date from which you will see that some further negotiations have been carried on between Mr. MacLennan and Mr. Ellis and that it is suggested that our investigation might be deferred so as to allow Mr. Enga an opportunity to submit a reasonable offer.

Kindly advise if you consider this will be satisfactory, or whether without further delay we can instruct P.S. Ross & Sons to proceed on our behalf.

Yours very truly,

F. G. Shears,
Director.

FGS/PMH

encl.

C
O
P
Y

7th March, 1946.

13103
10154

Messrs. P. S. Ross & Sons,
411 Royal Bank Building,
Vancouver, B.C.

Dear Sirs:

Re: The Advance Manufacturing Co., Ltd.

Mr. K. W. Wright has informed me that an investigation of the above company appears to be advisable.

Appointment of P. S. Ross & Sonsto inspect the administration of the property of the above company is enclosed herein in duplicate.

Our file #13103 is attached for your information and it is desirable that you should proceed in this matter without delay and your co-operation in this regard will be appreciated.

Mr. Wright asks to have a copy of your Report and to be kept informed of how your investigation is progressing.

Yours truly,

R. G. Shears,
Director.

FGS/PMH
attach.

COPY

NORRIS & MACLENNAN
BARRISTERS AT LAW, SOLICITORS

Bank of Nova Scotia Building
602 Hastings St. West

Vancouver, B.C.

January 14, 1946.

The Custodian,
509 Royal Bank Bldg.,
Vancouver, B.C.

Your File 13103
Attention Mr. Johnston

Dear Sir: re Advance Manufacturing Co. Ltd.

We acknowledge your letter of the 10th instant and have to advise as follows:

We have been endeavoring to arrive at some settlement with Mr. Enga, through his Solicitor Mr. Ellis, of the firm of Messrs. Buell, Ellis and Sargent. A considerable time ago, before Mr. Ellis came into the situation at all, we had one or two interviews with Mr. Enga and endeavored to make an arrangement whereby Mr. Tanaka would receive \$20,000.00 for his shares. Mr. Enga at that time, did not feel that \$20,000.00 was out of the way as Mr. Tanaka had approximately a one-third interest, and the business was valued, by Mr. Enga, as being worth somewhere between \$65,000.00 and \$70,000.00.

Upon Mr. Ellis being consulted he went into the question and became concerned over the fact that the Company did not appear to have made proper issue and allotment of 92 shares that have been issued to Mr. Enga and a similar number to Mr. Tanaka. It appears that there is a possibility that these shares were issued without consideration and there is, therefore, a prospective liability on behalf of both Mr. Enga and Mr. Tanaka that should the Company experience financial difficulties both Mr. Enga and Mr. Tanaka could be called upon for a contribution to the extent of \$9,200.00 each. Mr. Ellis suggested in a letter to us of October 12th last that the value of the Japanese share holding interest in the Company amounted to approximately \$8,250.00 because of some abstruse reasoning arising out of the method of issuing the shares. We might say we have been unable to follow Mr. Ellis' reasoning in that connection. At the same time, Mr. Ellis conceded that his figure of \$8,250.00 was based on the value of the assets shown on the Balance Sheet and did not take into account the possible value of goodwill and Mr. Ellis suggested that Mr. Enga, in considering the purchase of the Japanese shares, may be prepared to make some adjustment in that regard. We consulted with Mr. Ellis in this connection and told him we could not, for a moment, agree to his figure and asked that we be permitted to have an accountant go over the books of the Company in order that we might obtain a complete picture of the situation. We assumed that there would be no difficulty

with Mr. Ellis over that and we wrote him on November 2nd last that we assumed there would be no objection but that we would like to have Mr. Ellis' confirmation. We also asked Mr. Ellis for any Balance Sheets of the Company for the past three years which might be available, as well as copies of the Income Tax Returns of Enga and the Company. Mr. Ellis refused point-blank to let us have any information as to the Income Tax Returns of Enga and said he would consider whether he would let us have any other of the information. We also advised Mr. Ellis that if an appraisal of the equipment, machinery and chattels of Advance Manufacturing Co. Ltd. had recently been made, we would like to have the particulars and if not kindly to inform us so that we might arrange for one. We subsequently telephoned Mr. Ellis and he apparently had taken no step in the matter and was not in a position to advise whether there was any inventory taken or not. We accordingly instructed Mr. Thompson of Messrs. Thompson & Binnington, to attend and make an inventory and let us have his estimate of the valuation of the machinery, equipment, etc., on the premises. Mr. Thompson attended and was refused permission by Mr. Enga to make such an inventory. We telephoned Mr. Ellis and told him to let us have his refusal in writing and he took the attitude that he was not refusing at all but that he was giving the matter some consideration. We wrote him on November 17th asking for advice from him whether he persisted in refusing Mr. Thompson access to the premises for the purpose of making the appraisal or whether he was now going to permit it. Mr. Ellis subsequently telephoned us that he was not refusing but he was still thinking it over. We subsequently instructed accountants Messrs. McIntosh, Harder and McVicar to investigate the books and Mr. McIntosh was in touch with an accountant employed by Mr. Ellis, and arranged to communicate with Mr. McIntosh and give him full particulars and let him have access to the books. Nothing further was done in that connection. Mr. McIntosh advised us that he had not heard from the accountant and we told him there was no point in pursuing the matter further if that was the attitude being taken by Enga and his Solicitors.

It seems to us that we have done everything we can in order to arrive at some solution short of either taking legal action or asking the Custodian to step into the picture and take over on behalf of the Japanese interest. We believe that some action on the part of the Custodian at this time would have a salutary effect and it would be our suggestion that the Custodian arrange for the appointment of Mr. McIntosh, of the firm of Messrs. McIntosh, Harder and McVicar of 514 Standard Bank Building, Vancouver, to go into this question and ascertain the proper value of the Company as a going concern, in order either that the Custodian may subsequently step in and take control or that an action may be brought on behalf of Mr. Tanaka for such damage as he may have suffered through the actions of Mr. Enga.

We omitted to mention that Mr. Ellis shortly after November 17th last telephoned us to the effect that he had already had an inventory and valuation of the machinery and equipment made and that at the moment

of talking to the writer he thought there would be no objection to letting us have that in order to save the cost of a further inventory. Mr. Ellis was going to consider that matter again before finally letting us have the statement. He never did let us have the statement and presumably he decided against letting us have this information.

Yours truly,

NORRIS & MacLENNAN,

Per "J.A. MacLennan"

JAM/CK

COPY

Jitaro Tanaka,
4396 DeBullion St.,
Montreal, 18, P.Q.
Jan, 7, 1946.

Mr. W.J. Johnston,
Administration Dept.,
Royal Bank Bldg.,
Vancouver, B.C.

File 13103-10154

Dear Sir:

In regarding to affair of Advance Manufacturing Company Limited of your city, we have been trying to find some solution to work out satisfactory settlement for almost two years so far without any result. Report I received from my solicitor Mr. MacLennan as to the date fails to show any prospect of early settlement. Therefore, on December 10th I have notified Mr. MacLennan to discontinue further negotiation after January 15, 1946.

This leave whole matter in your hand, as you are quite aware of general situation of Com any through my solicitor and myself, as for myself I am completely kept dark of any company affairs for last three years by present management. Wish to have immediate protection and decision as to what steps you intend to take to effect an immediate satisfactory settlement.

Your earliest reply shall be much appreciate, I remain.

Yours truly,

"Jitaro Tanaka"

Jitaro Tanaka

P.S. Enclosed please find notice of premium due on my Life Insurance, which I hope you will take care of same.

ENCL.

13103 & 10154
Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.
October 25th, 1945

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

Attention: Mr. J.A. MacLennan

Re: Advance Manufacturing Co. Ltd.

Dear Sirs:

We are enclosing herewith, for your information, copy of a letter, dated October 13, 1945, received from Mr. Jitaro Tanaka, and which we referred to in our telephone conversation of the 15th instant. At that time you stated you would let us have a copy of your letter to Mr. Tanaka, and we would be glad to receive same.

We would also like to have further information regarding the proposed accounting of the books of the above mentioned Company.

Please let us hear from you in this connection at your earliest convenience.

Yours truly,

F. J. Johnston
Administration Department

WJJ/JF
Encl.

C
O
P
Y

Jitaro Tanaka,
4396 DeBullion St.,
Montreal, 18, P.Q.

October 13, 1945

Mr. W. J. Johnston,
Administration Dept., Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir: File 13103 & 10154

To this date my request to your office for financial statement of Advance Manufacturing Company Limited for year of 1944 and failure of Mr. Enga to reply to my many letters are not explained in your last letter. I would appreciate very much your earliest attention in these matter, as I could not get any result from the company in way of ordinary course, however, power vested in your office for management and control of evacuees properties, also, authority to carry on protection for a such property you would have no trouble of getting satisfactory result from the company as it is almost indispensable to have such a report in your office to function the nature of your office work. Please be advised I would like to have a certified charter accountant statement for the year of 1944, as previous two statements were not to my satisfaction.

As to the content of your last letter the matter of satisfactory settlement is under your consideration, which is also my desire to arrive to soon as possible. However, Mr. Enga does not realize that your office will not tolerate the ideas he has in his mind much longer, quicker you make him realize the sooner the result we get.

Trusting to hear from at your earliest convenience, I remain,

Yours truly,

"Jitaro Tanaka"

Jitaro Tanaka

JT/

C C
O O
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Y

Jitaro Tanaka,
4396 DeBillion St.,
Montreal, 18, P.Q.,
October 13, 1945.

Mr. W. J. Johnston,
Administration Dept., Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

File 13103 and 10154

To this date my request to your office for financial statement of Advance Manufacturing Company Limited for year of 1944 and failure of Mr. Enga to reply to my many letters are not explained in your last letter. I would appreciate very much your earliest attention in these matter, as I could not get any result from the company in way of ordinary course, however, power vested in your office for management and control of evacuees properties, also, authority to carry on protection for a such property you would have no trouble of getting satisfactory result from the company as it is almost indispensable to have such a report in your office to function the nature of your office work. Please be advised I would like to have a certified charter accountant statement for the year of 1944, as previous two statements were not to my satisfaction.

As to the content of your last letter the matter of satisfactory settlement is under your consideration, which is also my desire to arrive to soon as possible. However, Mr. Enga does not realize that your office will not tolerate the ideas he has in his mind much longer, quicker you make him realize the sooner the result we get.

Trusting to hear from at your earliest convenience, I remain,

Yours truly,

"Jitaro TANAKA"

Jitaro TANAKA.

JT/

*Oct 15/45.
Had phone conversation with Mr. McFadden
and he is writing TANAKA re this matter. Will let
us have copy of letter. He is also arranging with Mr.
Ellis for an accounting.*

Jitaro Tanaka,
4396 DeBullion St.,
Montreal, 18, 1945.
Sept. 13, 1945.

Mr. P. Douet,
Custodian, Administration Dept.,
Royal Bank Bldg., Vancouver, B. C.

Dear Sir:

In regard to my business Advance Manufacturing Company Limited, 975 Vernon Drive, Vancouver, B. C. which I am major shareholder prior to my evacuation and now. I am most concern about condition of business affairs, I have written many letters in past one and one-half year and are unable to get any reply at all, even requesting for financial statement for last year has been so far ignored.

