

105'23

BUSINESS

BUREAU POWELL STREET

FILE NO. 10523

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: IKENO, Kumsuke

HOME ADDRESS: 611 Keefer St., Vanc'r, B.C.
(04032)

REGISTRATION NUMBER 040 32 SEX: Male AGE: 62

OCCUPATION: Printer

(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.) "K.I. Printer"

EMPLOYER: "Self" - carried business on at the above address.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Masayo *File 521-76 claims Jan 10/47*

ADDRESS OF WIFE OR HUSBAND: 611 Keefer St., Vanc'r, B.C.

NAMES OF ANY LIVING CHILDREN: Kumi(M); Hitoshi(M); Junji(M);

Kosaburo(M); Masayoshi(M).

Kosaburo - Lamont, Alberta.

ADDRESS OF CHILDREN: The other children at 611 Keefer St., Vanc'r, B.C.

AGE OF CHILDREN: 29; 25; 19; 22 and 16 years respectively.

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

1. LOCATION AND DESCRIPTION: 611 Keefer St., Vanc'r, B.C.

in the city of Vancouver, Lot 30, Blk. 75, D.L. 196

#87564K --- Certificate of Charge #15386

2. BUILDINGS AND OTHER IMPROVEMENTS: 1-storey, 6-rooms wooden frame dwelling house; 1-woodshed.

3. INSURANCE (Give particulars; state where policies are) \$1000.00 Home Fire

and Marine Insurance Co., Policy No. 191462 has been left at The Japan and Canada Trust Savings Co. Ltd., Vanc'r, B.C. (Powell St.)

4. TAXES (Amount and where payable) Amt. due for Taxes, 1942 - \$39.06

Amt. due for taxes including taxes in arrears, 1942 - \$58.23

N.B. back page.

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

Mortgage - Japan Canada Trust Savings Co. Ltd. - \$400.00

(Peter Lam, 258 1/2 Pender St., Vanc'r, B.C.)

6. OCCUPANCY AND LEASES (If vacant so state) Owner - Peter Lam will rent

property of declarant upon his evacuation for \$15.00 monthly.

From this rent money the lessee, Peter Lam, will pay taxes, water rates and upkeep of property. Mr. A. H. Young (barrister), Dominion Bank Building, Vanc'r, B.C. drew up lease covering this transaction.

Rented for duration of war.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS:

None

Powell St.
Vancouver

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST:

None

None

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:

None

Intends to sell all Printing Equipment & Furniture.
If any left, will notify Custodian.

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 "A"

4. INSURANCE CARRIED ON ABOVE PROPERTY: None
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom): None
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts): None
8. BANK ACCOUNTS: None
9. LIFE INSURANCE: None
10. INTEREST IN ANY ESTATES OR TRUSTS: None
11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None
2. 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 10th day of June 1942.

(Signature) Shano Kurianaka

A. M. Chape
Witness

FOR DEPARTMENTAL USE

10523

INFORMATION FROM R.C.M.P.

DATE May 18/43

Our File No. 10523

Full Name IKENO, Kunitake
(Surname in Block Letters)

Registration No. 04032 Male - Female
(Check)

Age Nov. 10. 1880

Former Address 611 Keefer St., City

Date Evacuated 24/9/42 Naturalized - Canadian-Born - National
(Check)

Present Address 225 King St. E. Hamilton, Ont. 9/1/47
Lemon Street, H. C.

Married - Single
(Check)

nee
Name of Wife (OKA) Masayo #03507

Name of Husband

Name of Mother IKENO, Tori - Dec'd

Name of Father Ruta (Dec'd)

Names of Children under 16 Masayoshi Mar. 31/26 #15502

Requested by ECT

Registered with Custodian (Yes or No)

Additional Information Printer owner of house & property - car.

10523

REGISTERED.

January 10th, 1947

Mr. Kunisuke IKENO,
Reg. No. 34032,
225 King Street East,
Hamilton, Ontario.

Dear Sir:-

We have brought forward your file for review and to examine your affairs that have come under the control of the Custodian preparatory to forwarding to you a brief report of same.

It is noted in the review that your principal asset was your property at 611 Keefer Street. As you had arranged for A.H. Young, Barrister, to look after your interests in Vancouver, this arrangement was allowed to continue. The premises were rented and the rents were paid direct to this office and credited to your account on our books. The property was sold on August 6th, 1943 for \$1,000.00 and you were advised of same when the details were completed.

We have had statements of your account prepared and are enclosing the following:-

1. General Statement showing a credit balance - \$501.40
2. Statement re sale of the Keefer Street property, the net amount of which is shown in General Statement.

The items of the General and Sales Statements will indicate how the amounts are arrived at. The major disbursement was \$423.79 which was required to pay off the Mortgage against the property to the Japan & Canada Trust Savings Company.

Your furniture and printing equipment were handled by yourself, and therefore released the Custodian from responsibility in that connection.

The balance to your credit as shown by the enclosed General Statement, is your present balance on our books, and we are sending you our cheque for \$501.40 covering the full amount herewith.

The foregoing together with previous letters, reports and statements to you, would appear to account for your interests including Real and personal property, that have come under our control and we shall be obliged if you will confirm same when acknowledging this letter and the attached cheque.

For your convenience in replying we enclose a self-addressed envelope.

Yours truly,

B.R. Dusenbury,
Office of the Custodian.

BHD/DD.
Encs 4.

File No. 10523

8/12/43

Mr. *Wilson*.....

Re: Sale of property... *611 Keefer Street* Catalogue No. *126*

Sale of the above property has been completed and relevant papers have been removed to a special real property file now sent to you with the master file. You will wish to review these for the proper continuation of your administration of the assets disclosed. This file is now restored to general circulation.

1/2/43

AM

PHR:AS

10523
Legal Department

912 Royal Bank Building,
Vancouver, B. C.
August 12th, 1943

G. W. McPherson, Esq.,
Executive Assistant,
Victoria Building,
7 O'Connor Street,
Ottawa, Ontario

Re: Kunisuke IKENO

Dear Mr. McPherson:

The above named Evacuee is the owner of property known as 611 Keefer Street, in the city of Vancouver. The property was one of those listed in the catalogue in Group "A", Tenders for which closed on July 19th, 1943. Valuation placed on the above property by Mr. Reeve is \$700.00. The sale to David Lee, for the sum of \$1,000.00, was approved by the Advisory Committee on Japanese Properties in Greater Vancouver, on July 29th, 1943.

According to the Certificate of Encumbrance received from the Land Registry Office, the property is subject to a Mortgage in favour of the Japan and Canada Trust Savings Company, and a statement has been received showing a balance owing amounting to \$575.63. The obligation will be met from the proceeds, as, if, and when, a sale is effected.

The yearly taxes on the above property are \$40.63. The 1943 taxes are not paid. The balance of the 1942 taxes is \$27.98.

A Certificate of Vesting was filed by the Custodian on July 2nd, 1942.

The full amount of the purchase price has been received by this Office.

Enclosed you will find Transmission and Conveyance, in duplicate, for signature by the Deputy Custodian. Your kind attention, please.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JJ
Encl.

TENDER FOR REAL ESTATE

Catalogue
Parcel No. 126.

Custodian's
File No. 10523

Amount
\$1,000.00

Description
30/75/196

12

The Custodian
506 Royal Bank Building
675 West Hastings Street
Vancouver, B. C.

Dear Sir:

On behalf of my client, Mr. David Lee, I herewith submit a tender of ONE THOUSAND DOLLARS (\$1000.00) cash for a clear title to the dwelling at 611 Keefer Street in the City of Vancouver, and listed in your catalogue as parcel number One Hundred Twenty-six.

