

11600

REAL ESTATE

8110 CATH POWELL STREET

FILE No. 11600

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: KITAGAWA Shinjiro
HOME ADDRESS: Tete Jaune, B. C. Camp B12.
former address: 133 W. 5th Ave., Vancouver.
REGISTRATION NUMBER 04434 SEX: Male AGE: 64
OCCUPATION: Millhand,

(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: B. C. Fir Lbr. Co., 897 W. 6th Ave., Vancouver.

MARRIED? yes

NAME OF WIFE OR HUSBAND: Nue 11606 yellow sand mining

ADDRESS OF WIFE OR HUSBAND: 133 W. 5th Ave., Vancouver.

NAMES OF ANY LIVING CHILDREN: Mrs. Akiko IRIE (F) 11591 (declare as wife)

Mrs. Eiko MARUNO (F) 11517

Toshiko KITAGAWA, (B) 11545 Sadako KITAGAWA (F)

ADDRESS OF CHILDREN: 133 W. 5th Ave., Vancouver.

AGE OF CHILDREN: 28, 26, 22, 11 yrs.

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

1. LOCATION AND DESCRIPTION: 133 W. 5th Ave., City of Vancouver.
Lot 17, Block 21, District Lot 200A, Title # unknown. ✓

2. BUILDINGS AND OTHER IMPROVEMENTS: One & 7 room, 2 storey,
wooden house.
1 garage.

3. INSURANCE (Give particulars; state where policies are)
none

4. TAXES (Amount and where payable) \$53.00 payable City of Vancouver.
1942. paid.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)
none

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by declarant's
family. When they leave it will be rented to Mr. A. Biscaro
for \$15.00 per month. No agent.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In own possession.

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

9. IF FARM LAND STATE CROPS SOWN

none

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:

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

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

none

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

CLAIM ON ANY SUCH PROPERTY

none

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____

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: Sun Life Insurance Co. \$1000.00. Policy # unknown.
Beneficiary wife, Nui. Policy in own possession.

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 22nd day of July 1942.

(Signature)

Shinjiro Kitagawa
H. Kato MaruoS. M. Chape.
Witness

FOR DEPARTMENTAL USE _____

P.D. 3/12/43

INFORMATION FROM R.O.M.P.

DATE June 7, 1943

Our File No. 11600

Full Name KITAGAWA, Shinjiro
(Surname in Block Letters)

Registration No. 04434

Male - Female
(Check)

Age August 12, 1877

Former Address 2016 Yukon Street, Vancouver, B. C.

Date Evacuated 31/3/42

Naturalized - Canadian-Born - National
(Check)

Present Address New Denver, B. C.

603 Mc Intosh St. St. William, Ontario

Married - Single
(Check)

Name of Wife (Nee' MATUMOTO) Nui - 10295

Name of Husband

Name of Mother KITAGAWA, Sode (deceased) Name of Father (KITAGAWA) Macobite (dec'd)

Names of Children under 16 Sadako (F) 7/9/30.

Requested by ECT

Registered with Custodian
(Yes or No)

Additional Information Sawmill worker - B.C. Fir & Cedar Co.

82/7

July 18, 1946

CHATELAIN SUMMARY

Shinjiro KITAGAWA	Reg. No. 04434	File No. 11400
Mrs. KITAGAWA (Mrs. Hiroe)	Reg. No. 05767	File No. 11613
Mrs. KITAGAWA	Reg. No. 08525	File No. 13248

In his JP form dated July 22, 1942, Shinjiro KITAGAWA declared no chattels in the protected area, and Mrs. Kitagawa signed our form J card certifying that she had no property of any kind in any protected area of British Columbia.

Under date of August 17, 1942, we have on file a list of the articles left by Kitagawa at 133 West 5th Avenue, Vancouver, in the care of the tenants, Mr. and Mrs. A. Gordon, for the duration of the war. Under date of December 15, 1942, on file 11400 and date of December 8, 1942, on file 11613, are lists of Kitagawa and Haruno goods signed for by the above-mentioned tenants.

On the list dated August 17/42 (File 11400), above-mentioned, it is stated that these goods belong to S. Kitagawa, Mrs. Eiko Haruno (a married daughter) and Mrs. Shiko Irie (a married daughter), but it was later confirmed by S. Kitagawa (Feb. 3/43) and the Harunos (Feb. 2/46) that none of these goods belonged to Mrs. Irie.