Therefore, about fifteen months ago I have instructed Mr. J. A. MacLennan my attorney to interview with Mr. Enga who is looking after the company, at that time Mr. Enga felt either he or I should withdraw from the Company if a reasonable purchase price could be obtained, Mr. Enga's concern at the time is over the fact that if I return to Vancouver and take active part in operating the Company, he is afraid many of the good accounts of the Company will disappear, (however, I am founder of the above mentioned Company and was managing all the business affairs whereas Mr. Enga was my assistance and looking after the production part) nevertheless, I have agreed to sell my interest in Company for \$20,000 net to me and this matter has been in hand of Mr. MacLennan for over fifteen months. He has been doing his best to close the deal but as he mentioned in letter to your office in last April situation was hopeless to continue any further. We had several prospect purchasers, however, due to the poor co-operation on part of Mr. Enga they have been discouraged while he is willing to accept purchaser who would take shares apart from his capacity as shareholder, but would have no say or management in the running of the business and even employment could not be guaranteed. A purchaser of that kind is pretty hard to find. About two week after the letter which he wrote to your office he was notified from Mr. Enga's attorney Mr. Ellis that he has instructed by Mr. Enga about purchasing my interest in Company, this we thought it was in good faith and requested your office to restrain for time being as we like to work this thing out ourselves, but four months has elapsed since that time so far nothing definite in sight, during that time they want some information of shares situation which Mr. Ellis account had little difficulty, this has been fully explained three months ago.

This is general picture of my business condition, therefore, as your office as protecting power of evacuees, I would appreciate very much if you could get me the information how far this deal has progressed and prospect. The reason Mr. Enga totally disregard all my letters and failure to supply me with financial statement. I have explained in many instance unless I get some cooperation from him, I am forced to request Custodian to step into for my protection and it would add unnecessary expenses and he might be chief sufferer, might interfere with the operation of the Company, also, may find better to wind it up the Company. But so far he is taking advantage of our request to your office for chance to work ourselves, at moment I am not so anxious to dispose my interest now as

P.T.O.

Pacific hostility have terminated and I may be able to return to Vancouver to take my position again, but my chief concern is what is a reason of ignoring my letters, there is no ground for such an attitude even deal which we are in progress, after all it was his idea and benefit was all his.

Trusting to hear from you at earliest convenience, I remain.

Yours truly,

"J. TANAKA"

Jitaro Tanaka

JP/

10154

June 4th, 1945.

AIR MAIL

Mr. Jitaro TANAKA,
Reg. No. 06166,
4396 DeBullion Street,
Montreal, 18, P.Q.

Dear Sir:

Further to our letter of May 29th, the Sun Life Assurance Company, Vancouver office, informed us that the cheque from Montreal came to hand on Friday last and we told them to immediately return it to their Montreal office by Air Mail to be handed over to you. We may add that when this matter of payment of the surrender value of this policy was brought to the attention of Mr. Shears, our Director, everything was done to ensure that you received the money immediately. We telegraphed the Sun Life Assurance Company at Montreal to hand the cheque over to you if it had not already been sent, but from the above remarks you will see that it was too late.

We would explain that part of the trouble was that there was a misunderstanding here on the question of the necessity of the Sun Life Assurance Company at Montreal sending the cheque to their Vancouver office as well as the question of the policy of such cheques going through the Custodian's office. However, we feel that the slight delay that has been occasioned will not have caused you undue inconvenience.

Should you not, by chance, have received this cheque, then please telegraph us.

Yours truly,

P. Douet,
Administration Department

PD/ ER

EVACUATION SECTION

Rec MAY 25 1945

File No. 10154

Ans. 2915

Referred *[Signature]*

Jitaro Tanaka,
4396 DeBullion St.,
Montreal, 18, 1945- P.Q.
May 22, 1945

Mr. S. M. Gibson,
Insurance Dept., Custodian,
Royal Bank Bldg, Vancouver, B. C.

Dear Sir:

File 10154.

On January 28th 1944 I have enquired Sun Life Assurance office regarding to status of my policy in connection with Custodian's Office, they have informed in letter as I enclosed which explain very clearly status of the policy. Therefore, I had in mind whether it by loan, dividend, cash or maturity value I can receive from them direct at their office in Montreal, this is a reason I left till last moment to get cheque for my policy 2,138,132 as which to take as the part of payment on the business, however, they told me just for matter of record they have to notify your office and they were quite positive in few days I will be able to receive the cheque from them at Montreal office but today company informed me they were instructed to send the cheque to your office.

I am quite upset about whole situation as if any further delay may quite likely to lose this opportunity, if I had any liabilities outstanding at your office you are justify to do so but I understood correctly (any debentures, deposit of money, stock, share or other securities) which owner is able to take with him outside of protected area in Pacific Coast are not subject to control, however, main thing at moment is I must receive that money immediately without further delay, Anticipating your cooperation, I remain.

Acknowledgment of your letter of May 16th from
Administration Department with thanks.

Sincerely yours,

[Signature]
Jitaro Tanaka. 06166*[Handwritten notes and signature]*

THE HEAD OFFICE OF THE
SUN LIFE ASSURANCE COMPANY OF CANADA

MONTREAL

March 17, 1944.

CLAIMS DEPT. SPECIAL SECTION

Mr. Jitaro Tanaka,
4396 De Bullion St.,
MONTREAL, Que.

Dear Sir:

Re: Your Policies Nos. 2,138,132 & 2,247,226

Further to our letter of February 9, 1944, in which we acknowledged your letter of January 28th, we are pleased to inform you that our Vancouver Office have reported that the Custodian of Enemy Property in Canada has confirmed that he has no interest in your life insurance policies numbered above. They are, therefore, free of any restriction insofar as the Custodian is concerned.

We understand that the Custodian has paid our Vancouver Office the December 1943 premium under policy #2,247,226 and the February 1944 premium under policy #2,138,132. Official receipts have been handed to the Custodian and we believe he is to forward these receipts on to you.

We trust this will clear up any doubts you may have as to the status of your policies.

Yours faithfully,

C.L. Brodie,
Chief Clerk.

Per: 

JG/BM
/EAH

SUN LIFE ASSURANCE COMPANY OF CANADA
HEAD OFFICE MONTREAL

VANCOUVER BRANCH
A. L. WRIGHT, F.I.C., Branch Manager
H. A. FAIRBANKS, Assistant Manager
C. E. HAY, Branch Secretary

ROYAL BANK BUILDING
VANCOUVER, B. C.

IN ALL CORRESPONDENCE ABOUT POLICIES
PLEASE REFER TO FILE NUMBERS

Chow 2/9/5

MAY 17 1945	
EVACUATION SECTION	
Recd	MAY 19 1945
File No.	10754
Ans.	
Registered	<i>[Signature]</i>

Attention: Mr. Douet.
Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, B. C.

Dear Sirs:

Re: Policy Nos. 2,138,132 -
2,247,226-Tanaka

This is the case we discussed with you this morning and we understand that as soon as our Company's cheque for the cash surrender value of the first policy in the amount of \$2252.70 is received by us, we are to forward it to you, and you undertake to forward it by Air Mail through the B. C. Security Commission to the Assured at Montreal. We expect to have the cheque available in a few days time and immediately it arrives, it will be sent to you. You will recall, we discussed with you the possibility of having your department revoke the previous request you made to us that all payments over \$5.00 to Japanese evacuees be sent through your office. This would greatly facilitate payment of any monies under policies where the records are held in branch offices other than this.

We understand a decision on this particular point is pending and that we may receive further instructions from you within the next week.

It is, of course, understood the foregoing does not apply to policies where the assured is interned or resident in enemy territory.

Yours faithfully,
C. E. HAY,
BRANCH SECRETARY.

Per: *[Signature]*

See our letter to Tanaka 7
W. C. Housley. 29/5
NW

+ 4/6/5 B

*with the
13/4/5
[Signature]*

MORRIS & MACLENNAN
Barristers and Solicitors

Encl. Jk 1015

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

December 15, 1944

The Custodian,
507 Royal Bank Bldg.,
Vancouver, B. C.

Attention: Mr. Wright

Dear Sir:

re Advance Manufacturing Co. Ltd.,
Your File #13103

We acknowledge your letter of the 12th instant.

We notice that in the list which we furnished you, the Japanese were described as Internees. We merely took this list from the Annual Returns which had been filed in Victoria and realize that, at any rate insofar as Jituro Tanaka was concerned, he was not an Internee. We had nothing to do with preparing the Annual Returns of the company.

When we discussed this matter with you about a month ago we did not mean to leave the impression that Mr. Haga desired to purchase the interests of the Japanese. Actually, we had discussed the matter with Mr. Haga and his attitude was that he was just as well off to let the matter run along as it was. Mr. Tanaka, however, was concerned over the lack of returns from his interest, due to his enforced absence. What we have endeavored to do since then, is to find a purchaser, apart from Mr. Haga, who would take over Mr. Jituro Tanaka's interest and possibly, if it could be arranged, to take over the interests of the other Japanese concerned. We, however, have no instructions to act for the other Japanese. As you assume, however, we agree that the remaining Japanese would most likely be willing to accept a price for their holdings in line with any sum Mr. Tanaka is willing to take.

We advertised in a local paper for possible purchasers of Mr. Tanaka's interest and have had 2 or 3 interviews with prospective purchasers. The difficulty, however, is that prospective purchasers wish to go into the concern in some capacity to look after their investment and to assist in managing the business. On the other hand, Mr. Haga doesn't wish to have any interference of any nature along these lines, although we must say that Mr. Haga is reasonable and is attempting to co-operate with us insofar as he can make sure that any deal which is made does not prejudice his own position.

Yesterday we had a long discussion with Mr. Haga who then expressed it as his wish that we endeavor to sell the entire company for a sum in the neighborhood of \$65,000.00. The only possibility of that, however, is to try to arrange a sale of the business as a going concern to one of the Eastern furniture manufacturing companies who may desire a branch in the West, and we are looking into that phase to see whether something cannot be done. There is also a further possibility that a local purchaser may be interested in the neighborhood of \$65,000.00 if Mr. Haga will agree to be employed by the company for a period of years to ensure the new concern not being at a loss for a man of Mr. Haga's qualifications, as it is difficult to obtain, at the present time, a man who thoroughly knows the furniture business.

We note that you will take no steps to vest the shares of the Japanese prior to February 1st, 1945, and we thank you for this information. At the same time, we do not wish it to be taken that we are consenting, even after February 1st, 1945, to the shares of Mr. Tanaka being vested. It is our opinion that your office would have no authority, in any event, to vest the shares under these circumstances. However, that is a difficulty which we will not anticipate.

Yours truly,
MORRIS & MACLENNAN
Per: "J.A. MacLennan"

JEM/CK

P.S. We have discussed with Mr. Haga also the possibility of his purchasing Mr. Tanaka's interest and that may be worked out although Mr. Haga is not available. We propose to consult Mr. Tanaka to see what are his views on this matter. We will also discuss with Mr. Haga the possibility of his purchasing the shares of the other Japanese which would be forwarded to him in Montreal immediately.

507 Royal Bank Building,
Vancouver, B.C.,
12th December, 1944.

13109
Evanses Section

McGraw, Harris & MacLennan,
Barristers and Solicitors,
602 West Hastings Street,
Vancouver, B.C.

Attention: Mr. MacLennan

Dear Sirs:

Re: Advance Manufacturing Co. Ltd.

We acknowledge with thanks your communication of 8th instant enclosing list of the shareholders of the above named Company.

Search reveals that the addresses of the Japanese holders are now as follows:

Jitaro TANAKA - 4396 DeBullion St., Montreal, P.Q.
Sataro TANAKA - c/o Mountain Sanatorium, Hamilton, Ont.
Kosaburo UEO - Lemon Creek, Slooan, B.C.
Yuki UEO - Lemon Creek, Slooan, B.C.