A certified cheque for One Hundred Dollars (\$100.00) or ten per cent of the tender is enclosed herewith on his behalf.

Yours truly

Ch. 100
900

Enc.

W. Green
Agent.

545 Main St. #3.
Vancouver, B. C.
July 16, 1943.

SINCE 1907

WILLIAM GREEN

REAL ESTATE NOTARY PUBLIC

VANCOUVER, B. C.
545 Main St. #3.
August 6, 1943.

Your File No.
10523.

Mr. F. G. Shears, Director
Office of the Custodian
506 Royal Bank Building
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 126.

In reply to your letter of August 2nd I am
herewith enclosing Mr. David Lee's certified cheque for the
sum of NINE HUNDRED DOLLARS (\$900.00) being the balance of
the purchase price of 611 Keefer Street, in this city.

He desires the papers drawn in the name of:

DAVID LEE, 444 Keefer Street, Vancouver, B. C. Bookkeeper.

He is a Chinese subject.

Yours truly

Enc.


Agent

DOUGLAS W. REEVE, F.S.I.
CHARTERED SURVEYOR AND VALUER
GEORGE A. WATSON

TELEPHONE MARINE 8264
CABLE ADDRESS "JOHRES" VANCOUVER

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

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

The Custodian's Office,
Vancouver, B.C.

19th July, 1943.

File No. 10523

Dear Sir:

Catalogue No. 126
Lot 30 Block 75 D. L. 196
611 Keefer Street

We have inspected this property and beg to report as follows:-

<u>Location</u>	Poor working class district in East End.
<u>Land</u>	25' x 122'
<u>Building</u>	1 storey frame dwelling 20' x 46' with 5 rooms (no bathroom)
<u>Condition</u>	40 years old. Foundations rotten and building subsiding. Roof poor. No gutters. Bracket chimneys. No plaster. General condition poor.
<u>Cost</u>	\$18.
<u>City</u>	
<u>Assessment</u>	\$950 (Land \$550 Building \$400)
<u>Taxes</u>	\$39.07
<u>Appraisal</u>	We are of the opinion that the market value of this property is \$700.

Yours faithfully,

JOHNSON, REEVE & WATSON

per

D. W. Lee

JAPAN AND CANADA TRUST SAVINGS COMPANY

398 POWELL STREET

VANCOUVER, B. C.

DEC 30 1942
File No. 10523
Ans. R.A.G.
Referred Good

Your file No. 10523

28th December, 1942

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

Attention of Mr. Good

Dear Sir:

Re: K. Ikeno Mortgage to Japan and Canada
Trust Savings Company.

We are bringing this matter to your attention as at this time it is under review and we understand that certain rentals have been received.

<u>Property</u>	<u>Amt. of Principal</u>	<u>Int. to Dec- ember 31. 1942</u>
611 Keefer St.	\$400.00	\$34.99

Would you please furnish us with total amount collected and also show disbursements therefrom.

It would appear that the interest the mortgagor would be served by applying funds collected by way of rent, upon our mortgage, as in this connection both interest and principal are payable monthly and both are in arrears. In point of fact the mortgage principal is past due since 1st March, 1934.

Yours faithfully,

W. Okamoto

File No. 10573

27th August, 1942.

MEMO FOR MR. CHURCHILL

Mr. Yasuoka IKENO

Mr. Ikeno called this morning bringing with him the attached agreement dated August 27th between himself and Henry Wells, together with a signed Power of Attorney executed by Mr. Ikeno in favour of Mr. Albert Henry Young. The former agreement between Ikeno and Lee has been terminated at the request of Mr. Lee.

Mr. Ikeno states that he has sold his own printing equipment and is left with his own little furniture remains.

The rental agreement stipulates that the first month's rent is to be paid to the landlord and I understand from Mr. Ikeno that this will serve partly to compensate Mr. Ikeno for the expenses incurred in repairing the house and making certain minor repairs.

I think that the following action should now be taken:

1. A letter should be obtained from Mr. Ikeno, who is now in Hastings Park, stating that he has sold his printing equipment and does not hold the Custodian's office responsible for furniture, etc.

2. A letter should be sent to Mr. Young saying that the Custodian's office has no objection at the present time to the agreement in question and that Young is to collect the rent and remit to us monthly as from October.

3. All rents collected from October onwards should be applied towards taxes as requested by Ikeno until taxes have been paid in full up to date.

4. All rents after taxes have been satisfied should be applied towards the \$100.00 mortgage held by the Japan and Canada Trust Savings Company Limited.

5. The Licensing Department should be advised of particulars of the rental agreement in question.

6. A note should be sent to Mr. Messenger calling off his services.

I would appreciate your arranging to see to it, if you agree with the foregoing, that the necessary action be taken.

Yours faithfully,

W. J. C.

3

10523

July 9, 1942

Mr. Kunisuke Ikeno,
611 Keefer Street,
Vancouver, B. C.

Dear Sir:

In connection with your property which you registered with us on June 10th we notice that you have made arrangements with Mr. Peter Lam to rent your house at 611 Keefer Street.

We wrote to Mr. A. H. Young, who is referred to as drawing the lease, asking him for a copy of same, but he does not wish to supply us with this.

We trust that you will realise that our policy in connection with the management of property is for the security of the owner. Rentals are paid to this office and after taxes, mortgage interest etc. have been taken care of out of available funds, the nett revenue is placed at the disposition of the owner.

Kindly keep us advised so that we may know when Mr. Peter Lam actually takes possession and will you also please let us know the rental arrangements you have made with him.

We understand that you are endeavouring to dispose of your personal effects and printing equipment. Please also keep us advised regarding these matters so that we may know if there is any of your property that needs storage or protective custody at the time you leave this district.

After you move away we would suggest that you keep us informed of your address.

Yours truly,

F. G. Shears,
Assistant Manager.

FGS/PMH

10523

July 8, 1942

A. B. Young Esq.,
Dominion Bank Building,
Vancouver, B. C.

Dear Sir:

Re: Kunisuke Ikeno.

Mr. Kunisuke Ikeno registered with us on June 10th and voluntarily turned over to this office the custody of his affairs. In connection with this we appointed our agent, Mr. Harold D. Campbell, to investigate and we have before us his report.

It would appear that you seemed loathe to supply him with information with regard to the personal property and printing equipment owned by Mr. Ikeno. While we have no objection to Mr. Ikeno, or yourself on his behalf, making whatever arrangements are most desirable, it is necessary that we be fully informed regarding such arrangements and we will therefore need to be advised with regard to the disposition or storage arrangements made so that our files may be complete.

It appears from the registration form that rental arrangements have been made, to be effective when this family is evacuated. Will you please keep us advised when this tenancy commences.

In conformity with our policy it will be necessary for the full amount of the monthly rentals (less the regular commission) to be sent to this office. The matter of mortgage payments and taxes etc., will be taken care of by this office out of any available funds.

This policy has been adopted in order that we may be fully aware that rental payments and other arrangements are being carried and the funds used for the proper protection of the Japanese property as far as possible.

We offer no objection to the arrangements made by Mr. Ikeno for you to manage the property, provided you handle

same in conformity with our instructions.

Will you kindly advise us the present position of the mortgage, the date the payments are due and also let us have a copy of the lease or the rental arrangements that are made upon the evacuation of the Ikano family.

We enclose forms to be used in connection with the remittance of monthly rentals and we would ask for your co-operation in connection with this matter.

Yours truly,

F. G. Shears,
Assistant Manager.

FCS/PMH

Encl.

