

10446



REAL ESTATE

BUREAU POWELL STREET  
OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

FILE NO. 10446

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: KAMINO, Stephen Atsumu

HOME ADDRESS: 1952 W. 4th Ave., Vanc'r, B.C.

REGISTRATION NUMBER 00492 SEX: Male AGE: 55

OCCUPATION: Gardner

(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: Independent gardner.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Hanako 11301 (yellow card)

ADDRESS OF WIFE OR HUSBAND: 1952 W. 4th Ave., Vanc'r, B.C.

NAMES OF ANY LIVING CHILDREN: Tsuneo(M); Fumiko(F)-Mrs. Y. Ysuda;

Takeko(F); Yasuo(M); Toshiko(F); Tamio(M); Tokio(M); Mitsuo(M);

Akio(M); Masako(F); Chiyoko(F); Katsuko(F).

ADDRESS OF CHILDREN: Tsuneo-Taft, B.C.  
The others at 1952 W. 4th Ave., Vanc'r, B.C.

AGE OF CHILDREN: 28; 26; 24; 22; 20; 18; 16; 14; 12; 10; 8 and 6 years respectively.

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

1. LOCATION AND DESCRIPTION: 1952 W. 4th Ave., Vanc'r, B.C.  
in the city of Vancouver Lot 10, Block 246, District Lot NO. 526  
Group 1, New Westminster district.

2. BUILDINGS AND OTHER IMPROVEMENTS: 2-storey, 6-rooms wooden frame dwelling house.

3. INSURANCE (Give particulars; state where policies are) \$1,500.00 The North West

Fire Ins. Co. Policy # 205034 will be left with J. L. Clark Realty Co. 2173 W. 4th Ave., Vanc'r, B.C.

4. TAXES (Amount and where payable) \$60.83 paid 1939 payable City Hall, Vanc'r B.C.

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

Balance on sale of the above property - \$75.00 to the Vendor of

same; Harold P. Kyte & M. M. Kyte, R. R. #1, Biggar Rd., Langley Prairie, B.C.

6. OCCUPANCY AND LEASES (If vacant so state) Owner. Declarant has left this

property with agent - J. L. Clark Realty Co., 2173 W. 4th Ave.,

who will rent same for \$30.00 monthly.

7-19-42 128 19  
with 1942 128 19  
later paid 1942  
March

985.09  
paid by  
J. L. Clark  
of 2/9/42



Harold P. Kyle RT AL vendor for  
7. STATE WHEREABOUTS OF TITLE DOCUMENTS, PROPERTY, but declarant holds  
agreement for sale in his possession.  
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. Harold P. Kyle & M.M. Kyle,  
Langley Prairie, B.C.  
9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None

2. LANDLORD'S NAME AND ADDRESS: None

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None

4. STATE WHEREABOUTS OF LEASE: None

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: 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.

Declarant leaving furniture with friends who will take the

responsibility of same.

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



FORM 22

4. INSURANCE CARRIED ON ABOVE PROPERTY: \$500 on furniture of house

included in house insurance, The North West Fire Ins. Co. Policy # 205034 which will be left with J. L. Clark Realty Co., 4th Ave.,

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF Vanc' B.C.

OTHERS:

None

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

(over 5 yrs old) \$142.00 - Mr. P. D. Pickard, 1585 W. 15th Ave., Vanc'r, B.C.  
(last payment made 15th Dec 1941)

\$242.00 - Mr. Howard Colter, formerly 4460 Osler Ave., Vanc'r, B.C.  
(in hands of defendant, Barrister, 137 Hastings)

both for gardening work.

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

None

Royal Bank of Canada Fairview Br., # 1881 - Amt. about \$2.00  
8. BANK ACCOUNTS: Bank of Commerce Kitsilano Br., - Amt. ~~\$100~~ \$1.00

9. LIFE INSURANCE: Insurance on children particulars unknown.

10. INTEREST IN ANY ESTATES OR TRUSTS. None

11. SAFETY DEPOSIT BOX: None

## LIABILITIES:

1. PERSONAL DEBTS: (dentist)  
Dr. T. Kutsuharu - \$20.00

2. TRADE DEBTS: None

N. B. The rent collected from the declarant's property will  
be deposited to the above Bank of Commerce.

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 6th day of June 1942.

(Signature)

Styl A. Kamins

A. J. Cameron

Witness

FOR DEPARTMENTAL USE



INFORMATION FROM R.C.M.P.

Date 15 - 4 - 43

Our File No. 10446

Full Name KAMINO, Stephen Atsumu  
(Surname in Block Letters)

Registration No. 00492

Male - Female  
(check)

Age 2 - 12 - 86

Former Address 1952 West 4th Avenue, Vancouver, B. C.

Date Evacuated August 25, 1942. Naturalized - Canadian-Born - National  
(check)

Present Address C/o Mr. J. Elford, Florise, Islington, Ontario. (26/8/44).

18/3/47. 193 Lawen Ave. Toronto, Ont.

Married - Single  
(check)

Name of Wife Hanako - 01894

Name of Husband -----

Name of Mother -----

Name of Father -----

Names of Children under 16 Tokio (M) 16 - #15540; Mitsuo (M) 14; Akio (M) 11;  
Masako (F) 9; Chiyoko (F) 7; Katsuko (F) 5.

Requested by -----

Registered with Custodian -----  
(Yes or No)

Additional Information

Gardener.

Gramophone and radio.



REAL PROPERTY SUMMARY

**JAPANESE NAMES:** Stephen Atsumu KAMINO Reg. No. 00492 File No. 10446.  
Hanako KAMINO " " 01894 " " 11301.

**CATALOGUE NO:** 332.

**PROPERTY ADDRESS:** 1952 West 4th Avenue, Vancouver, B.C.

**LEGAL DESCRIPTION:** City of Vancouver, Lot 10, Block 246, District Lot 526, Group 1, N.W.D., Plans 590 and 3932.

**TITLE:** Registered in the names of Stephen Atsumu KAMINO and Hanako KAMINO (His Wife) (Joint Tenants).

**INCUMBRANCES:** 30806M. 26/6/42. 12.10. Mary Rodgers. Mortgage for \$226.00 payable \$20.00 monthly, Balance 24/6/43.  
This Mortgage was paid off in full and release filed December 10/43.  
Vesting Order filed No. 34517, dated July 25th, 1942.