As Jitaro Tanaka, Kosaburo Ueo and Yuki Ueo are all evanses and Sataro Tanaka is a released internee, the Custodian is willing to permit them to liquidate their holdings in this Company, provided there is no undue delay in this regard. In the list which you have furnished all are described as internees and if this were so, the Custodian would dispose of the assets in accord with the provisions of the Revised Regulations Respecting Trading with the Enemy (1943); shares would have automatically vested.

When you were here about a month ago, you advised that Mr. Raga desired to purchase the interest of the Japanese and that you hoped to come to some arrangement whereby Tanaka would receive a sum in the neighbourhood of \$20,000.00. As he is the largest shareholder, we assume the rest would be willing to accept a price for their holdings in line with the sum he is willing to take. Please let us know if this deal is progressing.

The Custodian will take no steps to vest the shares under the Orders-in-Council prior to February 1st, 1945.

Yours truly,

L. W. WRIGHT
COUNSEL TO THE CUSTODIAN

WVW/DS

Norris & MacLennan

BARRISTERS AT LAW, SOLICITORS
NOTARIES PUBLIC

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

CABLE ADDRESS "NORRIS"
VANCOUVER, CANADA
TELEPHONE: PACIFIC 5254

BANK OF NOVA SCOTIA BUILDING
602 HASTINGS ST. WEST
VANCOUVER, B. C.

EVACUATION SECTION
Rec'd NOV 15 1944
File No. 10154
Liberated

November 14, 1944.

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

Attention Mr. Gibson

Dear Sir: re Ohio Farmers pol. No. 18865 -
Jitaro Tanaka - Your File #10154

Further to your letter of the 8th instant,
we enclose, herewith, Lumbermen's Insurance Company
policy #9-7439 covering 166 West 5th Avenue, Vancouver,
for the sum of \$2,000.00, payable to the Secretary of
State of Canada, acting in his capacity as Custodian.
We have retained a copy of this policy for our files.

We are arranging to pay the premium direct
from the funds we have on hand, in this connection,
and will be sending you a statement shortly, with our
cheque, for the balance we have on hand at the present
time.

Yours truly,

NORRIS & MacLENNAN.

per 

JAM/CK

Encl.

November 17th, 1944

MEMORANDUM

TO: FILES NOS. 13103 and 10154

FROM: MR. K. W. WRIGHT

RE: Advance Manufacturing Company Ltd., and
Jitaro TANAKA

Mr. McLennan of Messrs. Norris & McLennan called at the office today and interviewed Mr. F. G. Shears and Mr. K. W. Wright. He stated that C. J. TANAKA is now negotiating with Mr. J. Enga regarding the sale of shares now held in Advance Manufacturing Company Limited. It appears that Enga no longer desires to carry on the business if TANAKA retains his interest in the Company.

Mr. McLennan advised that the holdings of TANAKA should be worth a price in the neighbourhood of \$20,000.00, and that TANAKA was willing to accept this sum. Mr. McLennan was informed that as TANAKA left no debts in the protected area and was now in Eastern Canada, the Custodian would have no objection to such a deal, provided we satisfied ourselves that the remaining Japanese interests were not unduly prejudiced.

Mr. McLennan agreed to send us a list of the shareholders, together with their present addresses and holdings.

We indicated that if enemy interests were disclosed we would probably want to come to some arrangement with Enga to purchase such shares at a price in line with the consideration TANAKA received for his stock.

K. W. WRIGHT

KWW/JF

CC: MR. SHEARS

10254

23rd February, 1944.

Mr. Jitaro Tanaka,
Registration No. 06166,
1396 DeBullion Street,
Montreal Quebec.

Dear Sir:

Re: Sun Life Policy No. 2,138,132

We have your letter dated January 28th referring in particular to the above numbered policy on which there is now a premium due of \$173.80.

The reference which you make to life insurance being frozen and subject to the control of this office is not strictly correct. We are not assuming any responsibility for the maintenance of life insurance but upon your request will be pleased to pay premiums from any available funds standing to your credit.

Any moneys payable to you by the life insurance company, whether it be by way of loan, dividends, cash or maturity value can be received by yourself. The policy, however, in this connection is for the funds to be forwarded to you by the Insurance Companies through this office.

We are today paying the premium which you request and enclose herein copy of our letter which we have addressed to the Sun Life Insurance Company.

Yours truly,

S. M. Gibson,
Insurance Department.

FCS/PMH

Enc.

SUN LIFE ASSURANCE COMPANY OF CANADA
HEAD OFFICE: MONTREAL

VANCOUVER BRANCH
A.L. WRIGHT, C.L.U., BRANCH MANAGER
H.A. FAIRBAIRN, ASSISTANT MANAGER
S.E. HAY, BRANCH SECRETARY

ROYAL BANK BUILDING
VANCOUVER, B.C.

IN ALL CORRESPONDENCE ABOUT POLICIES
PLEASE REFER TO THEIR NUMBERS

Mr. S. M. Gibson,
Office of the Custodian,
5th Floor, Royal Bank Bldg.,
VANCOUVER, B. C.

February 12, 1944

EVACUATION SECTION	
Rec'd	FEB 14 1944
File No.	10154
Ans.	SMH
Referred	Gibson

Dear Mr. Gibson: Re: Policies 2,138,132 & 2,247,226
Jitare Tanaka

Out to Doubt

Our Montreal office have received a letter from the above named policyholder stating that he intended to make payment of premiums from his account with the Custodian and complains of a lack of cooperation in this matter. Our Montreal office have therefore asked us to secure any information that you may have available as so far our Company does not appear to have had any notification that the Custodian expects to control the policies or is interested in them in any way.

It may be mentioned that there is a premium now due under Policy No. 2,138,132 in the amount of \$173.90. If you have funds available in behalf of this policyholder we shall be pleased to receive a remittance in due course, along with your comments regarding our policyholder's status with the Custodian.

Yours faithfully,


BRANCH SECRETARY.

CEE/ILQ

EVACUATION SECTION

Rec'd FEB 5 1944

File No.

Ans.

Referred

10154

M. G.

L. J. Brown

Out to Soviet

4396 Debullion St,
Montreal, P. Q.
Jan, 28, 1944.

The Custodian,
Royal Bank Bldg,
Vancouver, B. C.

Dear Sir:

file 10154,

I have received the notice of premium due on my life insurance policy to-day, which I intended to ask your office to make a payment from my account, but on contrary, I have information even life insurance are frozen and are subject to the control by your office.

Since we were forced to evacuated, I have made the payments well over thousand dollars to my policies, and reasons I am continuing the payments after my income have been stopped are of course, for protection of my family and also, as saving. But if cannot utilize these policies to my benefit, I am reluctant to make any further payment. As it is impossible for me to keep up the payments which were based on my pre-war income, however, if your office can give me written guarantee which my policies are exempted from any interference from your office, I am willingly to keep in force without change, but, if and when, business opportunities or other urgent condition demand money from my life insurance policies I would like to have it immediately without delay.

Kindly give your utmost consideration and reply at earliest date, I remain.

Yours truly,

Jitaro Tanaka
Jitaro Tanaka,

cc. file
533 39

COPY

MEMORANDUM FOR THE FILE.

January 6, 1944.

Re: Jitaro TANAKA, Reg. No. 06166, National,
Our file 10154.

On May 27, 1942 Jitaro Tanaka declared an interest in three properties, namely:

105 W. 20th Avenue, Vancouver,
117 W. 6th Avenue, Vancouver,
166 W. 5th Avenue, Vancouver.

The position of these properties is as follows:

- (1) 105 W. 20th Avenue, Vancouver (Lots 17 and 18, Block 563, D.L. 5267) was sold under Agreement for Sale to Louis Lang prior to Tanaka's declaration to the Custodian. Mr. McLennan, Barrister, arranged prepayment of the purchase money and has completed the sale within recent months and the full balance of the proceeds, namely, \$713.69 was forwarded to Tanaka through Mr. McLennan on November 13, 1943, on the understanding that Tanaka required extra funds for removal to the East.
- (2) 117 W. 6th Avenue, Vancouver (East $\frac{1}{2}$ of Lot 15, Block 33, D.L. 200A) was sold through Macaulay, Nicolls Maitland and Co. Ltd., Real Estate, under instructions from Mr. McLennan, Barrister, who holds Power of Attorney dated March 14, 1942 (Letters on file from Morris & McLennan dated February 27, 1943 and March 26, 1943 re sale of 117 W. 6th Avenue) This property was not offered for sale by public tender as it was sold prior to compilation of the catalogue.
- (3) 166 W. 5th Avenue, Vancouver, situated on Lot 2, Block 33, D.L. 200A, is one of two small houses built on one lot in which Jitaro Tanaka owns an undivided $\frac{1}{2}$ interest shown on a separate Certificate of Title (No. 97433 K). House number 162 on this lot is owned by Jitaro's brother Takejiro, who also has a separate Certificate of Title (No. 9215 L) covering his undivided $\frac{1}{2}$ interest. The separate ownership of the houses is a matter of agreement between the two brothers apart from the undivided $\frac{1}{2}$ interest held by each in the land.

This property appears in the Catalogue of real property for sale by Public Tender under No. 340, and while listed as 162 W. 5th Avenue, actually includes 166 W. 5th Avenue as well.

No bids were received for Catalogue No. 340.

As far as Jitaro Tanaka's file is concerned there appears to be only one real property interest undisposed of at this date, namely, an undivided $\frac{1}{2}$ interest in Lot 2, Block 33, D.L. 200A on which two houses are located, one of which, 166 W. 5th Avenue, is claimed solely by Jitaro.

Please see attached statement.

"A. G. M."

COPY

MEMORANDUM FOR THE FILE. #10154.

January 6, 1944.

Jitaro TANAKA, Reg. No. 06166, National,
Our File 10154.

Re: Lot 2, Block 33, D.L. 200A
(162 W. 5th Avenue, and)
(166 W. 5th Avenue,)

Assessed Values: 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
			<u>\$199.40</u>

Balance			\$340.60
---------	--	--	----------

"P.D."

"A. G. M. "

✓
10154 and 10026
Evacuee Section

509 Royal Bank Building,
Vancouver, B.C.,
January 6, 1944

G.W. McPherson, Esq.,
Executive Assistant to the
Secretary of State of Canada,
Victoria Building, 7 O'Connor Street,
Ottawa, Ontario.

Dear Mr. McPherson:

✓
Re: Jitaro Tanaka and
Takejiro Tanaka

Your communication of 4th instant has just been
received.

According to the R.C.M.P. report Jitaro Tanaka
is a Japanese National and was evacuated from Vancouver to Lemon
Creek on October 30th, 1942; Takejiro Tanaka is also a Japanese
National and was evacuated from Vancouver to Slocan on September
4th, 1942.

We attach hereto copy of J.P. Forms for the
above noted also copies of Memos compiled by Mrs. McArthur, State-
ments of Receipts and Disbursements certified by Mr. Good and
copies of Certificates of Encumbrance for 105 W. 20th, 117 W. 6th,
166 W. 5th and 162 W. 5th Avenue.

Also attached are copies of Real Property
Catalogue and Advertisement appearing in Vancouver Newspapers on
19th June, 1943.

In accordance with your instructions we are
forwarding the above numbered files to you by registered mail.

Yours truly,

K.W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/DG
Attchs.

COPY

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
CORRESPONDENCE
TO THE
CUSTODIAN'S OFFICE

PLEASE REFER
TO
J-718

Victoria Building,
7 O'Connor Street,
Ottawa, Ontario,
January 4th, 1944.