Catalogue No. 126
File No. 10523

Receipt of Certificate of Title No. 92208-L is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of the property covered by the said certificate are settled. Receipt is also acknowledged of copy of Home Fire & Marine Insurance Company policy No. A191462 with assignment thereof in quadruplicate, and cheque for \$8.23 representing closing adjustments on sale to me of 611 Keefer Street.

Dated at Vancouver, B. C., this ^{11th} ~~9~~ day of November 1943.

My

David Lee

REG.
NO.

04032

NAME

IKENO, Kunisuke

copy

FILE
NO.

10523

ASSURED

THE SECRETARY OF STATE OF CADANA ACTING IN HIS CAPACITY AS CUSTODIAN.

COMPANY

Home Fire & Marine Ins.
Co. of California

POLICY NO.

A191462

AMOUNT

\$1,000.

PREMIUM

\$14.00

RATE

1.40

TERM

3 yrs.

EXPIRATION

Mar. 2/44

PROPERTY INSURED

\$1,000.00 - Frame bldg. shingle roof - private
dwelling and printing shop

LOCATION

Lot 30, Blk. 75, D. L. 196, Grp. 1,
N. W. D. Plan 196 and being #611 on
the North side of Keefer St.
Vancouver, B. C.

LOSS PAYABLE

The Japan & Canada Trust Savings Co.

INSURANCE AGENT

Bell-Irving Insurance
Agencies Ltd.

RENTAL AGENT

REMARKS

04032		IKENO, Kunisuke			10523	
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Home Fire & Marine Ins. Co. of California	191462	\$1,000.	March	2	1944	Lot 30, Blk. 79, D.L. 176 City 1, S.F.D. Plan 196, & 611 on North side of Keefer St. Van

File No. 10523

— SUMMARY —

January 10th, 1947

— FIRE INSURANCE —

Re:- Kunisuke IKENO,
Reg. No. 04032

Fire Insurance in the sum of \$1000.00 was carried on the Dwelling and Printing Shop while required and was transferred to New Owner when property sold. Policy of Insurance was delivered to David Lee, purchaser, as November 9, 1943. Return premium of \$3.12 was allowed IKENO in the adjustments.

The above Summary is certified to be in accordance with the information on file, January 10th, 1947.

B.R. Dusenbury
B.R. Dusenbury,
Office of the Custodian.

JAPAN AND CANADA TRUST SAVINGS COMPANY

Room 301 Royal Bank Building,
VANCOUVER, B. C.

EVACUATION SECTION	
Rec'd	AUG 19 1943
File No.	
Ans.	<i>L. file file Mr.</i>
Referred	<i>Russell</i>

August 17th 1943

out

Department of the Secretary of State,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B.C..

Attention of Mr. Russell.

Dear Sir:

Re: K. Ikeno. Your File No. 10523.

Referring to your conversation this afternoon with the writer, we confirm our holding of a mortgage on the property of the above at 611 Keefer Street, Vancouver, which Mortgage now shows principal of \$400. at 8% interest, and is shown on our records as follows:-

Principal with balance of int owing as on that date Sep. 30/41		\$409.20
22 1/2 months interest to August 15/43		60.00
		<u>469.20</u>
Paid Jany 15/42	11.00	
By Custodian May 27/43	<u>37.20</u>	<u>48.20</u>
		<u>421.00</u>

Upon payment of principal and interest we are prepared to sign Discharge in the usual manner.

Yours truly,

R. J. Hammond
Actg Manager

*Phoned Richards advised of full
1/2 of maturing advertisement
6/6/43
Mr.*

File No. 10523

December 9th, 1943

MEMORANDUM

Re: Chattels.

Kunisuke IKENO in his declaration
of June 10th, 1942 stated that he had no
chattels, etc.

GDW/GH

File No. 10323

December 9th, 1943

MEMORANDUM

Re: Claims.

There are NO claims on file as at
this date.

GDM/GH

File No. 10523

SUMMARY

January 10th, 1947

LIABILITIES

Re: Enroute IREMO.
Reg. No. 04032

No claims against IREMO are revealed on the file.

The above Summary is certified to be
in accordance with the information on file,
January 10th, 1947.

E. L. Dusenbury
E. L. Dusenbury,
Office of the Custodian.

File No. 10523

-- SUMMARY --

January 10th, 1947

-- PERSONAL PROPERTY --

Re:- Kunisuke IKENO,
Reg. No. 04032

CHATELS: -On Page 2 of registration of Kunisuke IKENO dated June 10th, 1942 is recorded:-

"None. Intends to sell all Printing Equipment & Furniture if any left, will notify Custodian."

The Furniture and Printing Equipment as indicated were disposed of as per letter September 1942 signed by K. IKENO releasing Custodian of "any responsibility" in connection with same.

SPECIFIED
ARTICLES:

A "car" is indicated on "Information from R.C.M.P." form dated May 18/43. As this was not declared by IKENO and as there is no other reference on the file to a "car", it is assumed that IKENO disposed of same prior to evacuation September 24, 1942.

No Cameras, radios, Fire Arms, Vessels or other motor vehicles are revealed in the registration or the file.

No other Personal Property of Kunisuke IKENO is revealed on the file.

The above Summary is certified to be
in accordance with the information on file,
January 10th, 1947

B.R. Dusenbury
B.R. Dusenbury,
Office of the Custodian.

Memorandum No. 125
File No. 10000

November 2nd, 1943.

MEMORANDUM

TO: Mr. P. B. Russell

FROM: Mr. D. A. Crum

Subject: MEMO
Lot 38, Blk. 75, D.L. 196,
S.D. 1, S.W. 1/4, P. 125

With reference to the above property which was recorded
in the Vancouver Land Registry Office, October 13th, 1943, we
enclose herewith the following documents in connection therewith.

1. Copy of application number 9227-1 dated October 13th,
1943, registering the property in the name of the
Custodian (Transmission).
2. Copy of application number 9228-1 dated October 13th,
1943, registering the property in the name of David
Lee (Deed).
3. Copy of Application for Cancellation of a Charge
No. 10000, dated October 13th, 1943.
4. Duplicate of Transmission dated September 4th, 1943.
5. Duplicate of Deed dated September 4th, 1943 - Secretary
of State to David Lee.
6. Certificate of Indefeasible Title number 9228-1 dated
November 1st, 1943, covering the above property in the
name of David Lee.

Alfarnet

DA:CR
Encs.

File No. 10523

--- SUMMARY ---

January 10th, 1947

--- REAL ESTATE ---

Reg. No. 04032

Catalogue No: 126

Japanese Name: Kunisuke IKENO

Civic Address: 611 Keefer Street, Vancouver, B.C.

Legal Description: Lot 30, Block 75, District Lot 196, Plan 196, Vancouver, B.C.

Classification: Dwelling and woodshed.

Registered in the name of: Kunisuke IKENO subject to Mortgage to Japan & Canada Trust Savings Company for \$650.00. Registered No. 93442H. Balance of this mortgage paid as September 9th, 1943 amounting to \$423.79. Released on Land Registry Office records as October 13, 1943. Number of Release #106788.

Title: Clear as above

Sold to: David Lee for \$1000.00 Cash as August 6th, 1943.

Title delivered to: David Lee as November 9th, 1943. All adjustments complete

Funds released to account of: Kunisuke IKENO as November 5, 1943.

Chattels: Not involved.