**ASSESSED VALUES:** Land - \$530.00  
Improvements - 850.00 - \$1380.00. Taxes - \$49.74.

**CLASSIFICATION:** This is a 2 storey 6 room house built on a 25' x 105' lot.  
The valuator reports as follows:- "This is a 2-storey, 6-room house, inside in good condition. Outside needs repairs, new furnace needed. Is high up from street and on car line, which is not desirable for a residence. Value \$1600. Pemberton Realty Corpn. Ltd., W.G.Moore".

**HISTORY OF ADMINISTRATION:** This property was leased by J.L. Clark (Rental Agent for the Custodian to Gordon Metcalfe, as from date of evacuation of Mr. and Mrs. KAMINO. They were evacuated August 25th, 1942 and Mr. G. Metcalfe took possession September 1st, 1942, on a monthly basis at a rental of \$30.00 per month, payable in advance.

Rents collected on account of Stephen Atsumu KAMINO and Hanako KAMINO - \$450.00 against which were the following charges:

Paid on account of Mortgage	\$228.60
Expenses re Mortgage, Deed and registration	29.30
Interest	6.00
Water Rates	28.75
Paid Rentfrow for repairs	123.50
Commissions	24.00
	<u>\$440.15</u>

**SOLD:** To Ralph A. McGregor for \$1800.00 as October 27th, 1943.  
Approval of Advisory Committee - October 20th, 1943.

Funds released to the credit of Stephen Atsumu KAMINO and Hanako KAMINO'S Joint Account as at December 3rd, 1943, against which were the following charges: Real Estate Commission \$90.00, Valuation-\$5.00, Advertising - \$4.00, Registration Fees - \$4.50 - \$103.50



\$103.50,

Page 2.

File Nos. 10446 and 11301.

leaving a net credit of \$1696.58 from said transaction.

Adjustments as at October 27th, 1943, to the amount of \$10.99 being Purchaser's share of Taxes and \$2.47 Purchaser's share of Water Rates = \$13.46, were placed to the credit of the Joint Account of Stephen Atsum KAMINO and Hanako KAMINO.


**OLD CERTIFICATE OF TITLE**

No. 75742-L: Was on deposit in the Land Registry Office, Vancouver, B.C.

Certificate of Title No. 94887-L in the name of Ralph A. McGregor, was handed to him on January 6th, 1944, and his receipt of January 6th, 1944, is on file.

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

September 16th, 1946.

  
D. A. CRAMER.

DAC:JB



ESTABLISHED 1887

# Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET  
VANCOUVER, CANADA  
October 14, 1943.

#332--1952 W. 4th, 10/246/526.

This is a 2-storey, 6-room house, inside in good condition. Outside needs repairs, new furnace needed. Is high up from street and on car line, which is not desirable for a residence.

Value . . . . . \$1600

PEMBERTON REALTY CORPORATION LIMITED.

*W. G. Moore*

W. G. Moore.

WGM-JM



C O P Y

# This Indenture

Made (in duplicate) this twenty-fourth day of June in the year of our Lord one thousand nine hundred and forty-two. (1942).

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

**Between**

MARY RODGERS, wife of Joseph Rodgers, of 2215 - 5th Avenue West, in the City of Vancouver, Province of British Columbia.

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

(hereinafter called the Mortgagor<sup>ee</sup>)

of the **FIRST PART**  
**SECOND J.L.C.**

**AND**

STEPHEN ATSUMO KAMINO, Gardener, and HANAKO KAMINO, his wife, both of 1952 4th Avenue West, in the City of Vancouver, Province of British Columbia.

(hereinafter called the Mortgagor<sup>or</sup>)

of the **SECOND PART**  
**FIRST**  
**J.L.C.**

**WITNESSETH** that in consideration of the sum of  
Two hundred and twenty six (\$226.00)

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

**ALL AND SINGULAR** that certain parcel or tract of land and premises situate, lying and being in the City of Vancouver.

Province of British Columbia, more particularly known and described as Lot Ten (10), of Block Two Hundred and forty six (246), in sub-division of District Lot Five Hundred and twenty-six (526), Group One(1), New Westminster District, according to the registered map of the said Sub-division deposited in the Land Registry Office at the City of Vancouver, in the said Province and numbered;



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

**PROVIDED** this mortgage to be void on payment of

Two Hundred and twenty six..... Dollars of lawful money of Canada, with interest at Seven per cent. per annum, both before and after maturity, as follows: The said principal sum

of \$226.00..... is to be paid as follows,

Twenty Dollars (\$20.00) on the 24th day of July 1942, and Twenty Dollars (\$20.00) on the 24th days of August, September, October, November, December, January, 1943, February, March, April, May, April, And Six Dollars on the 24th day of June 1943.

interest for the same at the rate aforesaid, payable by equal instalments of \$ on the day of

in each and every year

until the principal is paid, without any deduction whatsoever, the first payment of interest to be due

and payable on the day of

Interest payable only on any unpaid balance after maturity, at seven per cent, per annum.

**AND TAXES** and performance of Statute Labor.

**THE** said Mortgagor **COVENANTS** with the said Mortgagee **THAT** the Mortgagor will pay the Mortgage money and interest and observe the above proviso. **THAT** the Mortgagor will pay as and when the same may be demanded, all or any tax or taxes that may at any time during the continuance of this security be levied on the said lands and premises.

**THAT** the Mortgagor has a good title in fee-simple to the said lands.

**AND THAT** he has the right to convey the said lands to the said Mortgagee.

**AND THAT** on default the Mortgagee shall have quiet possession of the said lands, free from all incumbrances.

**AND THAT** the said Mortgagor will execute such further assurances of the said lands as may be requisite.

**AND THAT** the said Mortgagor has done no act to incumber the said lands. **AND THAT** the said Mortgagor will not permit a lien to be acquired against the said lands under the "Mechanics Lien Act" or any amendment thereof.

**AND THAT** the said Mortgagor will insure the buildings on the said lands to the amount of not less than their full insurable value in currency.

**AND** the said Mortgagor doth **RELEASE** to the said Mortgagee **ALL** his **CLAIMS** upon the said lands, subject to the said proviso.