K.W. Wright, Esq.,
Office of the Custodian,
Royal Bank Building,
Vancouver, B.C.

Dear Mr. Wright:-

re Jitaro Tanaka and
Takejiro Tanaka

The Petition of Right was served on the Attorney General of Canada on November 26th and was referred to this office at my request last week when Mr. Shears was here.

The Petition states that these parties are brothers, that they were born in Japan and have been evacuated to Lemon Creek and Slocan, respectively. It also states that Jitaro Tanaka left Vancouver on October 2nd, 1942 and Takejiro Tanaka left on September 4th, 1942. The Petition further states that these parties completed J.P. forms on or about the 26th and 27th days of May, 1942. The Petition further states that they have an undivided half interest in property situated at 162 and 166 West 5th Avenue, Vancouver, free and clear of any encumbrance, the property being Lot 2, Block 33, District Lot 200A, Group 1, New Westminster District. The Petition further states that the property is occupied by tenants and the rentals are sufficient to maintain the property in good standing and condition.

Will you please examine the file and advise me as to whether or not the above statements of fact are correct and if you have no information as to their nationality you might confirm this with the R.C.M. Police.

I would appreciate a copy of their J.P. Declaration forms.

A statement indicating rents collected and disbursements certified by Mr. Goode, will also be of considerable assistance. I would further appreciate a copy of the notice that was inserted in the Vancouver papers on June 19th, 1943, giving notice that the Custodian intends to sell property and you might send me several copies

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

of the Catalogue in which the property appears.

I think it is advisable, since the action will likely be tried here, for you to forward the Custodian's file by registered mail, but the answers to the above questions should be forwarded by airmail as soon as possible.

Yours very truly,

"G.W. McPherson"

G.W. McPherson
Executive Assistant

Jitaro Tanaka
#396 De Bullion St.
Montreal, P.Q.

Mr. P. Daut
The Constable
Royal Bank Bldg.
Vancouver, B.C.

10/1/44

EVACUATION SECTION	
Rec'd	DEC 21 1943
File No.	10752
Ans.	11-2-44
Referred	Daut
out to you	

Dear Sir.

Enclosed please find notice of premium due on December 10, 1943. which of course have thirty-day of grace, therefore, if you kindly pay from account \$223.10 before 10th of January will be quite satisfactory.

At same time please advise Sun Life Assurance Company change of my address as on above.

I wish to call your attention again, since September my monthly allowance of \$100.00 have been neglected. As I had big expenses and furnitures to buy, so please forward to me without any further delay. I remain

Yours truly
Jitaro Tanaka

C. Bae
\$1063 49
K4-1-44

Norris & MacLennan

BARRISTERS AT LAW, SOLICITORS
NOTARIES PUBLIC

T. G. NORRIS, K.C.

J. A. MACLENNAN, LL.B.

CABLE ADDRESS: "NORRIS"
VANCOUVER, CANADA
TELEPHONE: PACIFIC 3284

BANK OF NOVA SCOTIA BUILDING
602 HASTINGS ST. WEST

VANCOUVER, B. C.

Rec'd	<i>Nov 27</i>
File No.	<i>10154</i>
Ans.	<i>Shears</i>
Referred	<i>Shears</i>

November 26, 1943. *OK*

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

Attention Mr. Shears

Dear Sir: re J. Tanaka-your File #10154

We are obliged to you for your letters to us of the 25th instant and for your efforts to assist the Japanese to the best of your ability in keeping with your interpretation of the regulations.

We have nothing but the highest regard for the way your office has been handling numerous matters with which the writer has had to do and we do not wonder that from time to time a difference of opinion between your office and ours does occur. It is only the one member of your staff whom we have previously mentioned, with whom we have ever had any strained relations and we fully believe it is only a passing phase which will resolve itself, and, with a staff the size of yours, it is inevitable the exasperation point must be reached with one or another individual at some time.

We appreciate your advising us of your recent recommendation to Ottawa of reconsideration of the cases where the Japanese have removed from interior housing projects and are re-establishing themselves in other parts of Canada, and we appreciate also your advice that you will acquaint us with any change in policy which may be authorized from Ottawa in this connection.

We appreciate also that your office is willing to co-operate to any extent possible, within the limits of the policy under which it is required to function, and almost without exception have met with nothing but courtesy and co-operation from your office.

Yours truly,

NORRIS & MacLENNAN,

per *[Signature]*

JAM/CK

P
Y
10154

25th November, 1943

Messrs. Norris & MacLennan,
Bank of Nova Scotia Building,
602 West Hastings Street,
Vancouver, B.C.

Dear Sirs:

Re: Jitaro TANAKA

The writer was away from the office yesterday and your letter of the 23rd comes to my attention this morning.

It is unfortunate that any strained relation should have developed between yourself and any member of our staff and I hope it will only be a passing phase which will resolve itself.

On account of the position you are taking on behalf of the Japanese in regard to the jurisdiction of this office, it is perhaps inevitable that differing with our starting premise a divergence of opinion in regard to its operation will also occur.

Under the Regulations real estate becomes vested in the Custodian and in the condition of real estate the Japanese owner was not able to take it with him, nor could he (apart from its revenue) use its value for any purpose where he now is.

Under our policy we are converting real estate into cash and because we are not making all the proceeds immediately available to the owner he is in no worse position in regard to this than if the property had remained unsold. The same principle applies in the conversion of other assets into cash.

The Custodian viewing a part of his duties in the light of a Trustee has ruled that as a broad general policy moneys should be forwarded to the Japanese owner only in amounts necessary for maintenance requirements and the transfer of large sums merely to place the owner in possession of same rather than holding such sums to his credit here is not at the present time the policy of this office.

do not mind saying that I have just recently recommended to Ottawa a reconsideration of this question and have suggested, especially in those cases where the Japanese has removed from any interior housing project and is now re-establishing himself in other parts of Canada, that providing his debts have been taken care of the funds we are now holding in trust should be released to him.

2.

I find that no monthly remittance has been made to Tanaka since September and as we are now close to December I am at the present time authorizing the issuance of a cheque for \$300.00 to Tanaka.

You may not agree with this but I hope you will differentiate between any antagonism you may have to the operation of the Custodian's policy and its personnel.

We will continue to make a monthly remittance to Tanaka and if any change in policy is authorized from Ottawa I will be pleased to acquaint you of it. In the meantime I hope that you will appreciate that this office is willing to co-operate to any extent possible within the limits of the policy under which it is required to function.

Yours truly,

F.G. Shears,
Director.

FGS/PMH

Norris & MacLennan

BARRISTERS AT LAW, SOLICITORS
NOTARIES PUBLIC

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

BANK OF NOVA SCOTIA BUILDING
602 HASTINGS ST. WEST

VANCOUVER, B. C.

CABLE ADDRESS "NORRIS"

VANCOUVER, CANADA

TELEPHONE: PACIFIC 5254

EVACUATION SECTION

Rec'd NOV 6 1943

File No.

Ans.

Referred

November 4th, 1943. *Mr. Tanaka*

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

Your File #10154/06166

Dear Sir: re Jitaro Tanaka, 105 West 20th Ave. *Pay'd in a/s*

We are obliged to your Mr. Shears for his letter to us of the 1st instant and now enclose, herewith, our cheque, in your favour for the sum of \$713.69, being the balance in full of principal and interest owing by Louis Lang to Jitaro Tanaka under Agreement for Sale dated the 21st day of March, 1942.

We are today forwarding the Deed of Land to Messrs. Yarwood and Durrant, Solicitors for Louis Lang and have undertaken with them to obtain from you authorization lifting the vesting of the property in the Custodian so the Deed may be registered. We would appreciate receiving the authorization from you in this connection by return, if possible.

The cheque we received from Messrs. Yarwood and Durrant was for an additional \$5.00 which we arranged to obtain from Louis Lang as the charge for preparation of the Deed, payable by the Purchaser.

Yours truly,

NORRIS & MacLENNAN,

per *[Signature]*

JAM/CK

P.S. We would appreciate your sending cheque from your office for the proceeds of the balance of the purchase price to us in order that we might forward it to Mr. Tanaka direct.

*Permit # 662-07
2nd 21.62
\$713.69*

10154

1st November, 1943.

Messrs. Morris & MacLennan,
602 West Hastings Street,
Vancouver, B.C.

Dear Sirs:

Re: Jitaro TANAKA
105 West 20th Avenue

In regard to the matter about which you telephoned me on Saturday, I have just inspected our file as promised.

Mrs. McArthur appears to have acted in accordance with the policy of this office in regard to such matters. We always advise the British Columbia Security Commission of any requests for funds other than the regular allowances and are usually guided by their comments as they are in closer contact than we are with the individual Japanese.

It could possibly be said that in certain cases the financial circumstances of the Japanese is such that the reason for a strict control over disbursements is not necessary, but broadly speaking we believe it is a good policy and the rule has worked no particular hardships even in cases where the need of same is not so apparent.

In the present case I see that had Mr. Lang, the purchaser under the agreement of sale, not requested the privilege of paying the balance at the present time, Mr. Tanaka would not have been in the position to obtain the full amount of the balance, but only the payments due from time to time under the agreement.

I did notice that as far as Tanaka was concerned he agreed to Mr. Lang's pre-payment on the condition that he received the amount in full, but largely at least on the grounds that he would be incurring expenses for removal East. It is indicated by the British Columbia Security Commission that even if this change is contemplated it has not been definitely arranged.

I think you must therefore agree that from both these angles Tanaka would not suffer in any way by the observances of our usual policy. However, in this particular case as the funds will be received in full because of the arrangement we agreed upon for pre-payment, you can accept this as our assurance that the funds will be paid to Mr. Tanaka.

As pointed out by Mrs. Neathur it will be necessary for the purchase money to be received by this office before our vesting is lifted but with the assurance of the Custodian's office acting in regard to this matter, Mr. Lang can have no objection to this.

Tanaka requests that the funds be sent to him, but we have no objection, if you so desire, to sending our cheque through you upon completion of this deal.

We trust that our co-operation in this manner will take care of the wishes of Mr. Lang, Tanaka and yourself.

Yours truly,

F. G. Shears,
Director.

FGS/PMH

10154

October 21, 1943.

Messrs. Norris & MacLennan,
Barristers and Solicitors,
Bank of Nova Scotia Building,
602 W. Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Jitaro TANAKA, Registration No. 06166, and
105 W. 20th Avenue, Lot 18, Blk. 563, D. L.
526.

Your letter of October 19th has been received together with a copy of letter from Jitaro Tanaka dated October 4th, directed to Mr. J. A. MacLennan.

We note that Mr. Tanaka has consented to the request of Louis Lang to pay off the balance owing under an Agreement for Sale covering the above property on the condition that proceeds be paid to him directly by you and that there will be a continuation of the monthly payments of \$100.00 now being made from monies at credit with the Custodian.

Confirming our telephone conversation with you this morning we would ask you to please complete this transaction remitting net proceeds to this office. In view of your representations as to Tanaka's need of funds for removal to the East, this office will be willing to remit the full amount of the proceeds from this sale to Tanaka through you.

Since other property in the name of Tanaka remains under the administration of the Custodian we would be glad to be advised of the place to which he is removing and also the time of such removal.

Before the Deed covering 105 W. 20th Ave. can be registered it will be necessary to file a certificate vacating the certificate of vesting. This will be attended to in due course.