Shipments of chattels were made to Kitagawa in May and September, 1943, and March 1944, and one mail shipment was made to Haruno in March 1944.

All the chattels were sold under the father's (Shinjiro KITAGAWA) name and the proceeds credited to his account. After considerable correspondence in an effort to separate Kitagawa's chattels from those belonging to the Harunos, we sent a letter to Mr. Kitagawa under date of January 28, 1946, enclosing copies of the auction lists and requesting him to mark the items belonging to him. Copies were also sent to the Harunos that they might mark the items which belonged to them.

A letter dated February 2, 1946, signed by Mr. and Mrs. Haruno, and Shinjiro Kitagawa was received, in which it was stated that they had agreed that \$63.35 of the chattel proceeds belonged to Harunos and the remainder to Mr. Kitagawa, and that the Harunos wished to pay half the expenses in connection with the sale of the chattels. Accordingly, in our letter of March 27, 1946 to the Harunos we advised them we were enclosing our cheque to them in the amount of \$64.53, representing their portion of the chattel proceeds less expenses of \$18.17, and were debiting Kitagawa's account in the above amount.

At the request of the Harunos a box of snaps and photos was shipped to them CIP Freight collect on April 2, 1946, which shipment was acknowledged by Mrs. Haruno under date of April 12, 1946. Mrs. Haruno stated the snaps and photos were in poor condition and the shipment did not represent all their photos. Mr. Spain's footnote on this letter indicates that the damage to the snaps and photos was caused by a flooding of the basement of the warehouse, 992 Powell Street.

A shrine, removed from 133 West 5th Avenue, is now in storage at 604 E. Cordova Street.

*Left 2/2/46
The shipping, Mrs. Hiroe found
the snaps had been damaged
by outside - was therefore
discarded. Kitagawa as usual
in line with*

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

E. Robertson

PROPERTY INVENTORY

Shinjiro KITAGAWA
 Wife DECEASED (Mrs. Hiroo)
 Hiroo KITAGAWA

Reg. No. 81434
 Reg. No. 05767
 Reg. No. 08825

File No. 11600
 File No. 11613
 File No. 16268

No. articles declared by Mr. or Mrs. Kitagawa in JP forms, but follow- ing unsigned list dated Aug. 17/43, shows goods left in care of the ten- ants, Gents, for dura- tion of war	Inventory of goods belong- ing to S. Kita- gawa, signed by tenant, Gents, on Dec. 15/42, as per Goods left on premises-133W. 5th	SHIPPED	AUCTIONED	SOLD	OTHER DISPOSITION
1 kitchen stove (Stanley)	Hiroo				To tenant, Gents, (Hiroo letter 8/3/44 File 11613) (used)
3 beds and springs	Hiroo	1-Mar./44	(1-14/6/44 (1 Spring 14/6/44.		3 bed Aband- Missing.
2 dressers with mirrors	Hiroo	-	-	-	Abandoned
1 baby bed (steel)	Hiroo	-	-	-	Abandoned
2 chest drawers	Hiroo		14/6/44		
1 large dresser	Hiroo		14/6/44		
2 round plate glass mir- rors	Hiroo	(Given to Mrs. Hase, 5261 Canogaht Dr, as per Kitagawa's wishes in letter of Jan. 12/44)			
2 long plate glass mirrors		1- Mar./44	1-14/6/44		
Carpets in every room	Hiroo (7)-Lino		6 - 14/6/44		1 - Missing
1 Singer Sewing Machine	Hiroo	May/43			
4 pc. office set	Hiroo				Missing
1 gramophone	Hiroo		14/6/44		
1 glass china cabinet	Hiroo		14/6/44		
1 small book cabinet			14/6/44		
About 12 boxes china, pots and pans	Hiroo (10)	3 - May/43 4 - Sept./43	4 lots-14/6/44, and misc. dishes, crockery, sealers, kitchen ware.		
1 Hotpoint electric toaster	Hiroo	Sept./43			
1 electric metal clock	Hiroo		14/6/44		
1 trunk with clothes		Sept./43			
1 black and 1 red water hose		1- Sept./43			1 - Missing
Washbureau					Missing
Some Carpenter tools and Garden tools	Hiroo				Missing

MEMORANDUM

File #11600

May 24, 1943.

TO: File

FROM: Mr. Geo. B. Spain.