Fire Insurance: Transferred to New Owner.
on Building

Remarks: According to a report of H.D. Campbell, Chartered Accountant, dated June 30th, 1942, these premises were in "a poor state of repair". While Mr. Campbell reported as stated, Mr. Young, Barrister, was allowed to look after the property as he had had previous dealings with IKENO. Some difficulty arose in obtaining proper information from either IKENO or Young. The tenancy of this property was in the name of a Mr. Haide from Sept. 1, 1942 and from April 1st, 1943 in the name of a Mr. Achtemichuk. Rental was at \$18.00 per month, and credits are shown in the account of IKENO. No disbursements for upkeep are indicated. Apart from inconvenience in obtaining co-operation from IKENO and Young no unusual attention was required of this office in the administration of the property.

Assessed Value 1943

Land - \$550.00
Improvements \$400.00

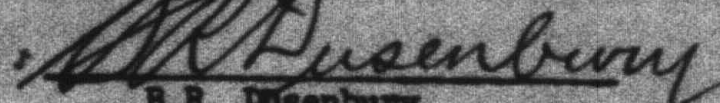
(over) *2*

SUMMARY - REAL ESTATE - continued.

File No. 10523

Appraisal	-	\$700.00 (Reeve)
Sale Price	-	<u>1000.00</u>

The above Summary is certified to be
in accordance with the information on file,
January 10, 1977.


B.R. Dusenbury
Office of the Custodian.

Catalogue No. 126

File No. 10523

Name. IKENO, Kunisuke

Civic Address. 611 Keefer Street, Vancouver.

Legal Description. Lot 30, Block 75, District Lot 196,
Group 1, District of New Westminster
Plan 196.

Classification. Dwelling.

-----SOLD-----

This property has been sold to Mr. David Lee, Bookkeeper,
(Chinese), Vancouver. See Mr. Shear's letter
of August 6, 1943.

1943

Dec. 9th	Memo re Chattels (Nil)
Dec. 9th	Memo re Claims (Nil)

There is nothing further which requires attention
with the exception of the disbursement of the
proceeds from the sale of the above property.

STATEMENT RE SALE OF:

Catalogue No: 126

Street Address: 611 Keefer Street,
Vancouver, B.C.

Legal Description: 30/75/196/1/196

Name: IKENO, Kunisuke,

File No: 10523

Reg. No. 04032

Date of Sale and Adjustments August 6th, 1943.

Sale Price		\$ 1,000.00
Real Estate Agents Commission	\$ 50.00	
Charge for Valuation	5.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	4.50	
Encumbrances:		
Mortgage		
Mortgage	423.79	
Taxes		
Other Charges		
Adjustments:		
Fire Insurance		3.12
Taxes		16.51
Water		5.63
	<u>487.29</u>	<u>\$ 1025.26</u>
Net Proceeds credited to your account as at August 6th, 1943.		537.97

Date:..... December 6th, 1945.

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

RA

File No. 10523
Reg. No. 04032

Kunisuke IKENO

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 September 30	On account Taxes	\$ 18.00	\$	
October 9	Land Registry Office - Certificate of Encumbrance	1.00		
November 5	Water rates	12.00		
December 2	Rents collected		54.00	
1943 February 18	Water rates	7.15		
February 26	Taxes	80.08		
May 26	Interest on Mortgage to 30 Sept./42	37.20		
July 31	Taxes	71.09		
	Water to 31st December	7.75		
	Rents collected		126.00	
August 6	Balance rents to date		14.51	
	Credit re Sale of Property		537.97	
1945 August 6	B. C. Electric Railway Co. - Deposit refund		3.19	
		<hr/>	<hr/>	
		\$ 234.27	\$ 735.67	

CR \$ 501.40

10523

November 5, 1963.

Mr. Luniako IHED,
Registration No. 04032,
Lemon Creek, B. C.

Dear Sir:

Re: Catalogue No. 126
611 Keefer Street

Please be informed that 611 Keefer Street has been sold as of August 6th for the sum of \$1,000.00 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	\$1,000.00
Less paid Japan & Canada Trust Savings Co. to discharge mortgage	8423.79
" paid taxes in arrears and current	71.09
" commission @ 5%	50.00
	<u>514.88</u>
Net credit to your account	\$ 485.12

These funds are available to you in the usual way.

Yours truly,

PHR:MA
cc B. C. Security Commission

P. H. Russell,
Administration Department.

10523

November 5, 1943.

Mr. David Lee,
444 Keefer Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 126
611 Keefer Street

Title to Lot 30, Block 75, D. L. 196, Group 1, District of New Westminster, has now been received in your name and is ready for delivery to you. Assignment of the relevant insurance policy is also ready for delivery and you should cause this to be registered with the insurers.

A letter, copy of which is enclosed, has been sent to the tenant of this property.

Adjustments as of date as shown by the enclosed sheet have been calculated and a balance of \$8.23 has been brought down in your favour. November rents are not yet in hand but if received before you call, they will be added to the amount of \$8.23 to be paid to you.

Will you please be good enough to call at this office at your convenience and delivery of the title in question with a cheque for the amount mentioned can be arranged at once.

Yours truly,

P. H. Russell,
Administration Department.

PHR:MA
Enc. 2

ADJUSTMENTS - FILE No. 10423

As of August 6, 1943 - 148 days to go

Debit purchaser	
148/365 x \$40.63 taxes for 1943	\$16.51
148/184 x \$ 7.00 water July to December	5.63
8/36 x \$14.00 insurance premium	
(Expiry 2/3/44)	3.12
Registration fees on deed	<u>6.00</u>
Total debits	\$31.26

Credit purchaser (Rental date: 1st of each month)	
Proportion rents for month of August 6/31 x \$18.00	\$ 3.49
Rents collected for month of September	18.00
" " " " " October	<u>18.00</u>
Total credits	\$39.49
Less total debits	<u>31.26</u>
<u>NET CREDIT TO PURCHASER</u>	<u>\$ 8.23</u>

(Lease to run for twelve months from March 27, 1943)

Kunimake IKENO

Required to clear title on sale of land.

Purchase price paid		\$1,000.00
Mortgage to Japan & Canada Trust Savings Co.		
Principal with interest as of 30/9/41	\$409.20	
Interest to 30/9/43	<u>65.60</u>	
	\$474.80	
Less paid 15/1/42	\$11.00	
Interest to 30/9/43 (623 days)	1.51	
paid 27/5/43	37.20	
Interest to 30/9/43 (126 days)	<u>1.30</u>	
	\$51.01	
	<u>51.01</u>	
	\$423.79	
Balance 1942 taxes - \$29.54 Int. \$1.31		
1943 taxes - \$40.63 less rebate 39%		
as of 27/9/43		
	71.09	
Register discharge of Mortgage	1.00	
Fee on discharge - say -	5.00	
Registration of transmission	<u>2.50</u>	
	\$504.38	
Apparent surplus to credit of sale		<u>504.38</u>
		\$ 495.62

WHEREAS KUNISUKE IKENO is the registered owner of an Estate in fee simple in the lands and premises hereinafter described, namely:

All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Vancouver, in the Province of British Columbia, and known and described as Lot Thirty (30), Block Seventy-five (75), District Lot One Hundred ninety-six (196), Group One (1), New Westminster District, Plan One hundred ninety-six (196).