Yours truly,

A. G. McArthur,
Administration Department.

AGM:AS

Norris & MacLennan
BARRISTERS AT LAW, SOLICITORS
NOTARIES PUBLIC

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

BANK OF NOVA SCOTIA BUILDING
602 HASTINGS ST. WEST

VANCOUVER, B. C.

CABLE ADDRESS "NORRIS"

VANCOUVER, CANADA

EVACUATION-860740

Rec'd OCT 20 1943

File No.

Ans.

Referred

October 19, 1943.

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

Your File # 10154

Dear Sir: re Jitaro Tanaka

As you know, the above-named entered into an Agreement for Sale on the 21st of March, 1942, with one Louis Lang, in respect of Mr. Tanaka's residential property at 105 West 20th Avenue, Vancouver.

Louis Lang has asked now for the privilege of repaying the whole amount owing in order to obtain the Deed to the property, and Mr. Tanaka has consented, but only on the condition that all proceeds shall be forwarded to him directly by us and on the further condition that the monthly payments of \$100.00, which you are sending him from monies of his which you have on hand, will be continued. Mr. Tanaka advises that he proposes moving to the East very shortly and will be incurring substantial expenses in doing so and that is one of the reasons he is anxious to have the proceeds of the sale sent directly to him.

There is a balance accruing to Mr. Tanaka of \$682.07 plus interest of \$31.62. We enclose, herewith, excerpt of letter of October 9th, which we received from him in this connection, and would like to have your advice that the balance of the proceeds of the sale might be sent direct to our Client.

Yours truly,

NORRIS & MacLENNAN,

per 

JAM/CK

{ 105-20th
17/563/526

C O P Y

37 Dogwood St.,
Lemon Creek,
Slocan, B.C.
October 9, 1943. ✓

Mr. J. A. MacLennan,
602 Hasting St., W.
Vancouver, B. C.

Dear Mr. MacLennan:

Replying to your letter of October 4, 1943, reference to Mr. Liou Lang offer to make payment in full with interest accruing to maturity is acceptable, on condition, all proceeds in this matter shall be forwarded to me directly by your office and without curtailment by the Custodian's Office of my regular monthly payment. I have doubt they might not hesitate to stop my monthly payment, after all one hundred dollars month does not quite cover our living expenses and also in near future, I might move to East which of course means lot of expenses, is the one of the reason I am anxious to have this money mailed to me directly.

I believe there is a balance \$682.07 with interest providing all previous monthly payments were up-to-date. Some time ago I wrote to you for statement of my affairs from beginning of my account, which to this date I have not received; will you kindly attend to this matter immediately. Please find Deed enclosed with necessary instruction from you for transaction which required are properly signed.

Regard to the Japanese Property that Petitions of Right had been granted for two out of the three cases, but just below that sentence you mentioned that two were refused, so I do not know whether two or one is granted. Anyway I shall be expecting further news of this proceeding.

Thanking you for your prompt attention, in all matters.

Yours sincerely,

(Signed) JITARU TANAKA

JT/
Encls.

September 27, 1941.

MEMORANDUM

To: Mr. Clegg, Accounting Department.

From: Mr. [Name], [Department].

Re: File No. 10124 - 164 West 5th Avenue -
[Name], Registration No. 36111

File No. 10124 - 164 West 5th Avenue -
[Name], Registration No. 36111

After reference to the conversation with Mr. Clegg this morning, with the result that as we have only recently discovered that 164 and 166 West 5th Avenue are two small houses owned by one lot, it is necessary to amend previous instructions given with regarding opening 164 West 5th Avenue in a joint account with 166 West 5th Avenue, viz. File 10124 and 10125.

In the first place, check against for Certificate of Occupancy should be advised to 10124, Elmer Thoma's account, and also that of 10125 which we paid in July according to the order to 10124. It is to be changed to 10124. The account corresponding to the joint account should be placed in a separate account, 10124, Elmer Thoma, and the joint account closed.

As revenues from 164 West 5th Avenue have been shifted all being to 10124, Elmer Thoma, no coordination office in connection with this house. As each property pays its own water account (the water meter is the one for each house) which is deducted from rentals received by the agent, no difficulty arises in this connection.

[Handwritten signature]

~~10026~~ and 10154

September 27, 1943.

Attention Mr. J. E. Anderson.

Honors. Kier & Kier 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. 340, it has recently come to light that there are two houses on this lot, which is Lot 2, Block 33, D.L. 2304. 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,

F. Doust,
Administration Department.

PD:BS

10134 and 10226

July 23, 1943.

URGENT

Mr. Jitaro Tanaka,
Japanese Registration No. 06166,
37 Duwood Avenue, Leam Creek,
Slemon, 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, Morris & 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. 2004.

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 Morris & 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 Leam 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. Douet,
Administration Department.

PD:BT
Encl. 1

c.c. - Mr. Takajiro TANAKA, Reg. No. 06135

10154

March 31, 1943.

Messrs. Norris & MacLennan,
Bank of Nova Scotia Building,
602 West Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Jitaro TANAKA. Reg. No. 06166

We thank you for your letter of the 26th of March relating to the sale of the property at 117 West 6th Avenue, Vancouver, to Mr. Thomas Barnett, and enclose our receipt for your cheque amounting to \$1201.84, representing the balance due to Tanaka after all adjustments have been made in line with the statement dated the 27th of February from Macaulay, Nicolls, Hattland & Company Limited, who handled the sale of this property.

Respecting the second paragraph of your letter, we would advise that a certificate to vacate our Certificate of Vesting No. 34962 was handed in to the Land Registry Office this morning with a request that they give this matter their immediate attention, so that within the next day or so you should be able to proceed with registration.

Regarding the insurance policy, we have on file a certified copy of Ohio Farmers Insurance Company Policy No. BC 690, and our Insurance Department have today written Blane, Fullerton & White Limited, instructing them to change the name of the assured by endorsement to Thomas Barnett. We will send the above mentioned certified copy of policy to you as soon as the change is made.

Regarding the furniture and effects of Mr. Tanaka which are in a locked room, we thank you for the key to this room and have requested our Protection Department to have the goods in question removed to storage at the earliest opportunity.

We will be sending you a cheque at an early date in settlement of your account dated the 26th of March for \$30.00, representing

Page 2
Morris & MacLennan,
March 31, 1943.

your services to date in connection with this matter, and will of course charge this amount to Tanaka's account.

We will advise you later regarding the forwarding of funds to Tanaka from the sale of this house.

Yours truly,

P. Doust,
Administration Department.

PD:BT

Encl.

Norris & MacLennan
BARRISTERS AT LAW, SOLICITORS
NOTARIES PUBLIC
T. G. NORRIS, K.C.
J. A. MACLENNAN, LL.B.

EVACUATION SECTION
Rec'd MAR 30 1943
File No.
Ans.
Referred

CABLE ADDRESS "NORRIS"
VANCOUVER, CANADA
TELEPHONE: PACIFIC 5554

BANK OF NOVA SCOTIA BUILDING
502 HASTINGS ST. WEST

VANCOUVER, B. C.

March 26th, 1943.

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

TANAKA, Jitaro
File 10154 Reg. 06166

Sale of Property at 117 W 6 ave

Dear Sir:

Re: Your file 10154 - Jitaro
TANAKA

10154
06166

Further to our correspondence herein, we have to advise that the Deed and Certificate of Title are in our possession to be handed over to Messrs. Macaulay, Nicolls, Maitland & Co. Ltd. We have received two cheques from Macaulay, Nicolls, one for \$1,201.84 in favor of the Department of the Secretary of State, Office the Custodian, and one for \$55.00 in favor of our firm. The \$55.00 cheque is made up as to \$50.00 thereof for furnace repairs which had been arranged by us and we are today remitting \$50.00 in payment of that account. \$5.00 is to cover the costs of drawing the Deed.

The enclosed cheque for \$1,201.84 was handed to us on the condition that we turn it over to you only on receipt of a letter from you permitting registration. We telephoned you sometime ago to request this letter and it no doubt is ready now. The enclosed cheque is sent to you on the condition that you will forthwith send the said letter to us. Failing immediate compliance, we would ask for return of the cheque as strictly speaking, we are not authorized to hand it over to you at this time.

The amount of \$1,201.84 is made up of the purchase price of \$1,325.00 less the furnace repairs and less agent's commission and adjustments as of March 1st, 1943.

See copy of
Statement
attached

You have in your possession Insurance Policy of Ohio Farmers Insurance Company No. BC 690,

March 26th, 1943.

The Custodian of Enemy Property:

expiring July 6th, 1944. This should be signed over by the Custodian to the purchaser, Thomas Barnett of 2048 East 32nd Ave., Vancouver, and returned to us with the letter from your office permitting registration.

Would you kindly attend to this matter right away.

As we informed you previously, there is a locked room in the house in question containing furniture and effects of Mr. Tanaka and these effects will have to be removed now since Mr. Tanaka no longer owns the house. We enclose herewith key to the room for the purpose of enabling your Protection Department to enter and remove the goods for storage in your warehouse.

We understand your policy of remitting funds to the extent of \$100.00 per month to Japanese but you will appreciate that Mr. Jitaro Tanaka is in a different position than the ordinary evacuee. He has ample funds in Vancouver Banks but finds it awkward to cash his Vancouver cheques in Slocan. In addition to that, he has to pay 25¢ handling charge on every cheque. He wishes the whole of the proceeds of this cheque, less our charges, to be sent to him in order that he can open a Bank Account in Slocan and obviate the necessity of paying exchange on every cheque he issues. The account for our services to date amounts to \$30.00.

Yours truly,

NORRIS & MacLENNAN,

Per: 

JAM/WS
ENCLS.

Norris & MacLennan
BARRISTERS AT LAW, SOLICITORS
NOTARIES PUBLIC
T. G. NORRIS, K.C.
J. A. MACLENNAN, LL.B.

BANK OF NOVA SCOTIA BUILDING
602 HASTINGS ST. WEST

VANCOUVER, B. C.

February 1st, 1943.

ATTENTION MR. RUSSELL

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

Dear Sir:

Re: Jitaro TANAKA - Registration
#06166 - Your files
10154 and 10026.

Further to your letter of the 22nd ultimo, we regret not having been able to reply to you sooner but we were waiting to hear from the tenants as to any articles of furniture that might be stored with them.

We are informed that there are no articles of furniture whatsoever, or any other articles left with the tenant at 166 West 5th Avenue, Vancouver. The tenant of 117 West 6th Avenue advises that she is not using any articles of furniture but that there is an attic room which is locked and in which Mr. Tanaka left some of his belongings. The tenant has not been in the room and has no knowledge of what the room contains. Presumably it contains personal effects of Mr. Tanaka.

As we advised you in our letter of October 28th last, we are looking after the rentals of the premises at 117 - 6th Avenue West and 166 - 5th Avenue, as well as looking after payments under an Agreement for Sale in respect of the premises at 105 - 20th Avenue West.

In addition to supervising the real estate, we have in our possession for safekeeping the following documents:

1. Share Certificate No. 1 of Advance Manufacturing Company Limited for 15 shares in the name of Jitaro Tanaka;
2. Share Certificate No. 5 of Advance Manufacturing Company Limited for 30 shares in the name of Jitaro Tanaka;

CABLE ADDRESS "NORRIS"
VANCOUVER, CANADA
TELEPHONE: PACIFIC 5284

EVACUATION SECTION	
Rec'd	FEB 3 1943
File No	10154 & 10026
Ans.	
Referr	<i>[Signature]</i>

[Signature]
Donch

Green
seen

February 1st, 1943.

The Custodian of Enemy Property.