According to information supplied to Mr. Wills by Mr. Angelo Conto, he shipped to Kitagawa:-

- 1 Singer Sewing machine
- 3 Boxes chinaware, pots & pans
- 1 Water Hose

Remaining articles in care of Mr. Conto are described on the list dated August 17th, 1942 herewith.

GBS/MFP

[Handwritten signature]

[Handwritten note: follow up]

NAME KITAGAWA, Shinjiro

REGISTRATION NO. 04434

FILE NO. 11660

The following chattels were sold by public
 auction at 992 Powell, Vancouver, B.C. on June 14, 1944.

Brought Forward		
High chair		\$ 45.00
Kitchen table		1.50
Drop leaf table		1.50
Crutch		1.00
Chest of drawers		1.50
Chest of drawers		2.25
3 Beds		2.50
3 Beds		1.00
Bed and spring		0.50
Bed		1.00
High chair		1.75
Bed and spring		2.00
Spring (only)		5.00
Range (coal and wood)		5.00
Copper boiler		4.00
Coal oil stove		2.50
Ironing board		4.25
Wardrobe cabinet		1.00
Linen cabinet		11.50
Bed		2.25
Bed		1.00
Wardrobe cabinet		0.25
Chest of drawers		1.25
Wardrobe cabinet		0.25
Small table and metal stand		0.50
7 Kitchen chairs		2.50
2 Wardrobe cabinets		0.50
2 Old leather chairs		2.00
Total		\$ 154.60
Less Expenses:		
(Auctioneer's Fee)	\$15.45	
(Advertising)	3.64	
(Savings)	17.25	
Net Proceeds Credited:		\$ 118.26

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 24

Remarks.

NAME KITAGAWA, Shiro

REGISTRATION NO. 61131

FILE NO. 11/60

The following chattels were sold by public

auction at Vancouver, B. C. on December 21st, 1945

Books etc.

\$ 2.00

Books

.75

*Amount
submitted to
taxes
11/30/45
J. J. J.*

Total

\$ 2.75

Less Expenses: (Auctioneer's Fee \$.27
(Advertising .16
(Moving .20

\$.63

Net Proceeds Credited:

\$ 2.12

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering List No.

Vancouver 52

Remarks.

04434

KITAGAWA Shinjiro

11600

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Wellington Fire Insurance Company	302490	\$500.00	Jan.	19	46	#133 on north side West 5th Ave., Vancouver, B. C.
Local Government Guarantee Society	237971	\$1000.00	Aug.	11	45	#133 on north side West 5th Ave., Vancouver, B. C.

Wellington Fire Insurance Policy No. 302490 for \$500.00, expiring Jan. 18, 1946, and Local Government Guarantee Society Policy No. 237971 for \$1000.00, expiring August 11, 1945, both covering the real property known as 133 W. 5th Avenue, Vancouver, were transferred to the new owner, Mr. C. Massimo, on December 2, 1943.

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

E. Robertson
E. Robertson.

July 18, 1946

File No. 11609

CLAIMS DEPARTMENT

May 27th, 1943.

Mr. Shinjiro KITAGAWA - Reg. No. 04434.

CREDITORS:

NO CLAIMS ON FILE, at this date.

0

Catalogue No. 338

File No. 11600

Control of 133 W. 5th Avenue is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of this property have been settled. I also acknowledge receipt of Insurance Policies, The Local Government Guarantee Society Limited, Policy No. 237971 and Wellington Fire Insurance Company, Policy No. 302490, duly assigned to me.

Dated at Vancouver, B. C., this 6th day of December 1943.

C. Mesivro

REAL PROPERTY SUMMARY

JAPANESE NAME: Shinjiro KITAGAWA Reg. No. 04434 File No. 11600.

CATALOGUE NO: 338.

PROPERTY ADDRESS: 133 West 5th Avenue, Vancouver, B.C.

LEGAL DESCRIPTION: Lot 17, Block 21, District Lot 200A, Group 1, N.W.D., Plan 197.

TITLE: Registered in the name of Shinjiro KITAGAWA.

ENCUMBRANCES: None registered. No indication of any unregistered charges.

Vesting Order filed No. 34762, dated August 28th, 1942.

ASSESSED VALUES: Land - \$735.00
Improvements - \$650.00 - \$1385.00. Taxes - \$52.52

CLASSIFICATION: This is a 2 storey 7 room dwelling built on a 50' x 120' Lot.
Hot air furnace in poor condition. House needs painting.
1 garage 10' x 15'. Well taken care of vegetable garden in rear.