AND WHEREAS the said lands are situated in a protected area in the Province of British Columbia;

AND WHEREAS it appears that the said KUNISUKE IKENO, Police Registration Number 04092, is a person of the Japanese race and was required to leave a protected area in the Province of British Columbia under and by virtue of an Order issued by the Minister of Justice pursuant to the provisions of the Defence of Canada Regulations (Consolidation) 1941;

AND WHEREAS it appears that the interest of the said KUNISUKE IKENO in the property hereinbefore described has become vested in and subject to the control and management of the Secretary of State of Canada acting in his capacity as Custodian under the Consolidated Regulations Respecting Trading with the Enemy (1939);

AND WHEREAS the Custodian has issued a certificate stating that the interest of KUNISUKE IKENO in the above described lands has vested in him and has caused such certificate to be registered in the Land Registry Office, City of Vancouver, Province of British Columbia, on the 2nd day of July, 1942, as Number 34458;

AND WHEREAS the Secretary of State of Canada acting in his capacity as Custodian desires that the said lands should be recorded in his name;

WHEREAS KUNISUKE IKENO is the registered owner of an Estate in fee simple in the lands and premises hereinafter described, namely:

All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Vancouver, in the Province of British Columbia, and known and described as Lot Thirty (30), Block Seventy-five (75), District Lot One Hundred ninety-six (196), Group One (1), New Westminster District, Plan One hundred ninety-six (196).

AND WHEREAS the said lands are situated in a protected area in the Province of British Columbia;

AND WHEREAS it appears that the said KUNISUKE IKENO, Police Registration Number 04032, is a person of the Japanese race and was required to leave a protected area in the Province of British Columbia under and by virtue of an Order issued by the Minister of Justice pursuant to the provisions of the Defence of Canada Regulations (Consolidation) 1941;

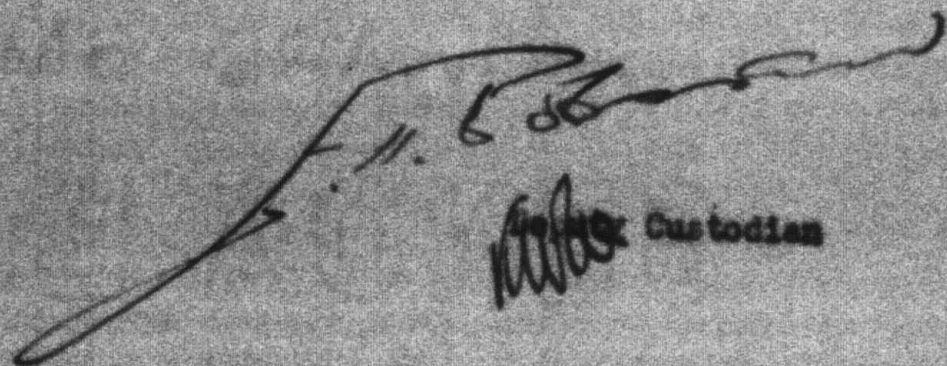
AND WHEREAS it appears that the interest of the said KUNISUKE IKENO in the property hereinbefore described has become vested in and subject to the control and management of the Secretary of State of Canada acting in his capacity as Custodian under the Consolidated Regulations Respecting Trading with the Enemy (1939);

AND WHEREAS the Custodian has issued a certificate stating that the interest of KUNISUKE IKENO in the above described lands has vested in him and has caused such certificate to be registered in the Land Registry Office, City of Vancouver, Province of British Columbia, on the 2nd day of July, 1942, as Number 34458;

AND WHEREAS the Secretary of State of Canada acting in his capacity as Custodian desires that the said lands should be recorded in his name;

NOW THEREFORE, the Secretary of State of Canada acting in his capacity as Custodian by his duly authorized and lawful Deputy, EPHRAIM HERBERT COLEMAN, hereby requests that the lands above described be recorded in the name of the Secretary of State of Canada acting in his capacity as Custodian under the Consolidated Regulations Respecting Trading with the Enemy (1939) and that a title be issued to him covering the said above described lands.

DATED at OTTAWA, Ontario, this 4th day of September 1943.


Custodian

WHEREAS KUNISUKE IKENO is the registered owner of an Estate in simple in the lands and premises hereinafter described, namely:-

All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Vancouver, in the Province of British Columbia, and known and described as Lot Thirty(30), Block Seventy-five(75), District Lot One hundred ninety-six(196), Group 1, New Westminster District, Plan One hundred ninety-six (196)

AND WHERE it appears that the said KUNISUKE IKENO, Police Registration Number 04032, is a person of the Japanese race required to leave the protected area of British Columbia by order of the Minister of Justice under the property regulations in that behalf;

AND WHEREAS the said KUNISUKE IKENO is now an Evacuee and under the provisions of Order in Council No. 1665 and amendments thereto all his interests in the property hereinbefore described have become vested in and subject to the control and management of the Secretary of State of Canada acting in his capacity as Custodian of Enemy Property;

AND WHEREAS the Custodian of Enemy Property issued a certificate stating that the interests of KUNISUKE IKENO in the above described lands had vested in the Custodian of Enemy Property and caused such certificate to be registered in the Land Registry Office, City of Vancouver, Province of British Columbia, on the 2nd day of July, 1942, as Number 34458;

AND WHEREAS it is expedient that the said lands should be recorded in the name of the Secretary of State of Canada acting in his capacity as Custodian of Enemy Property;

NOW THEREFORE the Secretary of State of Canada, acting in his capacity as Custodian of Enemy Property, by his Deputy EPHRAIM HERBERT COLEMAN, hereby requests that the said lands be recorded in the name of the Secretary of State of Canada, acting in his capacity as Custodian of Enemy Property in accordance with the provisions of the Consolidated Regulations Respecting Trading With The Enemy(1939), and further requests that the Registrar of the Land Registry Office at the City of Vancouver, in the Province of British Columbia, do make the necessary entry upon the records to record the vesting of the rights under the said lands in the Secretary of State of Canada, acting in his capacity as Custodian of Enemy Property.

DATED at Ottawa, Ontario, this day of , 1943.

Deputy Custodian.

Files 10523, 2869 & 1508

August 11th, 1943.

MEMORANDUM

TO: MR. HARTMAN

FROM: MR. E. F. WRIGHT

EVACUATION SECTION

Rec'd AUG 14 1943

File No. 10523

Ans.

Referred *Alvander*

Conveyances, applications for transmission and Department reports with evidences as to valuation and date of acceptance by the Advisory Committee have been received.

It is noted that 611 Keefer Street is being sold for \$1,000.00 and Certificate of Encumbrance discloses a mortgage in favor of Japan and Canada Trust for \$650.00. The statement also shows that taxes for 1943 have not been paid and there is a balance owing of \$27.98 for 1942 taxes. It would therefore appear that sufficient funds will be received to discharge the obligations. The memo states that a certified copy of the mortgage is on the file, but does not disclose the amount due for principal and interest at this time. Such information should always be furnished and evidence that arrangements have been made to have the mortgages accept full sum owing and properly executed discharge ready for delivery as if and when the mortgage is paid for. When writing to the mortgagees, it would not be advisable to undertake payment, for the reason that the sale might be held up for some reason or other and we would not be in funds to carry out our undertaking. Your Department may go so far as to say that an offer has been received and that we recommend acceptance by the Custodian in Ottawa and if he approves, we will, upon receipt of funds from the purchaser, be in a position to discharge the encumbrance. In some cases, of course, the funds may have already been received and in that event payment would only be contingent upon the Custodian's approval.

In connection with the sale of property known as 7226 Balanclava Street - File 2869, the Certificate of Encumbrance shows a mortgage for \$550.00. Have you a statement of the principal and interest owing and have arrangements been made to discharge the mortgage. The memo from Administration Department indicates that tax statements are on file. The amount of arrears etc. should be shown in the report.

In regard to 1728 Maple Street, File 1508, the property is being sold for \$1200.00 and Certificate of Encumbrance discloses that there is a mortgage for \$800.00. What amount is owing for interest? Have arrangements been made with the mortgagee to discharge same?