**PROVIDED** that the said Mortgagee on default of payment for One (1) month may on Thirty days, notice enter on and lease or sell the said lands, **PROVIDED** that the Mortgagee may distrain for arrears of interest; **PROVIDED** that, in default of the payment of the interest hereby secured, or taxes as hereinbefore provided, the principal hereby secured shall become payable. **PROVIDED ALSO**, that no purchaser at any sale purporting to be made in pursuance of the aforesaid power, shall be bound or concerned to see or enquire whether any such default has been made or continues, or whether any such notice has been given as aforesaid, or as to the necessity or expediency of the stipulations subject to which such sale shall have been made, or otherwise, as to the propriety of such sale or regularity of its proceedings, or be affected by notice that no such default has been made or continues, or notice given as aforesaid, or that the sale is otherwise unnecessary, improper or irregular; and notwithstanding any impropriety or irregularity, or notice thereof to such purchaser, the sale as regards such purchaser shall be deemed to be within the aforesaid power and be valid accordingly, and the remedy (if any) of the Mortgagor, in respect of any impropriety or irregularity whatsoever in any such sale, shall be in damages only. **PROVIDED** that until default of payment the Mortgagor shall have quiet possession of the said lands. **PROVIDED ALSO** that any notice or notices to be given under the provisions of this Mortgage may be effectually given during the lifetime of the said Mortgagor or after his death by leaving such notice or notices with some person on the said lands, if occupied, or by posting the same thereon, if unoccupied, or at the option of the Mortgagee by publishing the same in two consecutive issues of some newspaper published or circulating in the of and such notice or notices shall be sufficient, though not addressed to any person by name, and notwithstanding any person to be affected thereby may be unborn, unascertained or under disability. **AND** it is hereby agreed that in the event of the Mortgagor failing to pay any taxes or Mechanic's Liens as aforesaid, the Mortgagee may pay the same and the amount so paid shall forthwith become part of the principal hereby secured, and be a charge on the said lands in favour of the Mortgagee, carrying interest at the rate aforesaid, prior to all claims thereon subsequent to these presents, and shall be payable forthwith.

Wherever the singular or masculine is used in this Indenture, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the respective heirs, executors, administrators, successors and assigns of the parties hereto and each of them, (where the context or the parties so require).

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

SIGNED, SEALED and DELIVERED

In the presence of

Signature of Witness J. L. Clark  
Street Address 2173 W. 4th Ave.,  
City or Town Vancouver  
Occupation of Witness Broker

Stephen Atsumo Kamino  
Hanako Kamino

N.S.

Registered  
and 11

This is a true copy of the one held by Mary Rogers  
given by Stephen Atsumo KAMINO and Hanako KAMINO  
DATED 24th June 1942.



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

**Acknowledgment of Officer of a Corporation**

I, **Mary Rodgers**, of the said Corporation, do hereby certify that, on the \_\_\_\_\_ day of \_\_\_\_\_, 1942, at \_\_\_\_\_ in the Province of British Columbia, (whose identity has been proved by the evidence on oath of \_\_\_\_\_, who is) personally known to me, and that he is the person who subscribed his name to the annexed instrument as to the said instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

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

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

**Mortgage**  
(SHORT FORM)

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

**TO—**

**MARY RODGERS.**

**STEPHEN ATSUMO KAMINO**  
and  
**HAWAKO KAMINO**

**Dated June 24th 1942.**

**Lot.....10.**  
**Block.....246.**  
**D. L.....526.**  
**Group One.**  
**N. W. D.**  
**Plan**

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

**Acknowledgment of Maker (Including Married Women)**

I, **Mary Rodgers**, do hereby certify that, on the \_\_\_\_\_ day of \_\_\_\_\_, 1942, at \_\_\_\_\_ in the Province of British Columbia, (whose identity has been proved by the evidence on oath of \_\_\_\_\_, who is) personally known to me, appeared before me and acknowledged to me that the person mentioned in the annexed instrument as the maker thereof, and whose name executed the same voluntarily, and IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at \_\_\_\_\_ in the Province of \_\_\_\_\_ British Columbia, this \_\_\_\_\_ day of \_\_\_\_\_, in the year of our Lord one thousand nine hundred and forty \_\_\_\_\_.

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

**AFFIDAVIT OF WITNESS**

I, **James L. Clark**, of the City of **Vancouver**, in the Province of British Columbia, do hereby certify that, on the \_\_\_\_\_ day of \_\_\_\_\_, 1942, at \_\_\_\_\_ in the Province of British Columbia, this \_\_\_\_\_ day of \_\_\_\_\_, 1942, at \_\_\_\_\_ in the Province of British Columbia, (whose identity has been proved by the evidence on oath of \_\_\_\_\_, who is) personally known to me, appeared before me and acknowledged to me that the person mentioned in the annexed instrument as the maker thereof, and whose name executed the same voluntarily, and IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at \_\_\_\_\_ in the Province of \_\_\_\_\_ British Columbia, this \_\_\_\_\_ day of \_\_\_\_\_, in the year of our Lord one thousand nine hundred and forty \_\_\_\_\_.

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



File No. 10446  
11301

NATURE OF ENCUMBRANCE MORTGAGE or (registered) (unregistered)

Name of Owner of Property KAMINO, Stephen Atsuma and KAMINO, Hanako Reg. No. 00492  
01894

Address 1952 West 4th Ave., Vancouver, B.C.

Occupation Gardener Age 55  
48

Registered Owner of Property Stephen Atsuma KAMINO and Hanako KAMINO (his wife) joint tenants C.T.No. 75742-L

Property:

Property Address Mun. Vancouver, B.C.

Legal Description Lot 10, Blk. 246, D.L. 526, Plans 590 and 3992

L.R.O. 30806-M.

Nature of interest joint tenants - Owners

Particulars of Encumbrance:

Date 26/6/42

Parties to document:

Name Stephen Atsuma KAMINO and Hanako KAMINO Mortgagors

Address

Name Mary Rodgers

Address 2215 West 5th Avenue, Vancouver, B. C. Mortgagee

Principal Amount \$226.00

Terms of Payment Payable \$20.00 monthly - Balance 24/6/43.

Rate of Interest 7%

Arrears, if any: Principal \$60.00 Interest

Balance owing as at this date \$226.00 plus interest

Standing of Taxes: Arrears Current

Insurance:

(1) Agent Company

Policy No. Amt. Prem Exp. Date

(2) Agent Company

Policy No. Amt. Prem Exp. Date

Nature, particulars and whereabouts of unregistered documents, if any:

Dated at Vancouver, B.C. this day of October, A.D. 1942.

CERTIFIED CORRECT:

(Signature)



J. L. Clark Realty Co. named.

Date:.....

REAL PROPERTY MEMORANDUM

File No. 10446 and 11301

Name: Stephen Atsumi KAMINO and Hanako KAMINO

Catalogue No. 332

Re: 1952 W. 4th Avenue, Dwelling.  
10/246/526

TITLE AND ENCUMBRANCES.

A. Title No. 75742 L

Property. Lot 10, Blk. 246, D.L. 526, G. 1, D.N.W. Plans 590 and 3932.