HISTORY OF ADMINISTRATION: This property was leased through The Western City Company Limited to Angelo Conto from August 1st, 1942, on a monthly basis. Consideration - \$15.00 per month, paid in advance. Rents were paid into this office up to October 30th, 1943. Adjustments being made with the purchaser as at November 3rd, 1943.

Rents collected - \$225.00 against which were the following charges:
Water rates - \$23.50
Commission - 11.25 - \$34.75.

SOLD: To Constantini Massimo for \$1000.00 as at 3rd November, 1943.
Approval of Advisory Committee - October 13th, 1943.

Funds released to the credit of Shinjiro KITAGAWA as at January 20th, 1944, against which were charges for Real Estate Commission - \$50.00, Valuation Fees - \$5.00, Advertising - \$4.00, Registration Fees - \$3.50, leaving a net credit of \$937.50.

Adjustments as at November 3rd, 1943, to the amount of \$4.43, covering unexpired Fire Insurance Premiums, \$8.35 - Purchaser's share of Taxes and \$2.38 - Purchaser's share of the Water Rates, were placed to the credit of Shinjiro KITAGAWA'S account.

The following Fire Insurance Policies:

Local Government Guarantee Society Ltd., Policy No. 237971 - \$1,000.00 and Wellington Fire Insurance Co., Policy No. 302490 - \$500.00, covering the Dwelling, were transferred to Constantini Massimo, December 2nd, 1943.

1943.

Page 2.

File No. 11600.

OLD CERTIFICATE OF TITLE

No. 64681-L

Shinjiro KITAGAWA declared on his JP Form, signed 22nd July, 1942, that the Title Documents were in his possession. There is nothing on file to show that the Certificate of Title had been asked for by this office or that it had been deposited in the Land Registry Office, Vancouver, B.C.

Search made by Mr. A. H. Thompson Aug 4/42 states C.T. 64681-L in possession of Register

Certificate of Title No. 94688-L in the name of Constantini Massimo was sent to him by Registered Mail, December 20th, 1943.

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

July 6th, 1946.

D. A. Cramer
D. A. CRAMER.

DAC:JS

PERSONAL PROPERTY SUMMARY

File No. 11600

Re: Shinjiro KITAGAWA (Mr.)
Reg. No. 04434

July 17, 1946

Chattels:

Although not declared on his JP form, a list of chattels, dated August 17, 1942, left in care of the tenant at 133 W. 5th Avenue, was filed with this office. Mr. and Mrs. Haruo MARUMO (files 11613 and 15268) declared chattels left at the above address. (See Supplementary Summary and Schedule attached).

Specified Articles:

No Specified Articles are revealed on this file.

Life Insurance:

This Evacuee declared A Sun Life Assurance Company policy for \$1000.00, beneficiary being wife, Huie. A cheque for \$937.34, representing maturity value of above policy was remitted to S. Kitagawa, under policy No. 888,479, as per copy of Sun Life letter on file dated June 15, 1943.

Accounts Receivable:

Under date of August 4, 1944 an amount of \$5.00 was credited to this Evacuee's account, representing refund of security deposit for light from the B. C. Electric Company.

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

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

E. Robertson
E. Robertson.

KITAGAWA, Shinjiro
133 West 5th Ave., Vancouver, B. C.
Evac. File 11600



Picture Taken May 3, 1943.

^{see #591} ^{move} ^{all} ^{his} ^{own} ^{not} ^{disturbed} ^{Aug. 17, 1942}
 The list of articles here are to be looked after by Mrs. Lento for duration of war for Mr. Pitagora (the owner of house) Mrs. Drie & Mrs. Marano, and will see that these articles are put in place when the owners return to the house { 137 W. 5th Ave., Vancouver B.C.