In my report to Mr. Hartman recommending that the documents be executed, I have to show that the office will receive sufficient money to meet the obligations. The Deed contains a covenant that the lands are unencumbered. Then the members of your Department know all the facts, it is very much easier to make a report and this will avoid our having to go all through the files in order to obtain information for our communications to Ottawa.

EFW

E. F. WRIGHT

COPY.

10523

THIS AGREEMENT made in triplicate the 27th day of March,
in the year of our Lord One-thousand-nine-hundred and forty-
three (A.D. 1943).

BETWEEN:

KUNISUKE IKENO, Printer, formerly of
the City of Vancouver, British Columbia,
but now of Slocan, in the said Province,

(Hereinafter called the "Landlord")

Of the One Part,

AND -

JOHN C. ACHTEMICHUK, Shipyard Employee,
now residing at #551 Powell Street, in
the City of Vancouver, in the Province
of British Columbia,

(Hereinafter called the "Tenant")

Of the Other Part.

1. The said Landlord lets and the said Tenant takes
the land and premises in the City of Vancouver, British
Columbia, described as Lot Thirty (30), of Block Seventy-five
(75), in the subdivision of District Lot One-hundred and Ninety-
six (196), known as house No. 611 Keefer Street, from the First
day of April, A.D., 1943, for the term of twelve months thence
ensuing at the monthly rent of Eighteen (\$18.00) Dollars, payable
in advance beginning on the first day of each and every month
during the term hereof to the Office of the Custodian (Japanese
Evacuation Section) at #506 Royal Bank Building, Hastings and
Granville Streets, in the City of Vancouver, British Columbia,
or at such other place the Office of the Custodian may direct.
2. The Tenant shall keep the interior of the house includ-
ing the plumbing and electric fixtures or electric wiring in good
tenantable repair and condition (reasonable wear and tear and
damage by fire, lightning, tempest and earthquake excepted) and
if the Tenant shall damage the said house the plumbing, drains or
electric fixtures or electric wiring he shall restore them to their
present condition.

3. The Landlord or his agent or agents may enter upon and inspect the premises at all reasonable times to view the condition thereof.
4. The Tenant shall not assign or sub-let the said land and premises without the written consent of the Landlord or his authorized agent and shall not use the said house for other than residential purpose and shall not do anything that may be deemed a nuisance on the premises nor shall the Tenant carry on or do anything in said house or premises which will increase the premium rate of insurance against fire or invalidate any policy of insurance of the said house.
5. The Tenant shall provide receptacles approved by the City of Vancouver for rubbish of all kinds and shall attend to the removal of same from the said premises.
6. If the said rent or any part thereof (whether demanded or not) shall be unpaid for fifteen (15) days after the day on which it is payable or any of the Tenant's stipulations are not performed the Landlord or his agent may re-enter upon the house and premises and thereupon the tenancy shall be determined.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals on the day month and year first above written.

SIGNED, SEALED and DELIVERED	("Kunisuke Ikeno"	
)	by A. H. Young	
In the Presence of:	(his attorney in fact	"Seal"
)		
"Edith Howe,"	(
1104 Haro Street,)	"J. C. Achtemichuk"	"Seal"
Vancouver, B. C.	(
Stenographer.")		
)		
	(

THIS AGREEMENT made in duplicate the 14th day of May in the year of our Lord one thousand nine hundred and forty-two:

BETWEEN:

KUNISUKE IKENO, Printer, residing at #611 Keefer Street, in the City of Vancouver, Province of British Columbia

(hereinafter called the "Landlord")

Of the One part:

AND:

PETER LAM, Printer, of #258 1/2 Pender Street East, in the City of Vancouver, Province of British Columbia

(hereinafter called the "Tenant")

Of the Other Part:

1. The said Landlord lets and the said Tenant takes the land and premises in the City of Vancouver, British Columbia, described as Lot Thirty (30) of Block Seventy-five (75) in the subdivision of District Lot One hundred and ninety-six (196), known as house No. 611 Keefer Street, during the absence of the Landlord and his family from the City of Vancouver, British Columbia, on a month to month basis beginning when the Landlord and all the members of his family are removed from the said house by order of the British Columbia Security Commission at the monthly rent of Fifteen (\$15.00) dollars payable as hereinafter stated.
2. The said tenancy may be determined when the Landlord receives permission or order from the British Columbia Security Commission or from other competent authority to return to the City of Vancouver, to reside therein as heretofore by giving one (1) month's notice in writing to the Tenant that he the Landlord desires to determine the same.
3. The Tenant shall pay out of the rent moneys all the taxes assessed or levied against the demised land and premises, water rates, fire insurance premiums and whatever amount necessary to keep the house in good repair and the balance of the rent moneys shall be paid from time to

time to the Landlord or to his authorized agent.

4. The Tenant shall keep the interior of the house in good tenantable repair and condition (reasonable wear and tear and damage by fire excepted) and if the Tenant shall damage the said house he shall restore it to its present condition.

5. The Landlord or his agents may enter upon and inspect the premises at all reasonable times to view the condition thereof.

6. The Landlord agrees with the Tenant that if the Tenant pays the rent in the manner aforesaid and performs all the foregoing stipulations and agreements on his part he shall quietly hold the said land and premises during the absence of the Landlord from the City of Vancouver, without interruption by the Landlord or any one claiming under him.

7. The Tenant shall not assign or sub-let the said land and premises without the written consent of the Landlord and shall not carry on any business that may be deemed a nuisance on the premises nor shall the Tenant carry on or do anything in said premises which will increase the premium rate of insurance against fire or invalidate any policy of insurance on the said premises.

8. If any of the Tenant's stipulations are not performed the Landlord or his authorized agent may re-enter upon the premises and thereupon the tenancy shall be determined.

9. The tenant agrees to keep safely without charge the printing tools and equipment and other effects belonging to the Landlord which are left in the premises.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals on the day and year first above-written.

SIGNED, SEALED and DELIVERED
in the presence of:

"A.H. Young"

} "K. Ikeno" (seal)
} "Peter Lam" (seal)

10873
THIS INDENTURE made the 27th day of February
one thousand nine hundred and thirty-two.

IN PURSUANCE OF THE SHORT FORM OF MORTGAGES ACT:

BETWEEN:

KUNISUKE IKENO, of 611 Keefer Street,
City of Vancouver, Province of British
Columbia, Printer,

hereinafter called the Mortgagor

OF THE FIRST PART

AND

JAPAN AND CANADA TRUST SAVINGS COMPANY,
a Trust Company with head office at the Corner
of Powell Street and Dunlevy Avenue, City of
Vancouver, Province of British Columbia,

hereinafter called the Mortgagee

OF THE SECOND PART

NOW THEREFORE THIS INDENTURE WITNESSETH that in
consideration of Six Hundred and Fifty (\$650.00) 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 its successors and assigns for ever ALL that certain
parcel or tract of land situate in the City of Vancouver and
Province of British Columbia, more particularly known and
described as Lot Thirty (30) of Block Seventy-five (75) Dis-
trict Lot One Hundred and Ninety-six (196), Group One (1),
New Westminster District, Plan No. 196.