3. Share Certificate No. 7 of Advance Manufacturing Company Limited for 107 shares in the name of Jitaro Tanaka;
4. Certificate of Indefeasible Title No. 27246'L' in the name of Jitaro Tanaka of 975 Vernon Drive, covering East Half of Lot 15, Block 33, D.L. 200A, Group 1, N.W.D., Plan 197, clear;
5. Certificate of Indefeasible Title No. 40874-L in the name of Jitaro Tanaka covering Lot 18, Block 563, D.L. 526, Group 1, N.W.D., Plan 2354, subject to R.C. 13731M by The Royal Trust Company as set out in 40874-L.
6. Certificate of Indefeasible Title No. 40873-L in the name of Jitaro Tanaka, covering Lot 17, Block 563, D.L. 526, Group 1, N. W. D., Plan 2354, subject to R.C. 13730M by The Royal Trust Company as set out in 40873-L,

the three last-mentioned properties being in the City of Vancouver.

We enclose herewith copy of Power of Attorney in our hands in respect of Advance Manufacturing Company Limited shares and written instructions dated October 24th, 1942 from Mr. Tanaka to us directing us to supervise the real estate.

We have recently had a communication from Mr. Tanaka asking that we endeavor to sell his property at 117 West 6th Avenue if it can be sold at a price of \$1,250.00 cash, or perhaps half cash and the balance on terms. We are communicating with several Real Estate Agents in order to list the property and will communicate with you if any offer is received. *now sold*

We shall be forwarding you shortly a statement of the monies received by us, as well as the disbursements which we have had to make in connection with our handling of Mr. Tanaka's affairs.

Since dictating the foregoing, we are in receipt of your letter of the 29th ult. We had already arranged for the alteration of the Insurance Policies and enclose herewith copies of the following policies:

Ohio Farmers Insurance Company Policy No. BC 690 for \$1,000.00 covering 117 - 6th Ave. West, Vancouver, expiring July 6th, 1944.

Ohio Farmers Insurance Company Policy No. 18865 for \$2,000.00 covering 166 West 5th Avenue, Vancouver, expiring November 13th, 1944.

February 1st, 1943.

The Custodian of Enemy Property:

Ohio Farmers Insurance Company Policy No. BC 914
for \$3,500.00, covering 105 West 20th Ave., Vancouver,
expiring September 6th, 1944.

Mr. Tanaka when he left matters in our hands
informed us that he had the original policies somewhere
but appeared to have mislaid them and accordingly we
obtained copies of these policies.

Yours truly,

NORRIS & MacLENNAN,

Per: 

JAM/WS
ENCLS.

COPY

Vancouver, B. C.

October 24th, 1942.

Messrs. Norris & MacLennan,
Barristers, etc.,
311 - 602 West Hastings St.
Vancouver, B. C.

Dear Sirs:

You are hereby authorized to act
on my behalf in my absence from Vancouver to
supervise my affairs generally and in particular to
collect monies accruing to me under Agreement for
Sale to Louis Lang and rentals on house properties at
117 6th Avenue West and 166 5th Avenue West,
Vancouver, and to deduct, if you see fit, 5% on
monies collected by you.

AND FOR SO DOING, THIS SHALL BE YOUR
SUFFICIENT AUTHORITY.

Yours truly,

"J. Tanaka"

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I,
JITARO TANAKA, of 105 West 20th Avenue, in the City of
Vancouver, in the Province of British Columbia, Managing-
Director, do hereby constitute and appoint, JOHN ARTHUR
MacLENNAN, of the said City of Vancouver, Solicitor, my
true and lawful Attorney, for me and in my name, place
and stead,

TO VOTE at the meetings or any adjournments
thereof of Advance Manufacturing Company Limited, a
Company duly incorporated under the laws of the Province
of British Columbia and carrying on business at 975
Vernon Drive, in the City of Vancouver, in the Province
of British Columbia, and otherwise to act as my proxy
or representative in respect of any shares in the said
Company now held or which may hereafter be acquired by
me therein, and for that purpose to sign and execute
proxies or other instruments in my name and on my behalf
and generally to act for me at said meetings as fully
and effectually as I could do if personally present.

TO RECEIVE from the said Advance Manufacturing
Company Limited dividend or dividends due to me on
all stock or shares standing in my name on the books of
the said Company, and to grant receipts for the same.

TO INSPECT and examine into the books of the
said Company and to make excerpts therefrom and generally
to look after my interests in the same as fully and
effectually as I could do if personally present.

I HEREBY GRANT my said Attorney full power
and authority to substitute and appoint from time to time
in his place and stead on such terms as he shall think
fit, one or more Attorney or Attorneys to exercise for
as my Attorney or Attorneys any or all the powers and
authorities hereby conferred, and to revoke any such
appointment from time to time and to substitute

appoint any other or others in the place of such Attorney or Attorneys as he, my said Attorney, shall from time to time think fit.

I, the said Jitaro Tanaka, HEREBY AGREEING and COVENANTING for myself, my heirs, executors and administrators, to ratify and confirm whatsoever my said Attorney or his lawful Attorney or Attorneys or substitute or substitutes shall lawfully do or cause to be done in the premises by virtue of these presents.

AND that the powers herein contained may be exercised in the name and on behalf of my heirs or devisees, executors or administrators and shall not be revoked by my death.

WITNESS my hand and seal, at Vancouver, B. C., this 14th day of March, A. D. 1942.

SIGNED, SEALED AND
DELIVERED

in the presence of

Winifred Sarker
311-602 W. 4th St.
Vancouver B.C.

"J. Tanaka"

PROVINCE OF BRITISH COLUMBIA }
TO WIT: }

I hereby certify that on the 14th day of March, 1942, at the City of Vancouver, in the Province of British Columbia, Jitaro Tanaka, whose identity has been proved by the evidence on oath of Winnifred Soohen, appeared before me and acknowledged to me that he is the person mentioned in the annexed Power of Attorney as the Maker thereof, and whose name is subscribed thereto as a party, and that he knows the contents thereof, and that he executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office at Vancouver, British Columbia, this 14th day of March, 1942.

G. V. Pelton

A Commissioner for taking Affidavits
within British Columbia.

Norris & MacLennan
BARRISTERS AT LAW, SOLICITORS
NOTARIES PUBLIC

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

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
OCT 31 1942

Cable Address: "NORRIS"
VANCOUVER, CANADA
TELEPHONE: PACIFIC 8884

BANK OF NOVA SCOTIA BUILDING
602 HASTINGS ST. WEST

VANCOUVER, B. C.

October 28th, 1942.

ATTENTION MR. ALEXANDER

The Custodian of Enemy Property,
Japanese Evacuation Section,
506 Royal Bank Bldg.
Vancouver, B. C.

Dear Sir:

Re: Jitaro TANAKA - Your
file No. 10154

We refer you to your letter to us of June 23rd last. Mr. Tanaka has now advised us that he will be leaving Vancouver in the near future for Slocan and has requested us to look after collection of monies for him from his properties in his absence and we presume you will have no objection to that.

Mr. Tanaka has also suggested that we forward to him \$75.00 per month as the monies are received. We are today writing to Mr. Tanaka's tenants and also to Mr. Louis Lang, purchaser under Agreement for Sale from Mr. Tanaka, advising that future payments are to be made to this office.

The properties entrusted to our supervision are as follows:

117 - 6th Avenue West, Vancouver. Rental \$25.00 per month, payable November 1st and 1st of each month thereafter;

166 - 5th Avenue West, Vancouver. Rental \$20.00 per month, payable November 5th and 5th of each month thereafter; X

Agreement for Sale in respect of Lots 17 and 18, Block 563, D.L. 526, Group 1, N.W.D., payable at the rate of \$100.00 per month, the next payment accruing due on the 18th of November, 1942.

October 28th, 1942.

The Custodian of Enemy Property:

The taxes are paid on the houses being rented for the year 1942 and the Purchaser is to pay the taxes in respect of the property being sold under Agreement for Sale.

We understand the total taxes for the rented houses amount to approximately \$90.00 per year. Mr. Tanaka has no debts and in view of the monies coming to him each month, we presume there is no objection to sending him \$75.00 each month.

We are holding on our file Certificate of Title relating to the property being sold under Agreement for Sale and also Share Certificates covering 152 fully paid and non-assessable shares in Advance Manufacturing Company Limited.

Mr. Tanaka has informed us that there is insurance on all three properties and was to bring in the Insurance Policies to us before he left but has not done so. We are writing to his Insurance Agents, Messrs. Blane, Fullerton & White Ltd. for copies of policies in this connection.

Yours truly,

NORRIS & MacLENNAN,

Per: 

JAM/WS

Norris & MacLennan
BARRISTERS AT LAW, SOLICITORS
NOTARIES PUBLIC

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

BANK OF NOVA SCOTIA BUILDING
602 HASTINGS ST. WEST

VANCOUVER, B. C.

CABLE ADDRESS "NORRIS"
VANCOUVER, CANADA
TELEPHONE: PACIFIC 5254

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUN 15 1942

June 11th, 1942.

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

Dear Sir:

Re: Your file #10154 - Jitaro
Tanaka - Registration
Number 06166

We have your letter of the 6th inst.
in connection with the above named Japanese. Mr.
Tanaka when he thought he would be leaving the
Defence Area soon, gave us his Power of Attorney
to vote at meetings or any adjournments thereof of
Advance Manufacturing Company Ltd. carrying on
business at 975 Vernon Drive, Vancouver, and to
receive from the Advance Manufacturing Company Ltd.
dividends which might be payable to him, and to
inspect and examine into the books of the Company
and generally to look after his interests in the
Company.

Mr. Tanaka also gave us a Power of Attorney
to sell his home property situate at 105 West 20th
Avenue, Vancouver. However, sometime ago Mr. Tanaka
himself completed an Agreement for Sale of that property

June 11th, 1942.

The Custodian of Enemy Property:

to one Louis Lang and Mr. Tanaka is himself looking after the payments under the Agreement for Sale.

The Agreement for Sale provides for the payment of \$100.00 per month commencing the 18th day of April, 1942 and payable on the 18th day of each and every month thereafter until the sum of \$2,482.07 is fully paid and satisfied.

Mr. Tanaka called in to see us recently however, and informed us that he would not require us to do anything further for him as he had now received instructions and permission to remain in the Vancouver Defence Area indefinitely. Possibly he will be here for the entire duration of the war. Mr. Tanaka has been appointed, according to our information, by the Dominion Government at Ottawa to supervise Japanese affairs generally here and to take the place of the Japanese Consul who returned recently to Japan.

Kanagawa
In view of the fact that Mr. Tanaka will remain here, there is no need for our services, nor, we presume, your services. If you think it in order, we shall suggest to Mr. Tanaka that he call upon you and arrange for withdrawal of his declaration of his property as he is quite capable of looking after his own affairs and it was only because he thought he would

June 11th, 1942.

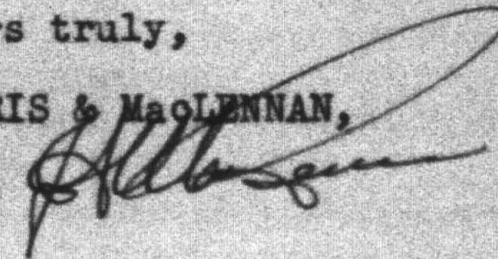
The Custodian of Enemy Property:

be leaving here shortly that the declaration was made.

If there is any further information which you need, we shall be pleased to discuss this matter further with you.