- 1 - ~~bedroom~~ - ~~standby cream mattress~~
- 3 - ~~bed springs~~ 15 1 baby bed. (steel)
- 2 - ~~dresser with mirrors~~
- 2 - ~~chest drawers~~ 1 large dresser
- 2 - ~~round plate glass mirrors~~ 15
- 2 - ~~long plate glass~~ "
- carpets in every room.
- (1 - ~~sewn sewing machine~~ (1 drawer)) ✓ taken away
- 4 piece office set.
- 1 ~~gramophone~~, (Brunswick) 5
- 1 glass china cabinet
- 1 - ~~small dark cabinet~~
- (About 12 boxes china & pots, pans) ✓ 3 boxes taken away
- 1 - Hotpoint electric toaster
- 1 - ~~electric~~ ~~metal~~ ~~clocks~~
- 1 - trunk with clothes ✓ taken away
- (1 black & 1 red-water hose) + wheel barrow
- some carpenter tools & garden tools
- 1 - ~~bedroom~~ ~~china~~ ~~cabinet~~
- 1 - ~~table~~ & 6 ~~same~~ ~~chairs~~ - 20
- 6 old kitchen chairs & table
- 3. See by special office

1 - water truck, back, & aluminum gutter.

Wall fixtures.
1 - mud grinder

5 - free by auction 11/16/11. Unsummed

C
O
P
Y

February 18th, 1943

Dear Mr. Conto:-

How are you and Mrs. Conto, hoping you are in best of health. Everybody in our family is just fine here. We have been having lots of snow here.

I will be very grateful if you will do us a favor and send us a few of our things, as we are getting short of dishes and our pots and pans are getting bad.

1. First will you please get some lumber from the basement and make a frame for the machine, that is in the room upstairs. Put the shuttle inside the drawer and lock the drawers up.

2. There is a large wooden box in the basement tied up with some rope, please open it and pack with newspaper, because it is full of dishes etc., nail it and tie it up again.

3. There is another carton box full of pans on the right wall of the basement. It is a long narrow box, first one on the right wall, please pack it too and tie it up.

4. Please send red rubber garden hose that is in the basement.

Mark the wooden box "fragile" or "china" so it will be handled with care and put the sign "top" so the box will not be upside down. Please send these to:

Mrs. Nuie Kitagawa,
New Denver, B. C.

If it could be sent by c.o.d. it will be fine, but if not please pay expenses and I will send a money order, as soon as we receive your letter telling us how much everything was.

Please send the goods by general freight. Hoping you will do this much, thanking you and Mrs. Conto.

Yours sincerely,

"Mrs. N. Kitagawa"

The Western City Company
Limited

CABLE ADDRESS
"WESTCO"

INVESTMENT SECURITIES
Vancouver, Canada

WESTERN CITY BLDG.
544 HOWE ST.

September 11, 1943.

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

EVACUATION SECTIC	
Rec'd	SEP 13 1943
File No.	11600
Ans.	
Referred	<i>Spain</i>

Attention Mr. G. B. Spain

Dear Sir:

Referring to our telephone conversation of this date, we are enclosing a copy of letter sent to Shinjiro KITAGAWA, stating that we have shipped his household effects as follows.

- 1 Trunk containing clothes, dishes, dolls, etc.
- 1 Carton of dishes
- 1 Carton dishes, toaster, iron, etc.
- 1 Boiler dishes
- 1 Box China
- 1 Box pots, pans, etc.

I hope the above record is satisfactory for your files.

Thanking you, we are,

Yours truly,

THE WESTERN CITY COMPANY LIMITED

C. J. Harstone
C. J. Harstone

CJC/GP

11600

The Western City Company
Limited

CABLE ADDRESS
"WESTCO"

INVESTMENT SECURITIES
Vancouver, Canada

WESTERN CITY BLDG.
544 HOWE ST.

September 13, 1943.

Rec'd	
File No.	11600
Ans.	Full
Referred	

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

Gentlemen:-

Tender for Real Estate - Catalogue Parcel
No. 338

We beg to submit a tender on behalf of our client, Mr. Angelo Conto, 133 West 5th Avenue, Vancouver, B.C. the present tenant, on the property listed in your catalogue, as follows:-

Catalogue No. 338 133 West 5th Avenue, Vancouver, B.C.
Lot 17 - Block 21 - D.L. 200A
Tender Price: \$1,000.00

Kindly find attached marked cheque for \$100.00 being 10% of above tender price.

Thanking you, we are,

Yours truly,

THE WESTERN CITY COMPANY LIMITED

C.J. Harstone

C.J. Harstone

CJH MG
Encl. 2.

J. Shears
Draw

File 11600

C
O
P
Y

PEMBERTON REALTY CORPORATION LIMITED.

October 5, 1943.

#338—133 West 5th Ave., 17-21-200A.