PROVIDED this Mortgage to be void on payment of
SIX HUNDRED AND FIFTY (\$650.00) dollars of lawful money of
Canada with interest to be computed from the date hereof
at Eight (8%) per cent. per annum, as well after as before
maturity, as follows:
The said sum of \$650.00 to be due and payable as follows:-
\$45.00 on the 31st March, 1932; \$45.00 on the 30th April,
1932; \$35.00 on the 31st May, 1932; and the balance in monthly
payments of \$25.00 each on the last day of each and every
month hereafter until the full sum is fully paid and sat-
isfied. The first of such monthly payments to be made on the
30th day of June, A. D. 1932, and also interest to be paid
thereon or on so much thereof as shall from time to time re-
main unpaid at the rate of Eight (8) percent. per annum as
well after as before maturity with monthly rests payable on
the last day of each and every month hereafter during the
continuance of this mortgage, the first of such monthly
payments of interest to be due and payable on the 31st day
of March, next 1932, arrears of both principal and interest
to bear interest at the rate above mentioned, and such interest
on arrears to be a charge on the land in the same manner as all
other moneys hereby secured. The said several payments of
principal and interest to be made in gold if required. And
taxes and performance of Statute Labor.

THE said Mortgagor covenants with the said Mort-
gagee that the Mortgagor will pay the mortgage money and
interest and observe the above proviso. 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 encumber the said lands. And that the said Mortgagor will ensure the buildings on the said lands to the amount of not less than the principal money hereby secured in dollars currency. Provided that if and whenever such sum be greater than the insurable value of the buildings, such insurance shall not be required to any greater extent than such insurable value; and if and whenever the same shall be less than the insurable value, the Mortgagee its successors or assigns may require such insurance to the full insurable value. And (without prejudice to the foregoing statutory clause) it is further agreed that the Mortgagee its successors or assigns may require any insurance of the said buildings to be cancelled and a new insurance effected in an office to be named by him or them, and also may of his or their own accord effect or maintain any insurance therein provided for, and any amount paid by him or the therefore shall be forthwith payable to him and them with interest at the rate aforesaid by the Mortgagor his heirs, executors, administrators and assigns, and shall be a charge upon the land.

AND the said Mortgagor doth release to the said Mortgagee all his claims upon the said lands. Subject to the said proviso. The said Mortgagor for his heirs, executors, administrators and assigns covenants with the said Mortgagee its successors and assigns, that he and they will keep the said lands and the buildings and improvements thereon in good condition and repair according to the nature and description thereof respectively, and in case of neglect to do so, or if the Mortgagor or those claiming under him commit any act of waste on the said lands or make default as to any of the covenants or provisos herein contained, the principal hereby secured shall, at the option of the Mortgagee its successors or assigns, forthwith become due and payable and in default of payment the powers of sale hereby given may be exercised

PROVIDED that the said Mortgagee on default of payment for two months may on one month's notice enter on and lease or sell the said lands. And provided also that in case default be made in payment of either principal or interest for three months after any payment of either falls due, the said powers of entering and leasing or selling or any of them may be acted upon without any notice by the said Mortgagee its successors or assigns. And also that any contract of sale made under the said power may be varied or rescinded. And also that the said Mortgagee its successors or assigns may buy in and resell the said lands or any part thereof without being responsible for any loss or deficiency on resale or expense thereby incurred. Provided that such sale may be either by public auction or private sale, and either for cash or on credit, or part cash and part credit, and at such sale the whole or any part or parts of the said lands may be sold.

PROVIDED that the Mortgagee may distrain for arrears of interest. Provided that the Mortgagee may distrain for arrears of principal in the same manner as if the same were arrears of interest.

PROVIDED that in default of the payment of the interest hereby secured, the principal hereby secured shall become payable.

AND IT IS HEREBY AGREED between the parties hereto that the Mortgagee its successors and assigns may pay any taxes, rates levies, assessments, charges, moneys, liens, cost of suit, or matters relating to liens or encumbrances on said lands, or pay property mortgage or income tax imposed, or that may be imposed, on the Mortgagee or the Mortgagor in respect of this property or Mortgage or the moneys secured hereby, and solicitors' and other charges in connection with this Mortgage,

and valuator's fees, together with all cost and charges which may be incurred by taking proceedings of any nature in case of default, and by the Mortgagor his heirs, executors, administrators and assigns, and the amount so paid shall be a charge on the said lands in favor of the Mortgagee its successors and assigns, and shall be payable at the time of payment of next quarter's interest, with interest at the rate aforesaid until paid; and in default the power of sale hereby given, and all other powers thereto enabling shall be forthwith exercisable.

PROVIDED that the hereinbefore mentioned notice of exercise of power or sale or lease, or either, may be effectually given either by leaving the same with a grown up person on the mortgaged premises, if occupied, or placing the same on some portion thereof, if unoccupied, or, at the option of the said Mortgagee, by publishing the same twice in some newspaper published in the country in which the said lands are situate, and that such notice shall be sufficient though not addressed to any person or persons by name or designation, and notwithstanding any person or persons to be effected thereby may be unknown, unascertained, or under disability; and on any sale time for payment may be given and special conditions may be made and the costs of any abortive sale shall become a charge upon the said lands, and the Mortgagee may tack them to the mortgage debt.

PROVIDED that the purchaser shall in no case be bound to ascertain that the default has happened under which the Mortgagee its successors or assigns claim to lease or sell, and that the remedy of the Mortgagor his heirs, executors, administrators and assigns shall be in damages only, and the sale under the said power shall not be affected.

PROVIDED that until default of payment the Mortgagor shall have quiet possession of the said lands. AND the Mortgagor hereby attorns to the Mortgagee and becomes tenant of the said land during the term of this mortgage at a rent equivalent to and payable at the same days and times as the payments of interest are hereinbefore agreed to be paid, such rent when so paid to be in satisfaction of such payments of interest. Provided the Mortgagee may, in default of payment or breach of any of the covenants hereinbefore contained, enter on the said lands and determine the tenancy hereby created without notice.

IT IS AGREED that the Mortgagee its successors, and assigns may satisfy any charge now or hereafter existing or to arise or be claimed upon the said lands, and the amount so paid shall be added to the debt hereby secured and bear interest at the same rate, and shall be forthwith payable by the Mortgagor his executors, administrators, and assigns and in default of payment the principal sum hereby secured shall become payable, and the powers of sale hereby given may be exercised forthwith without any notice. And in the event of the Mortgagee its successors, and assigns satisfying any such charge or claim, either out of the money advanced on this security or otherwise, he and they shall be entitled to all the equities and securities of the person or persons so paid off, and are hereby authorized to retain any discharge thereof without registration for a longer period than six months if they think fit to do so.

AND IT IS AGREED AND DECLARED that every part or lot into which the mortgaged lands are or may hereafter be divided does and shall stand charged with the whole of the moneys hereby secured, and no person shall have any right to require the Mortgage money to be apportioned upon or in respect of any such parts of lots, and the Mortgagee its successors and assigns may discharge any part or parts from

time to time of the mortgaged lands for such consideration as he or they shall think proper, or without consideration if he or they see fit; and no such discharge shall diminish or prejudice this security as against the lands remaining undischarged or against any person whomsoever.

AND ALSO IT IS AGREED that if the said principal or any part thereof be not paid at maturity, the Mortgagor, his heirs, executors, administrators or assigns shall not be at liberty to pay the same except after three months' notice in writing to the Mortgagee its successors or assigns or upon the payment of three months' interest in lieu of such notice.

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisions and agreements rights, powers, privileges and liabilities contained in this mortgage shall be read and held as made by and with, and granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, and the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their hands and seals.

SIGNED, SEALED and DELIVERED
in the presence of:

"Geo. F. Jacobs"
245 Hastings St. E.
Vancouver, B.C.

"Kunisuke Ikano" (Seal)

A Notary Public in and for the
Province of British Columbia.

(Seal of Notary).