Yours truly,

NORRIS & MacLENNAN,

Per: 

JAM/WS

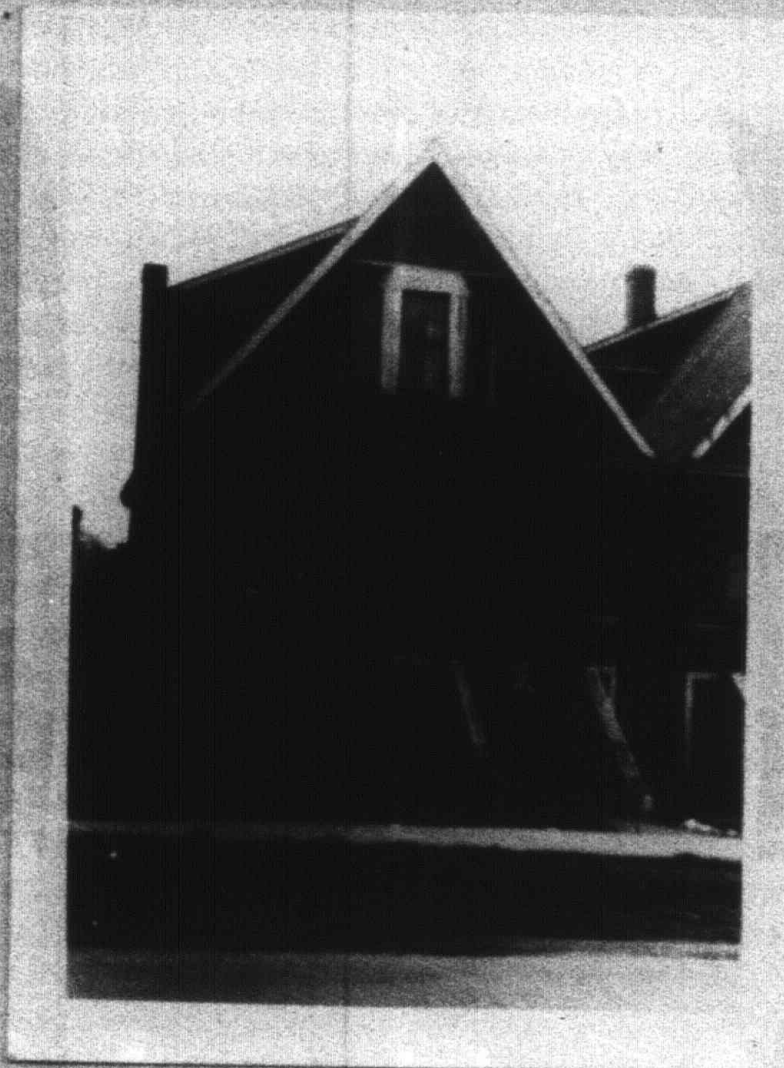
Files 10154 and 10026

TANAKA, Jitaro & Takejiro

Reg. Nos. 06166 & 08135

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

Picture taken - May 18th, 1943.



10154

506 Royal Bank Bldg.,
Vancouver, B.C.,
June 30, 1948.

E.W. Wright, Esq.,
Counsel to the Custodian,
Office of the Custodian,
Victoria Bldg.,
7 O'Connor St.,
Ottawa, Ont.

Dear Mr. Wright:

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

We are enclosing herewith Transmission to the
Secretary of State and Deed from the Secretary of State to
Mun Ram SONI, in connection with the sale of the above property.

This is one of the properties in regard to which a Petition
of Right was filed. We have a letter from Messrs. Norris and
MacLennan withdrawing any further interest, and the sale has been
made with the approval of Messrs. Norris & MacLennan on behalf
of their client, Jitaro TANAKA.

Please have the enclosed documents executed by the
Assistant Deputy Custodian and return to us in due course.

Yours truly,

F.G. Shears,
Director.

FCS/GN

May 25th, 1948.

REAL PROPERTY MEMORANDUM

FILE NOS: 10154, 10026

NAMES: Takejiro TANAKA and Jitaro 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,
Wattland & Co. Ltd., agents of
purchaser, prior to delivery
of conveyance. *Paid in full 7-1-8*

Janet Macpherson

IMc/CH

Norris & MacLennan

BARRISTERS AT LAW, SOLICITORS
NOTARIES PUBLIC

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

TELEPHONE PACIFIC 5284

CABLE ADDRESS: "NORRIS"
VANCOUVER, CANADA

BANK OF NOVA SCOTIA BUILDING
602 HASTINGS STREET WEST

Vancouver, B.C.

May 18th, 1948

Our file #1668

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

EVACUATION SECTION	
Rec'd	MAY 19 1948
File No.	13103 / 10154
Ans.	
Refered	<i>McArthur</i>

Attention: Mrs. McArthur

Dear Sir:-

Re: 162 and 166 West 5th Avenue
Jitaro Tanaka & Takejiro Tanaka
Your Files #13103 and #10154

The above named have now arranged for the sale of their above property, which is in their joint names, at a price of \$3,800.00 cash. The sale was arranged through Messrs. Macaulay, Nicolls, Maitland & Company Limited and the purchaser is M.R. Soni.

Would you be good enough to prepare transmission of the property from the registered owners to the following: M.R. Soni, Room 212 Metropolitan Building, 875 West Hastings Street, Vancouver, B.C., Lumberman, in consideration of the sum of \$3,800.00. Adjustments are to be computed as of May 15th, 1948 and the sale is to be completed within thirty days from the confirmation of the interim receipt, which was on the 17th instant.

It would be appreciated if you would expedite this transfer.

Yours truly,

NORRIS & MacLENNAN

Per: *[Signature]*

JAM/sc

*Full name
Occupation? naturalized?
Munshi Ram Soni
Rm 212 Metropolitan
875 - W Hastings
Lumberman
British Subject
Hb. b. b. Soni
in writing*

NAME YABARA, Jitaro (Charlie)REGISTRATION NO. 06166FILE NO. MO34

The following chattels were sold by public
 auction at 392 Powell St., Vancouver, B. C. on January 31, 1945.

Room decorations	\$ 1.40
2 Yases and box	0.90
Dishes	1.75
Room decoration and ornaments	0.65
Basket, shade etc.	0.10
Refrigerator	0.75
Screen and box	0.75
Wall paper etc.	1.50
Dishes	1.20
Dish pan etc.	0.50
Lacquerware	1.00
2 Bowls	2.00
Japanese tea set	1.00
5 Pieces plated ware	1.60
Hand saw	1.50
Glassware and figures	1.20
4 Platters	1.50
Dish pan and dishes	1.50
Electric plate	0.40
Tray and etc.	1.80
5 Pictures	0.75
2 Plates	1.00
Table	1.00
Dining table (round)	1.75
Table	1.50
Stool	2.50
Ball stand	1.00
Ball stand	1.00
Total	

Carried forward

77.50

30.90

7257x

NAME YAMAKA, Jitaro (Charlie)

REGISTRATION NO. 06166

FILE NO. 10134

The following chattels were sold by public
auction at 392 Powell St., Vancouver, B. C. on January 31, 1945.

	Brought forward	\$ 23.40
- Table		0.90
- Bed table		1.50

Total

Less Expenses: (Auctioneer's Fees \$ 3.50 3.33
(Advertising 1.20 1.12
(Moving) 7.26 7.26

Net Proceeds Credited:

39.40 33.80

12.98 11.71

26.42 22.09

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering List No.

Vancouver 39.

Remarks. x Transferred to 7257-20/4/46 C.G.

NAME YANAKA, Jitaro

REGISTRATION NO. 25366

FILE NO. 10254

The following chattels were sold by public

auction at Vancouver, B. C. 992 Powell St. on December 7th, 1943.

Festival toys

\$ 1.75

Total

(Auctioneer's Fee \$.18

\$ 1.75

Less Expenses:

(Advertising .06

(Moving .23

\$.47

Net Proceeds Credited:

\$ 1.28

Members of Custodian Staff Present. Mr. Willis

Extracted from Auctioneering List No. Vancouver 56

Remarks.

06154	YAMAKA, Jitapo				10154	
(See also File 10 26) - <i>Yamaka Rd only</i>						
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Kawarasa Mutual Insurance Company	C.26530	\$2500.	Aug.	23	1944	Lot 2, Blk. 35, D.L. 2004, 162 W. 5th Ave. Vancouver, B. C.
Ohio Farmers Insurance Company	BC 670	\$1,000.00	July	6th	1944	No. 117 on the north side of 6th Ave., Vancouver, B. C.
Ohio Farmers Insurance Company	18865	\$2,000.00	Nov.	13th	1944	No. 166 on the south side of 5th Ave., Vancouver, B. C.
Ohio Farmers Insurance Company	BC 914	\$3,500.00	Sept.	6th	1944	No. 105 on the north side of W. 20th Ave., Vancouver, B. C.
Northern Assurance Company Limited	4311924	\$2,000.00	Aug.	23	1947	Lot 2, Blk. 35, D.L. 2004, 162 W. 5th Ave., Vancouver, BC
Lumbermen's Insurance Company	9-7139	\$2,000.	Nov.	13	1947	Lot 2, Blk. 35, D.L. 2004, 166 W. 5th Ave., Vancouver, BC
Lumbermen's Ins. Co.	9-12868	\$2000.00	Nov.	13	1947	166 W. 5th Ave., Vancouver, B.C.

Various Properties owned by Takejiro TANAKA or Jitane TANAKA.

No. 142 East 2nd Ave., Vancouver, on Lot 2, Bl. 33, D.L. 200 A, house owned by Takejiro 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 8-24530. 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. 146 East 2nd Ave., Vancouver, Lot 2, B.33, D.L. 200 A, house owned by Jitane 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 Lumbermen'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 9-12563, \$2000.00, 3 years expiring 13th November 1950.

No. 147 East 2nd Ave., Vancouver, on E & Lot 15, Bl. 33, D.L. 200 A. Property owned by Jitane 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 Morris & McManis.

No. 121 East 20th Avenue Vancouver, on Lots 17 and 18, Bl. 98, D.L. 926. Property owned by Jitane TANAKA and house insured by him on 6th September 1941 in the Ohio Farmers Insurance Co., policy B.C. 944, \$3500.00 3 years expiring 6th September 1944. Property was sold under agreement of sale on 21st March 1943, and pending completion of sale loss was made payable to the Secretary of State. Sale was completed by Morris & McManis.

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

John Macpherson
John Macpherson June 6, 1943

SUMMARY of LIABILITIES

File No. 10154

June 11th, 1946

RE: Jitaro TANAKA (Mr.)
Reg. No. 06166

On May 8, 1942 a claim for \$2420.00 was filed by the Royal Bank of Canada (Kingsway Branch), Vancouver. This debt was in connection with a guarantee given by Jitaro Tanaka on behalf of the Advance Manufacturing Company Limited which was secured by life insurance hypothecated to the bank.

According to a note on the Claims Sheet dated October 26, 1943 the Supervisor of the Royal Bank of Canada stated on the telephone that all indebtedness of the Advance Manufacturing Company had been liquidated and that the Life Insurance Policy hypothecated by Tanaka to the Bank had been returned.

Under date of October 30, 1943, we have on file a letter from the bank stating that Mr. Tanaka's liability has ceased to exist.

NO OTHER CLAIMS APPEAR ON FILE AGAINST THE ABOVE JAPANESE PERSON.

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

E. Robertson
E. Robertson.

MEMORANDUM

File No. 10026
10154

TO: Mr. B. Good

August 12, 1948.