Name. Stephen Atsumi Kamino and Hanako Kamino (his wife) as joint tenants.

Whereabouts. Land Registry Office.

B. Charges.

Registered. Mtge. to Mary Rogers due 24/6/43 for \$226.00 payable \$20 monthly. Almost paid. less than \$30 due according to J. L. Clark agent. Discharge available at moments notice from J. L. Clark.

Vested: 34517

Unregistered: No evidence of any.

Taxes: \$61.73

1943 not paid no arrears or Causal.

Insurance: Halifax FDR 29/9289 \$2000. Exp. 1/8/46

Assessed Value: Land. 530<sup>00</sup>

Improvements. 850<sup>00</sup>

Valuation by Appraiser: \$1600.00

✓ Amount of Bid: \$1800.00

Approved by Advisory Committee: 20/10/43

Paid as shown in attached letter. ✓ Effective date 27/10/43 selling agent also named agent J. L. Clark Realty.

Name of transferee as attached letter. ✓

ADMINISTRATION:

Tenancy. \$30 month through J. L. Clark Realty.

Chattels.

Apparently none in dwelling. JP Form states "leaving with friends".

Mel  
2/11



10446  
11301  
File No. ~~10446~~

Catalogue No. 332

MEMORANDUM.

To: Mr. Daniel (Russell)

From: A. G. McArthur.

Re 1952 W 4<sup>th</sup> Ave Vancouver  
10/28/52 dwelling

Acceptance of a bid of \$1,200.00 on the above property is being recommended to the Secretary of State.

Transmission of ownership to the Secretary of State and Deed from the Secretary of State to the purchaser are to be prepared by the Titles Department.

Will you please examine the file carefully, assuring yourself that all necessary evidence of title is therein, namely:

- A. Certificate of encumbrance showing -
  - (1) Name of owner and legal description clearly identified with that of the Japanese evacuee and his property.
  - (2) Filing of vesting order.
  - (3) Encumbrances.
- B. Copies or detailed memoranda of all encumbrances shown on the title together with certified statements of the position of each.
- C. Statements of all other charges such as taxes, water rates, dyking or other charges including unregistered charges such as option agreements, hypothecations, or other interests.

A memorandum outlining the above is to be prepared and submitted to Mr. Macpherson who will prepare the transmission and conveyance. Would you please prepare such memorandum as soon as possible attach it to the file and return the file to me.

Further than this, wherever the property is tenanted, all details of rental arrangements should be on file, with copies of leases and particulars of chattels in order that -

1. Adjustments relative to rents may be made as between vendor and purchaser.
2. Special arrangements relative to rent for chattels as apart from buildings may be made, if this is not already the case, or
3. Chattels may be moved or otherwise disposed of either before or after possession is given to the purchaser.

It will be the duty of the Administration Department to see that each file covering property to be transferred by the Secretary or State contains all the information above referred to and that the member of the department dealing with each property should be in a position to consult with and agree with the Real Estate agent in each case as to the adjustments of the purchase price, as at the date of the sale.

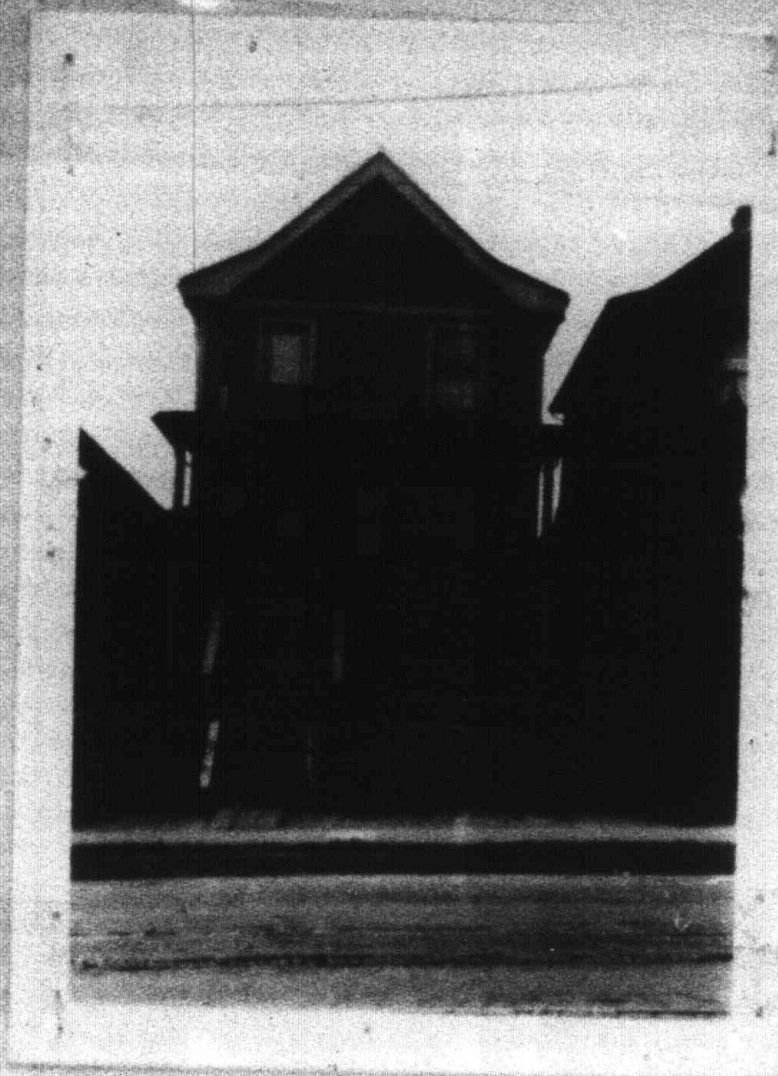
The Real Estate agent will be advised to prepare a statement of adjustments as at a given date which will be submitted to the Administration Department for approval and appropriate action.

Oct 28/43

AM



KAMINO, Stephen Atsumu  
KAMINO, Hanako (Mrs. Stephen Atsumu)  
1952 W. 4th Ave., Vancouver, B. C.  
Evac. File 11301  
10446



Picture Taken April 29, 1943







Catalogue No. 332  
File Nos. 10446 & 11301  
1952 West 4th Avenue  
10/246/526

Receipt of certificate of Title No. 94887-L is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of property covered by the said certificate have been settled.

Receipt is also acknowledged of Halifax Insurance Company policy No. 29-9289 together with assignment thereof in quadruplicate.