The attached mortgage is a true copy of the one held by
JAPAN AND CANADA TRUST SAVINGS COMPANY dated 27th
February 1932 and given by Kunisuke IKENO.

October 7th, 1942.

[Signature]
A Notary Public in and for the
Province of British Columbia

LAND REGISTRY ACT

Form O. (Section 57 (b).)

FOR MAKER OF DEED

I HEREBY CERTIFY that, on the....27th.....day of..February.1932.
at.....City.of.Vancouver..., in the.Province...of..British.Columbia
KUNISUKE IKENO.....(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...he.is...the person..mentioned
in the annexed instrument as the maker...thereof, and whose name...is.
subscribed thereto as part.y., 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..27th.day of
February..in the year of our Lord one thousand
nine hundred and,,thirty-two.

Signed: Geo. F. Jacobs

A Notary Public in and for
the Province of British Columbia

A POWER OF ATTORNEY created the 27th day of August, in the year of our Lord One-thousand-nine-hundred and forty-two, by me HENRIK IRENO, Printer, residing at 611 Keefer Street, in the City of Vancouver, in the Province of British Columbia, (hereinafter called the "Principal");

WHEREAS the said Principal, is the owner of an improved piece or parcel of land situate at the City of Vancouver, in the Province of British Columbia, and more particularly known and described as Lot Thirty (30), of Block Seventy-five (75), in the subdivision of the District Lot One-hundred and Ninety-six (196), also known as house No. 611 Keefer Street;

AND WHEREAS the said Principal is about to leave the City of Vancouver and reside for some time away therefrom and being desirous that his said land and premises should be properly attended to and managed during his absence has requested ALBERT HENRY YOUNG, of 1009 Dominion Bank Building, in the City of Vancouver, in the Province of British Columbia, (hereinafter called the "Agent") to take upon himself the care and charge thereof on his behalf during his absence which the Agent has consented to do.

NOW THIS DEED WITNESSETH: That the Principal constitutes and appoints the Agent to be his agent, steward and lawful attorney of and for and concerning the land and premises above described and on behalf of and in the name of the Principal to take charge of, oversee, rent and manage the same during the absence of the Principal and for the purposes aforesaid the Principal empowers and authorizes the Agent in his name and on his behalf to do the following acts, deeds and things or any of them, that is to say:-

(a) To enter upon the said land and premises when and as often as he shall think fit to view the state of repair and cause all necessary or proper repairs to the building, outhouses, electric light fixtures, plumbing, etc., to be made;

(b) To demise and let for such period as he shall think fit the said land and premises at such rent as he in his discretion may think proper and also to sign, seal, execute and deliver leases and agreements for the purpose aforesaid and also to sign and give lawful notices to quit to any tenant thereof;

To sign

(c) To sign and give notices to any tenant thereof to make good any damages caused to the property by such tenant;

(d) To demand and recover from present and future tenant or tenants rent in respect of said land and premises and on non-payment of any such rent to enter and distrain for the same and the distress and distresses there found to detain and keep or otherwise deal with according to law and on receipt of any rent to sign and deliver proper and effectual receipt or other discharge or acknowledgment for the same; to take and use all lawful means for recovering rents and for ejecting all tenants and occupants thereof who are in default and for determining the tenancy or occupancy thereof;

(e) In general for the purpose of the said taking charge and management to perform every other act whatsoever in or about the said land and premises of the Principal as amply and effectually to all intents and purposes as the Principal could do or have done in his own proper person if this deed had not been made.

AND the Principal hereby ratifies and confirms and agrees at all times to ratify and confirm whatever the Agent shall lawfully do or cause to be done in and about the premises aforesaid by virtue hereof and to indemnify and save harmless the Agent from and against the same.

IN WITNESS WHEREOF the said Principal has hereunto set his hand and seal on the day and year first above written.

SIGNED, SEALED and DELIVERED

In the Presence of:

Edith Howe,
3830 Wellington Ave.,
Birmingham, B.C.
Stenographer

W. K. Kew

RE - IKENO, Kunisuke,

611 Keefer Street, Vancouver, B. C. - 04032.

YOUR FILE NO. 10523.

1. The real property declared by the above consists of a lot at 611 Keefer Street, legal description of which is included in the "JP" Declaration, on which there is a 1½ storey frame building.

2. This dwelling house is divided into six rooms. There is a shed attached to the back of the building in which is located the printing equipment and is where Ikeno carried on his printing business.

3. There is no foundation under either building and they are in a poor state of repair.

4. Reference to the "JP" Declaration shows that a rental arrangement has been entered into between Ikeno and Peter Lam, Chinese, for the duration of the war and that this arrangement was effected by A. H. Young, Solicitor.

5. Ikeno is a very difficult individual to obtain information from and refused to give me further details of the arrangement, referring any questions put to him to Mr. Young.

6. I contacted Mr. Young who is, apparently, almost as hard to deal with as the Japanese declarant. He advised me that until he was instructed to do so by Ikeno, that he had no authority to disclose any details of the arrangement made for the rental of the property, but finally agreed that when he saw Ikeno, which he would be doing prior to the Japanese' evacuation, he would ask him for instructions to submit a copy of the rental agreement to the Office of the Custodian for their approval. I might point out that Mr. Young's attitude in this regard is that the details of such an arrangement have nothing whatsoever to do with the Custodian's Office and are purely a personal matter of the declarant.

7. Further reference to the "JP" Declaration shows that the answer to "Statement of Personal Property Owned" was "none", but that this has been amended as follows: "Intends to sell Printing Equipment & Furniture. If any left, will notify Custodian". On mentioning this point to Mr. Young I advised him that all the Custodian would be interested in was what, if any, furniture and equipment was being left behind by Ikeno and their only interest in that was that it was properly and safely stored. I received another argument on this point, Mr. Young advising me that the Japanese was quite capable of storing his own property and that he had made arrangements to do this with the Chinese, whose rental agreement would commence on the Japanese vacating the premises. I told him that I was quite sure that the Custodian would have no objection to this, as long as your Office knew what goods were left there and that the Chinese was prepared to be responsible for them. This, in view of the fact that I understand that whatever is to be left is of no sale value whatsoever.

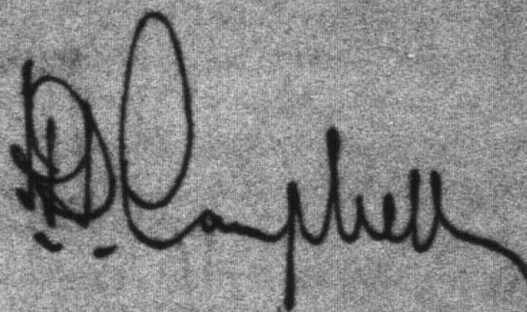
8. Although I have not been advised of the following by either Mr. Young or Ikeno, from the wording of the "JP" Declaration in connection with the lease of the property, the intention under the arrangement is that Peter Lam, the Lessee, intends to pay taxes, water rates, etc. direct. I understand that as a general policy this arrangement is not satisfactory to your Office, and that your general rule in this connection is that such rental must be remitted to you and that your

Re- Ikano, Kunisuke.

Office will settle such charges against the property. In view of Mr. Young's attitude towards the Custodian generally, I did not think it wise to discuss this point with him at all, particularly as the terms as outlined in the "JP" Declaration were quite vague.

9. On considering the matter generally, I think it might be advisable if you were to contact Mr. Young direct as you are in a position, which I am not, to discuss the points of law which Mr. Young insists are involved in the situation.

10. I will appreciate your advice as to whether you can concur with me in this, and also your instructions with regard to any manner in which I can further serve you in this matter.



June 20, 1942.