FROM: Mr. Ian Macpherson

Takejiro TANAKA - Reg. No. 08135, File No. 10026
Jitaro TANAKA - Reg. No. 06166, File No. 10154
Lot 2, Block 33, D.L. 200 A, G. 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.
Takejiro Tanaka and Jitaro 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-L dated ^{12th July} ~~19th July~~ 1948, covering above property in name of Mun Ram Soni.

Ian Macpherson

IM/GH
Attch'd (5)

File No. 10154.

CLAIMS DEPARTMENT

October 26th, 1943.

Jitaro (Charlie) TANAKA - Reg. No. 06166

CREDITORS:

NO CLAIMS on file or declared.

NOTE: Supervisor of Royal Bank of Canada being phoned to re TANAKA's guarantee re Advance Mfg. Co. Ltd. stated that all indebtedness of that Co. had been liquidated and that the Life Insurance Policy hypothecated by TANAKA with the Bank had been returned. Supervisor, X however, reported per phone later that he was writing the manager of the Mt. Pleasant Branch of the Royal Bank of Canada for a report on the matter and would advise this office.

BRD:DE

*2,304043
X Contingent liability of Tanaka
has ceased to exist.*

3-11-43

J

Claims closed

3-11-43

J

MEMORANDUM

File Nos: 10154
10026

TO: Mr. P. G. Shears

May 25th, 1948.

FROM: Mr. I. A. Macpherson

Re: Lot 2, Block 33, D, 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 execution by the Assistant Deputy
Custodian:

- (1) Transmission to the Secretary of State, in Duplicate.
- (2) Deed from Secretary of State to Munschi Ram Sen, in Duplicate.

Attached for your information:

- (1) Original Certificate of Encumbrance, showing vesting.
- (2) Original letter dated 18th May 1948 from Morris & McLean, showing to whom sold and amount of consideration.
- (3) Encumbrance, 20th May 1948, from Mrs. MacArthur requesting conveyance.
- (4) Real property statement showing state of Title and conditions of sale approved by Vendor's solicitors.

I. A. Macpherson

IN/CB

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, Gp 1, N.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. 19154
Reg. No. 06166

Jitaro TANAKA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 December 29	Balance as per statement sent		\$ 119.28	
1945 March 12	Proceeds Auction Sale		21.59	
March 23	Insurance premiums	94.00		
June 25	Taxes	40.07		
November 6	Rents collected		220.00	
	Agent's commission	11.00		
	Water	14.00		
	Repairs	25.00		
1946 January 12	Sun Life Assurance Co.	216.55		
February 26	Proceeds Auction Sale		1.28	
June 7	Taxes	41.59		
June 27	Rents collected		220.00	
	Agent's commission	14.00		
	Water	14.00		
	Repairs	5.50		
1947 January 2	Sun Life Assurance Co.	160.00		
June 23	Taxes	47.04		
July 22	Water	14.65		
December 1	Rents collected		220.00	
	Agent's commission	11.00		
December 30	Cheque to you	137.35		
1948 April 30	Fire Insurance premium	10.00		
	Rents collected		100.00	
	Agent's commission	5.00		
	Water	7.65		
May 15	Balance rents to date, nett		7.75	
	Credit re Sale of Property		1,875.92	
August 19	Horrie & McLennan - legal fees	25.00		
	J. A. McLennan - legal fees	5.54		
	Cheque to you	1,947.48		
		<hr/>	<hr/>	
		22,845.42	22,845.42	

Accounting Department
August 24th, 1948

NTL

Jitaro TANAKA

File No. 10154
Reg. No. 06155

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 May 25	Balance brought forward	\$	\$1,070.61	
June 7	Ck 3563 - J. Tanaka	100.00		
June 19	L. Lang - payment on Agreement for Sale of property Interest on Agreement for Sale Commission		300.00 42.90	
	Norris & McLennan - premium Prudential Insurance	32.14		
	Rents collected	94.00		
	Commission		60.00	
		7.50		
July 7	Ck - J. TANAKA	100.00		
September 3	Ck 5015 - Water rates Jan - Dec./43	14.75		
September 10	Ck 5138 - J. TANAKA	100.00		
September 2	Ck 4975 - J. TANAKA	100.00		
September 24	Payments on Agreement for Sale Commission		300.00	
	Rents collected	15.00		
	Commission		60.00	
		3.00		
September 28	Transfer of Certificate of Encumbrance and 50% of 1943 taxes from account 10026 & 10154	1.00 39.63		
November 10	Payment under Agreement for Sale - Principal Interest		682.07 31.62	
November 13	Ck 6218 - J. TANAKA	713.69		
November 26	Ck 6512 - J. TANAKA	300.00		
December 4	Rents collected		60.00	
	Commission			
	Payment on Agreement for sale	3.00		
	Commission & Legal Fees		100.00	
		20.00		
1944 January 28	Ck 7849 - J. TANAKA	300.00		
	Ck 7850 - Premium on Sun Life Policy # 2247226	223.10		

	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
February 8	Ck 8047 - Water rates from Jan. to June/44	\$ 7.00	\$	
February 25	Ck 8383 - Sun Life Assurance Co. - premium	173.80		
March 10	Rents collected Commission	3.00	60.00	
March 27	Ck 9013 - Prudential Insurance - to apply on policies	94.00		
May 22	Ck 30 - J. TANAKA	100.00		
June 29	Ck 755 - City of Vancouver - 1944 taxes	39.94		
July 6	Rents collected Commission Sundry	4.00 1.32	80.00	
August 22	50% advertising cat. # 340	2.00		
September 1	Rents collected Commission	2.00	40.00	
December 1	Rents collected Commission Insurance	3.00 10.00	60.00	
December 27	Sun Life Assurance Co. - premium on policy	222.45		

CR \$ 117.88

Jitaro TANAKA

- 2 -

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 June 7	Ck 3563 - J. Tanaka - personal use	\$ 100.00	\$	
June 19	L. Lang - payment on property - 105 W. 20th		300.00	
	L. Lang - interest on Agreement of Sale		42.90	
	Norris & MacLennan - commission	32.14		
	Norris & MacLennan - premium Prudential Insurance	94.00		
	* Rent collected - 166 W. 5th Ave., Mar. Apr. & May		60.00	
15	* Norris & MacLennan - commission	7.50		
July 7	Ck 4093 - J. Tanaka - personal use	100.00		
September 2	Ck 4975 - J. Tanaka - personal use	100.00		
September 3	* Ck 5015 - City of Vancouver - water rates 166 W. 5th Ave.	14.75		
September 10	Ck 5138 - J. Tanaka - personal use	100.00		
September 24	Payments on Agreement of sale - 105 W. 20th Ave.		300.00	
	Commission - Norris & MacLennan	15.00		
	* Rent collected - 166 W. 5th Ave., Jun, July & Aug.		60.00	
	* Commission - Norris & MacLennan	3.00		
September 28	Certificate of Encumbrance - Vancouver	1.00		
	Ck. City of Vancouver - 50% 1943 taxes 162 W. 5th	39.63		
November 10	Payment under Agreement of Sale - Louis Lang Principal Interest - 105 W. 20th Ave.		682.07	
			31.62	
November 13	Ck 6218 - J. Tanaka - personal use	713.69		
November 26	Ck 6512 - J. Tanaka - personal use	300.00		
December 4	* Rent collected - 166 W. 5th Ave.		60.00	
	* Commission - Norris & MacLennan	3.00		
	Payment on Agreement of Sale - 105 W. 20th		100.00	
	Commission and Legal fees - Norris & MacLennan	20.00		

CR \$ 1,063.49

* These items apply to property at 166 West 5th Ave.

CERTIFIED CORRECT - CUSTODIAN OF EMBROIDERED PROPERTY

Comptroller

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

506 Royal Bank Bldg.

Vancouver, B. C.

Statement of account of Jitaro TANAKA

File No. 10154

Reg. No. 06156

117 West 6th Ave.
166 West 5th Ave.
105 West 20th Ave.

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 October 29	Provincial Collector - 1% wage deduction refund for 1st 6 months of 1941	\$	\$ 7.47	
November 25	Ck 968 - Certificate of Encumbrance - Vancouver	1.00		
	Ck 968 - Certificate of Encumbrance - Vancouver	1.00		
	Ck 968 - Certificate of Encumbrance - Vancouver	1.00		
December 10	Payment on property - 105 W. 20th Ave.		100.00	
	Ck. to Jitaro Tanaka per Norris & MacLennan	42.75		
	Rent collected - 117 W. 6th Ave.		50.00	
	* Rent collected - 166 W. 5th Ave.		40.00	
	* #2* Commission - Norris & MacLennan	9.50		
	* Repairs to furnace at 166 W. 5th Ave.	50.00		
1943 March 4	Rent collected - 117 W. 6th Ave.		50.00	
	* Rent collected - 166 W. 5th Ave.		40.00	
	Dec., Jan. & Feb. payments on property - 105 W. 20th		300.00	
	Payments to Sun Life Insurance Co. on 2 policies # 2138132 and # 2247226	383.45		
April 1	Sale of property - E $\frac{1}{2}$ 15/33/200A - 117 W. 6th Ave.		1,325.00	
	Proportion allowed on insurance		2.25	
	Proportion of water rates	2.33		
	Proportion of taxes	6.83		
	Furnace repairs	50.00		
	Commission - Norris & MacLennan	66.25		
April 8	Ck 2609 - Norris & MacLennan - services Jan. 18 - Mar 26 sale of 117 W. 6th Ave.	30.00		
	Ck 2610 - J. Tanaka - personal use	100.00		
May 25	Ck 3375 - J. Tanaka personal use	100.00		

File No. 10154
Reg. No. 06166

Jitaro TANAKA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942				
October 29	1% Wage Deduction refund - 1st 6 months	\$	\$ 7.47	
November 25	Ck 968 - Certificate of Encumbrance-Vancouver	1.00		
	Certificate of Encumbrance-Vancouver	1.00		
	Certificate of Encumbrance-Vancouver	1.00		
December 10	Payment on property - 105 W. 20th		100.00	
	Rents collected		90.00	
	Ck. to Jitaro TANAKA per Norris & MacLennan	42.75		
	Commission	9.50		
	Repairs & Maintenance	50.00		
1943				
March 4	Rents collected		90.00	
	Dec., Jan. & Feb. payments on property		300.00	
	Payments to Sun Life Insurance Co. on 2 policies # 2138132 & # 2247226	383.45		
April 1	Sale of property Bq 15/33/200A		1325.00	
	Proportion of water rates	2.33		
	Proportion of taxes	6.83		
	Furnace repairs	50.00		
	Commission	66.25		
	Allowed on insurance		2.25	
April 8	Ck 2609 - Services Jan 18 - Mar 26 - sale of 117 West 6th Ave.,	30.00		
	Ck 2610 - Jitaro TANAKA	100.00		
May 25	Ck 3375 - J. Tanaka	100.00		

CR \$1,070.61

Vancouver, B.C., February 27th, 1943.

Mr. J. Tanaka,
c/o Messrs. Norris & MacLennan

In account
with

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Insurance, Financial, and Estate Agents

Adjustments re Sale E¹. 15, Block 33, D.E. 200A
as of March 1st, 1943.

By Sale Price		\$ 1325.00
To Prop. Water at \$7.00 net to June 30/43	2.33	
To Prop. Taxes at \$41.00 net	6.83	
By Prop. Ohio Farmers Ins. Co. BC 690		
\$1000.00 July 6/44, Premium \$5.00		2.25
To Repairs to furnace as arranged	50.00	
To Commission	66.25	
To Balance	1201.84	
	\$ 1327.25	\$1327.25
By Balance		\$1201.84

E. & O. E.

COPY