Dated at Vancouver, B. C., this 6<sup>th</sup> day of January, 1947

Ralph A. McInerney



10446 - 11302

February 27th, 1946

Mr. and Mrs. Stephen Atsuni KASIMO,  
Reg. Nos. 00492 and 01892,  
C/o James Elford,  
P. O. Box 41,  
Buster Bay, Ontario.

Dear Sir and Madam:

Box Catalogue No. 332,  
1952 B. 4th Ave., Vancouver, B.C.  
Lot 10, Bilt. 346, B. L. 536.

Respecting the previous correspondence we have had with you regarding the sale of the above real property and about which you have been fully advised, we enclose for your records a revised statement showing the net proceeds from this sale, namely \$1709.56.

We also enclose a statement of your joint account which includes the above figure and shows the credit balance of \$24.80 at the date indicated, namely September 2nd, 1945. Since then the following payments have been made:

November 16/45	- Payment of a debt to Toshinari SMI	\$150.00
December 6/45	- Charge to you	40.00
	Total:	<u>\$190.00</u>

which thus leaves a credit balance in your account of \$24.80.

We would remind you that we have not yet heard from you in reply to our letter of December 6th, 1945.

Yours truly,

P. Douet,  
Administration Department

PD/28  
Enc. 2  
cc Department of Labour, Japanese Division.



STATEMENT RE SALE OF:

Catalogue No: 332

Street Address: 1952 W. 4th Avenue,  
Vancouver, B.C.

Legal Description: 10/216/526.

Name: KAHINO, Stephen Atsuna  
KAHINO, Hanako

File No: 10446 - 11301

Reg. No: 00492 - 01894

Date of Sale and Adjustments ..... October 27, 1943

	<u>Debit</u>	<u>Credit</u>
Sale Price		\$ 1800.00
Real Estate Agents Commission	\$ 90.00	
Charge for Valuation	5.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	4.50	

Encumbrances:

~~Mortgage~~

~~Mortgage~~

~~Advance of Taxes~~

~~Other Charges~~

Adjustments:

Fire Insurance

Taxes

Water

10.99

2.47

103.50

1813.46

1709.96

Net Proceeds credited to your account

Date: ..... February 21, 1946

Compiled by: ..... George Peters



3  
Catalogue No. 332  
Files No. 10446 & 11301  
1932 W. 4th Avenue,  
10/246/526

ENDING 10/246/526

As of October 27, 1943.  
65 days to go.

Debit purchaser		
65/365 x \$ 61.73	taxes for 1943	\$ 10.99
65/184 x \$ 7.00	water July to Dec.	2.47
Registration fees on Deed. \$1800.00		7.85
		<hr/>
Total Debits		\$ 21.31

Credit purchaser		
Proportion rents for month of Oct. 4/31 x \$28.50		\$ 3.68
Rents collected for month of Nov.		28.50
		<hr/>

Total Credits		\$ 32.18
Less Total Debits		21.31
		<hr/>

Net credit due to purchaser		\$ 10.87
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c.c. to J. L. Clark Realty Co.  
(for your information)











PERSONAL PROPERTY SUMMARY

File No. 10446

March 17th, 1947.

Re: Stephen Atsumu KAMINO (Mr.)  
Reg. No. 00492

Chattels: In his JP form dated June 6, 1942, the above Japanese person stated he was leaving furniture with friends who would take the responsibility for it, but it was later revealed that chattels were left by Mr. Kamino at 1952 W. 4th Avenue, Vancouver. (See Chattels Summary and Schedule attached).

Specified Articles: A DeForest Crossley Radio, Serial No. U00237, belonging to the above Japanese person was sold at Vancouver Radio Auction No. 1 on December 20th, 1943 for the net amount of \$66.61. The radio receipt handed to KAMINO by the R.C.M.P. on March 16, 1942, has been forwarded to this office by Kamino and is now on file. (See Supplementary Summary attached).

Bank Account: Declared by Kamino in his JP form: "Royal Bank of Canada, Fairview Branch, #1881, amount about \$2.00. Bank of Commerce, Kitsilano Branch - Amount \$1.00." No action regarding these accounts has been taken by the Custodian.

Life Insurance: Kamino declared in his JP form "Insurance on children, particulars unknown". No other information concerning life insurance appears on file and no action regarding the above insurance has been taken by the Custodian.

Accounts

Receivable: The following accounts were declared by the above Japanese person in his JP form dated June 6th, 1942; these accounts reported to be for gardening work done by Mr. Kamino -

"\$142.00 - Mr. P.D. Pickard, 1585 W. 15th Avenue, Vancouver, B. C. (a note on the JP form states last payment made by Mr. Pickard on Dec. 15, 1941).

"\$242.00 - Howard Colter, formerly of 4460 Osler Avenue, Vancouver, B. C. (A note on JP form states this in hands of W.W. Lefeaux, Barrister, 837 West Hastings, Vancouver.)"

There is nothing on file to indicate that any action has been taken by the Custodian in connection with the settlement of these outstanding accounts.

(Added since March 17/47)

Re: H. Coulter. On writing to Mr. Lefeaux on March 17, 1947 he replied on March 20th stating after much correspondence and trouble he was able to collect only two small payments of \$5.00 each. He advised that Coulter would not pay, disputed the amount and Mr. Lefeaux



therefore gave up trying to collect more as Mr. Kamino did not wish him to go the expense of suing Mr. Coulter. He stated that of the \$10.00 collected he paid \$5.00 to Kamino and retained \$5.00 on account of fees. He stated he was writing to Mr. Coulter again but held no hope that he would recognize the debt as it is now outlawed, having been given to Mr. Lefaux in 1930. A subsequent letter from Mr. Lefaux dated March 24th, 1947 advises that he has been in touch with Mr. Coulter but as he informed us before, this is a very old account, now outlawed by the Statute of Limitations. He states that Mr. Coulter refuses to acknowledge the debt and owing to the above Statute we are unable to collect.

Re: Mr. P. D. Pickard.

On April 5th, 1947 Mr. Kamino inquired regarding the amount owing to him by Mr. Pickard and on getting in touch with Mr. Pickard he stated that this account dated back to about 1930, and that it was disputed by him and finally in 1938 or 1939 refused to make further payments unless Mr. Kamino would accept \$42.00 in full settlement. He stated he would pay the sum of \$42.00 in the near future if acceptable to the Japanese. On submitting this information to the Japanese he <sup>(Kamino)</sup> replied on May 13, 1947 that he would accept payment of \$42.00 in settlement of this account. Accordingly, this was paid by Mr. Pickard and credited to Mr. Kamino's account with the Custodian on June 5th, 1947.

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

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

  
E. Robertson.



CHATELS SUMMARY

File No. 10446

March 17th, 1947

Re: Stephen Atsuna KAMINO (Mr.)

Reg. No. 00492

The above Japanese person declared the following in his JP form dated June 6, 1942: "Declarant leaving furniture with friends who will take the responsibility for same."

A memo on file by Mr. Green dated January 13th, 1944 indicated that although no chattels were declared as being left at 1952 W. 4th Avenue, by the Kaminos, some were found in the basement and he requested Mr. Spain to have them moved. A letter dated February 14, 1944 from Mr. Fisher, B. C. Security Commission, advised that Kamino claimed he left personal effects in the attic at the above address which he did not declare to the Custodian but reported to Mr. J. L. Clark of J. L. Clark Realty Company. Kamino requested that if they could be located they be shipped to his future home in Ontario.

A memo on file dated March 1st, 1944, states all chattels were removed from the above address to 992 Powell Street warehouse and Mr. Spain's letter to Mr. Fisher dated March 7th, 1944 advised that all chattels belonging to the Kaminos were sold at Custodian auction.

The file reveals that chattels were sold at Vancouver auctions 11, 12 and 58, on February 24th, 1944, March 2, 1944 and December 21st, 1945, respectively. A few articles were abandoned as having no value, according to the statement on file dated February 31, 1944.

A request was made by the Kaminos for personal papers declared to have been left in the attic at 1952 W. 4th Avenue but there is nothing on file to indicate that these were ever found and forwarded. A memo is now being sent to Mr. Wills to check if any personal papers belonging to the Kaminos still remain in storage. *Mr. Wills reported March 21/47 that nothing was being held in storage for Kamino*

Funds from the sale of chattels, with the exception of the trunk sold in December 1945, have been forwarded to the Kaminos. As soon as we have ascertained whether or not this belongs to Mr. Kamino, the funds will be cleared from the account. *(as yet the Kamino stated trunk belonged to him)*

There is nothing on file to indicate that any other person or persons left goods stored at 1952 W. 4th Avenue, Vancouver.

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

E. Robertson  
E. Robertson.



CHATELS SCHEDULE

File No. 10446

Re: Stephen Atsumu KAMINO  
Reg. No. 00492

March 17, 1947

No itemized list of chattels was declared by the above Japanese and when the goods were removed from 1932 W. 4th Avenue, the file does not indicate that an inventory was ever taken by the Custodian. However, below is listed the goods sold at auction in Kamino's name, and the few which were abandoned as having no value:

SOLD AT AUCTION

Feb. 24/44: Auction 11

1 bed and spring

Mar. 2/44: Auction 12

Double boiler  
Cut glass bowl  
Basket dishes  
Dishes and vase  
Platters & bowls  
Kitchen utensils  
11 boxes ceremonials  
2 pr. skates & boots  
Dishes  
Tray & contents  
Bucksaw  
Dresser  
Pail & kettle  
Ice box  
Dresser  
Toy buggy  
Pedestal  
Mirror  
Ironing board & chair  
Settee & 2 chairs  
5 chairs

Dec. 21/45: Auction 58

Trunk

ABANDONED

1 H.M. Seat  
1 old sofa  
1 white bed and rails

ER



NAME

~~Wills, Stephen James~~

REGISTRATION NO.

~~88492~~

FILE NO.

~~10445~~

The following chattels were sold by public

auction at

~~Vancouver, B. C.~~

on

~~September 22nd, 1915.~~

Truck

\$ 1.10

Total

\$ 1.10

Less Expenses: (Auctioneer's Fee \$ .11  
(Advertising .06  
(Moving .33

\$ .25

Net Proceeds Credited:

\$ .85

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 58

Remarks.



NAME KIMMO, Stephen AlbertREGISTRATION NO. 00492FILE NO. 10446

The following chattels were sold by public  
 auction at 992 Powell St., Vanc., B.C. on March 2, 1944.

Double boiler	\$ .60
⑥ Cut glass bowl	2.25
Basket dishes	1.00
Dishes & vase	.90
Platters & bowls	3.25
Kitchen utensils	.35
3 Boxes Cereals	.75
3 Boxes Cereals	.75
2 Boxes Cereals	.75
3 Boxes Cereals	.75
2 Pr. skates & boots	.75
Dishes	1.35
Tray & contents	2.25
Duck Saw	1.25
Dresser	1.50
Pail & Kettle	.45
Ice Box	1.00
Dresser	2.00
Toy buggy	.25
Podestal	.25
Mirror	5.00
Ironing board & chair	.75
Settee & 2 chairs	.50
5 Chairs	.80

Total:

(Auctioneer's Fee)	\$ 2.90
Less Expenses: (Advertising)	0.44
(Movings)	1.36

Net Proceeds Credited:

	\$ 29.05
	4.70
	<u>\$ 24.35</u>

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering list No.

Vancouver 12.

Remarks.



NAME WATSON, Stephen James

REGISTRATION NO. 00492

FILE NO. 10446

The following chattels were sold by public  
auction at 232 Powell, Vancouver, B.C. on February 24, 1944.

1 Bed & spring

\$ 8.00

Total:	(Auctioneer's Fee) 0.80	\$ 8.00
	(Advertising) 0.17	
Less Expenses	(Moving) 1.25	\$ 1.25
Net Proceeds Credited:		\$ 5.75

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering list No. Vancouver 11.

Remarks.



NAME Stephen Atsuna KAMINO

REGISTRATION NO. 00492

FILE NO. 10446

The following chattels were sold by public  
auction at 992 Powell, Vancouver on December 20, 1943.

DeForrest Crossley Console Combination

\$ 77.00

Total:			<u>\$ 77.00</u>
Less Expenses:	Auctioneer's Fee	\$ 7.70	
	Advertising	1.04	<u>\$ 10.39</u>
	Moving	.65	
	Storage	<u>1.00</u>	
Net Proceeds Credited:			<u>\$ 66.61</u>

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering list No. Vancouver Radio 1.

Remarks.



File 10446  
11301

March 1, 1944.

MEMORANDUM

To: File

From: Mr. Spain

Re: 1952 West 4th Avenue

*Shanley*  
All chattels were removed from the above  
address to 992 Warehouse where they were sold in  
our Vancouver Auction No. 11.

*no. 4. Spain*

GBS:JS



MEMORANDUM

June 9th, 1943.

To: File 10446

From: Specified Articles Department

Re: KAMINO, Stephen Atsumi - Reg. 00492

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
RADIO	DeForest Crossley Combination radio and gramophone. Serial No. U 00237.	\$ 25.00

*Sold by auction 20/10/43 Vancouver Radio 1.*

Sold at Vancouver Radio Auction No.1 on December 20, 1943 - \$77.00  
Less administrative expenses - 10.39  
Net credit - \$66.61  
Radio receipt from R.C.M.P. on file.

E. Robertson  
E. Robertson  
March 17, 1947.

EB



# ROYAL CANADIAN MOUNTED POLICE

## EXHIBIT REPORT

Form 262A

No. 008

HEADQUARTERS File No.

SUB DIVN. & File No. VANCOUVER

DIVISION & File No.

(J.R. 00402)

DETACHMENT & File No. C.I.B.

DATE Dec. 15th, 1945.

Re: Stephen Atsumi KANTO, 1082 W. 4th Ave., Van., B.C.  
(Name of File)

On Dec. 15th, 1945 1 P.R. Jefferson, C.I.B.  
(Date) (Name of Officer)

Came into possession of the following described goods by

Handed over by owner  
(State Authority from which seized and place of seizure)

No. of Exh.	No. of Packages	Qty. or Size	DESCRIPTION OF EXHIBITS
	1		DeForest Grosby Combination radio and gramophone. Ser. 900037.
<p><i>Exhibits retained</i></p> <p><i>FILE 10446</i></p>			

REMARKS: Handed over to the Custodian of Alien Enemy property.

(State briefly disposition)

DATE: Dec 17 1945

*[Signature]*  
Custodian

CERTIFIED CORRECT

*[Signature]*  
P.R. Jefferson, #10850



10446  
11301

May 5th, 1947.

REGISTERED MAIL

Mr. and Mrs. Stephen Atoum KAHINO,  
Reg. Nos. 00492 and 01892,  
193 Cowan Avenue,  
Toronto, Ontario.

Dear Sir and Madam:

We enclose herewith Custodian cheque in the sum of \$24.80, representing the entire credit in your joint account with the Custodian and being the balance of funds derived from sale of real property.

You have already been forwarded a statement relative to the sale of Lot 10, known as 1952 West 4th Avenue, Vancouver, together with a statement of your joint account up to September 22nd, 1945, which showed a credit balance at that time of \$614.80. Our letter to you of February 27th, 1946, enclosing the above-mentioned statements, outlines subsequent entries made in the joint account which reduced the credit balance to \$24.80, the amount of the cheque now enclosed.

It would now appear that we have accounted for all the property of every kind left by you in the protected area which came under the control of the Custodian, and in order that you may confirm this and acknowledge the cheque we are enclosing a stamped and addressed envelope for your convenience in replying.

Yours truly,

E. Robertson,  
Office of the Custodian.

/ER  
Enc. - Custodian cheque \$24.80  
- Return envelope



10446

REGISTERED MAIL

June 20th, 1947.

Mr. Stephen Atsumi KAMINO,  
Reg. No. 00492,  
193 Cowan Avenue,  
Toronto, Ontario.

Dear Sir:

We enclose herewith Custodian cheque in the sum of \$42.00, representing settlement in full of your claim against Mr. T. D. Pickard and being your entire credit with this office.

As your file reveals that you have no other assets remaining under the control of the Custodian, your file and account with this office are now being closed.

Kindly acknowledge receipt of the above-mentioned cheque in the enclosed stamped and addressed envelope.

Yours truly,

E. Robertson,  
Office of the Custodian.

/ER  
Enc. - Custodian cheque \$42.00  
- return envelope.



10446

April 23rd, 1947.

Mr. Stephen Atsumu KAHINO,  
Reg. No. 00492,  
193 Cowan Avenue,  
Toronto, Ontario.

Dear Sir:

We have for acknowledgement your letter of April 5th and would advise that we wrote to Dr. Kuzuhara on April 9th asking him to confirm that your account with him had been settled in full as stated by you in your letter to us of April 5th, but at the time of writing no reply has been received. Another letter is being forwarded to him today in this connection.

We would advise that on writing to Mr. Pickard in relation to your claim of \$142.00 against him the following reply has been received:

"This account dates back to about 1930. I disputed the amount but kept paying small amounts and finally in 1938 or 1939 I refused to make further payments unless he would accept \$42.00 in settlement and I have never heard anything about it since until your letter turned up. If this amount is acceptable I will try and pay it in the near future."

Please advise if you wish to accept \$42.00 in full settlement of your claim, at which time we shall endeavor to collect this amount on your behalf.

With reference to the contents of the trunk, we would advise that at the time of evacuation neither you nor your wife declared chattels as being left at 1952 West 4th Avenue, Vancouver, but you declared you were leaving furniture with friends who would take the responsibility for same. However, some chattels were found at the above address by the Custodian and these were removed and sold at public auction in your name and the proceeds credited to your account. On checking with our storage representative he advises that we have nothing remaining in our warehouse belonging to you.

Yours truly,

E. Robertson,  
Office of the Custodian.

/ER



10446 - 11301

September 30th, 1945.

Mr. and Mrs. Stephen Atoumi KAMINO,  
Reg. Nos. 00492 and 01894,  
C/o James Elford,  
P. O. Box 41,  
Rush Bay, Ontario.

Dear Sir and Madam:

With reference to your recent request for the balance of your funds we would advise that due to the large number of requests we have had by businesses for payment of total funds, it has not been possible for us to completely review your file. In the meantime, however, we enclose a cheque for \$1000.00, which leaves you with a credit balance of \$514.80.

We propose to pay from funds in your joint account the debt of \$150.00 to Toshiki Sumi, as agreed to by Mr. S. A. Kamino in his daughter's letter of July 16th, 1945 written on his behalf. We presume that Mrs. Kamino Kamino is in agreement with this payment and unless we hear from her to the contrary shall transfer the above amount, namely \$150.00, to the credit of Toshiki Sumi's account.

We have noted what you say regarding the claim of \$31.89 by the Union Fish Company Limited. The affairs of this Company are in the hands of P. S. Ross & Sons of this City and we have informed them that you do not admit this debt on all your later dealings with the Union Fish Company were on a C.O.D. basis.

The balance of your funds will be forwarded to you at a later date when your file has been reviewed, and at that time you will be given a report on your affairs.

Yours truly,

P. Doust,  
Administration Department

PD/ER  
Enc.



PHONE PACIFIC 6121  
PLEASE REFER TO  
FILE NO. 11301

CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN  
JAPANESE EVACUATION SECTION

806 ROYAL BANK BLDG.,  
HASTINGS AND GRANVILLE  
VANCOUVER, B.C.

August 2nd, 1945

EVACUATION SECTION	
Rec'd	AUG 14 1945
File No.	
Ans.	
Referred	

Mr. & Mrs. Stephen Atsumi KAMINO,  
Reg. Nos. 00492 and 01894,  
14-1112a Beach,  
Vancouver, B.C.

9. James Elford  
P.O. Box 41  
Humber Bay.

Dear Sir and Madam:

Re: 1952 W. 4th Avenue,  
Vancouver, B.C.

With reference to the sale of your property at 1952 West 4th Avenue, Vancouver, there is now a sum of \$1614.80 in your joint account as this property was owned by you jointly; and there is also \$96.74 in Mr. Kamino's account, this credit being derived from the sale a radio and chattels. It is proposed to transfer this latter amount to the joint account so as not to have two accounts carried in your names, and we shall be glad if you will please sign the attached copy of this letter agreeing to the above proposal and return the copy to us.

A stamped addressed envelope is enclosed to facilitate your prompt reply.

We wrote you in March last and again in April regarding a claim of \$150.00 against you by Toshiaki SUMI, Registration No. 07918, and although a stamped addressed envelope was sent to you to facilitate your reply you have not had the courtesy to even acknowledge our letter. As the letters have not been returned to us, we can only assume that you received them and we must ask you to let us know by return whether or not you acknowledge this debt; if you do not, please give us the reasons.

You are doubtless aware that the funds standing to your joint credit are available to you in the usual manner, subject to agreement with the B. C. Security Commission, but it is important that we have your reply regarding the above claim by Mr. Sumi.

Yours truly,

P. Ernst,  
Administration Department

AGREED:

Stephen Atsumi KAMINO  
Reg. No. 00492  
Haruko Kamino  
Reg. No. 01894

G.D. Jones

2. JAMES ELFORD  
P.O. Box 41  
HUMBER BAY,  
ONT.

Cc B. C. Security Commission.



10446  
12818

September 26th, 1944.

Mr. Stephen Atsumu KAMINO,  
Registration No. 00492,  
C/o Mr. Elford, Florist,  
Islington, Ontario.

Dear Sir:

We are in receipt of a letter dated September 18th signed by your son who advised us he was writing on your behalf.

We note that you do not wish to have any of the funds from the sale of your property at 1952 West 4th Avenue, Vancouver, and this amount therefore of \$1614.80 remains to your credit.

We note that you do not agree to the claim by Toshiki Sumi, whose address we gave you in our letter of August 26th and that you are communicating with him direct regarding his claim.

Respecting the \$96.74 standing in your own account, which represents the proceeds from the sale of chattels and radio, will you please note that before we can release the radio portion of the proceeds it will be necessary for us to have from you the receipt for the radio which was given to you by the R. C. M. P. when they took over the radio from you. If you will, therefore, let us have this receipt by return, we will then remit to you the \$96.74 mentioned above.

Yours truly,

P. Douet,  
Administration Department.

PD/ER



C  
O  
P  
Y

154264  
11301

January 3rd, 1944

Mr. & Mrs. Stephen Atsumi KAMINO,  
Registration Nos. 00492 & 01894,  
14 Mile Ranch,  
Tashua, B. C.

Dear Sir and Madam:

Re: Catalogue No. 332  
1952 W. 4th Avenue  
10/246/526

Please be informed that 1952 W. 4th Avenue has been sold as of October 27th, 1943, for the sum of \$1800.00 which is equal to or in excess of the value attached to these premises by an independent appraiser.

Rents, less expenses, up to the mentioned date have been credited to your account and adjustments of unearned taxes and any insurance premiums have also been credited to you.

The net result of the sale is as follows:

Sale price	\$1800.00	
Less Commission @ 5%		90.00
" Payment of taxes		61.73
" amount due on mortgage		30.00
		<hr/> 181.73
Net credit to your account	\$1618.27	
	<hr/>	

These funds are available to you in the usual way.

Yours truly,

George Peters,  
Administration Department.

GP/EB  
cc to B. C. Security Commission  
(for your information)



July 15, 1942

J. L. Clark Esq.,  
Messrs. J. L. Realty Co.,  
2173 West 4th Avenue,  
Vancouver, B. C.

Dear Sir:

Re: Stephen Atsumu KAMINO - File #10446  
Mrs. Isematsu Katsuyo SUMI - File #10734  
Mrs. Yoshikuni Yoshiko ADACHI - File #11216  
Mrs. Yoshikatsu Tokiko NAGAMI - File #11223  
and Mrs. S. KAMEDA - File #11320

We have before us your letter of July 6th from which we note that the properties owned by the above have been handed to you for rental and control.

In view of what you mention in the last paragraph of your letter in connection with a cheque which was returned to you "N. S. F." connected with work on Mrs. Sumi's property, we suggest that you should never overlook the fact that Japanese property, after registration or evacuation, becomes vested in the Custodian and you should not therefore proceed with any major work without our consent.

Mrs. S. Kameda does not appear to have registered with us. If you will kindly supply us with her full name, we will endeavour to locate her address and send her forms so that she may complete registration with us.

We note in connection with Mrs. Kameda's house that intensive repairs appear to be necessary. Until Mrs. Kameda has registered with us or we have authoritative evidence that she has been evacuated, we cannot issue any definite instructions in connection with her affairs.

We are enclosing herewith our form letter which is sent to Agents which have been appointed by Japanese. In order that our files may be complete we require a written authorization from the Japanese owners appointing you to act for them. Were your instructions verbal or have you any document which you can send us to support our file in this regard?



We note what you say regarding the owners wishing moneys to be deposited in their bank accounts. In this connection it will be necessary for you to follow our general policy of remitting rentals in full (less the usual 5% commission) to this office each month.

In connection with some of the above there is personal property declared for which we need confirmation from the tenants, but we will leave this matter for the meantime.

Will you please have any further correspondence in connection with any of the above sent to us in separate letters and refer to the file numbers set opposite their names.

You have mentioned the monthly rental amounts to which these properties have been rented, will you please supply us with the names of the tenants and let us have the dates the tenancies commenced and any funds which are already on hand.

We enclose herewith our Rental forms to be used each month when making remittances to this office. The top white and the pink copy of the Rental Statement should be sent to this office and also the blue Agents Summary in duplicate.

Yours truly,

J. G. Shewts,  
Assistant Manager.

BGS/PNH

Encl.