This is a 2-storey frame house. 4 rooms down and 3 up. All board partitions, not plastered, basement with home made furnace out of repair. House is about 38 years old and all in a run down condition.

Value \$850.

PEMBERTON REALTY CORPORATION LIMITED.

"W. G. Moore"

W. G. Moore.

WGM-JM

AS

File 11600

KNOW ALL MEN BY THESE PRESENTS that I, ANGELO CONTO, of 133 West 5th Avenue in the City of Vancouver in the Province of British Columbia, Longshoreman, in consideration of the sum of One Dollar (\$1.00) of lawful money of Canada now paid to me by COSTANTINI MASSIMO, of 443 Prior Street in the City of Vancouver aforesaid DO HEREBY sell, assign and transfer unto the said Constantini Massimo all my right, title and interest in and to the deposit of \$100.00 paid by me to the Western City Company Limited on the 10th day of September 1943 covering the purchase price by me from the Custodian of 133 West 5th Avenue, Vancouver, B.C. and known as Lot 17 in Block 21, District Lot 200 A. and all my right, title and interest in the said premises.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 26th day of October, 1943.

SIGNED, SEALED and DELIVERED
in the presence of,

E. A. Dickie
E. A. DICKIE
BARRISTER AND SOLICITOR
820 STOCK EXCHANGE BLDG.

Angelo Conto

Vancouver B.C.

The Western City Company
Limited

CABLE ADDRESS
"WESTCO"

INVESTMENT SECURITIES
Vancouver, Canada

WESTERN CITY BLDG.
544 HOWE ST.

October 30, 1943

Rec'd	NOV 1 1943
File No.	
Ans.	11600
Referred	Y.H.

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

Gentlemen:

Re Catalogue No. 338
133 West 5th Avenue

Your letter of the 15th instant, we are enclosing certified cheque for the balance of the purchase price, namely \$900.00.

Also attached is an Assignment from Mr. Conto, the original depositor, to Mr. Massimo, now the purchaser. Actually Mr. Massimo is financing Mr. Conto on this deal, but is having the title registered in his name and has given Mr. Conto a bill of sale.

This property is to be registered in the name of:

Constantini Massimo
443 Prior Street,
Vancouver, B. C.

Longshoreman, whose Certificate of Naturalization numbered Sept 823/14 dated October 24th, 1914 has been surveyed by E. A. Dickie, his solicitor verified by copy of letter attached, to writer.

Your prompt attention to the above will be appreciated by all.

Yours sincerely,

THE WESTERN CITY COMPANY LIMITED,

C. H. Harstone
C. H. HARSTONE

CJH:BJ

726515

11600

November 3rd, 1943

The Western City Company Ltd.,
544 Howe Street,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 336,
133 West 5th Avenue

This will acknowledge receipt of your letter of the 30th instant in which you enclose your certified cheque for \$900.00. We have now received \$1,300.00, the full amount of the purchase price for the above property. We are also in receipt of an Assignment from Mr. Angelo Conto to Constantini Massimo.

We note that you wish this property to be registered in the name of Constantini Massimo, (Longshoreman) 443 Prior Street Vancouver, B.C., and that he is a British subject.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance.

Yours truly,

F.G. Shears,
Director.

PGB/AN

Mr. Moore's valuation \$850.00
Committee approved..... October 13th, 1943

11600

November 12, 1943.

Mr. Shinjiro KITAGAWA,
Registration No. 04434,
New Denver, B. C.

Dear Sir:

Please be informed that your property consisting of 133 W. 5th Avenue, Lot 17, Blk. 21, D.L. 200A, is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A statement showing the result of the sale will be sent to you on request when the matter is concluded.

Kindly send either to this office or to the Land Registrar, Vancouver, the title covering this land, Number 64681 L.

Yours truly,

P. H. Russell,
Administration Department.

PHR:AS

11600

November 13, 1943.

The Western City Company Ltd.,
544 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 338
133 West 5th Avenue
17/21/200A

This property, the rents for which you are collecting, is the subject of an expected sale through your agency, the effective date of which should be November 3, 1943.

Will you be good enough to continue collecting rents and reporting to this office pending completion of current arrangements. It will be appreciated, however, if you will report as promptly as possible and at the same time will keep us up to date on all charges against the property which are disbursed through your office.

No further extraordinary charges should be incurred without consultation but current levies usually payable on behalf of the landlord (such as water, for example) may be continued.

You will be further notified when the sale is finally completed so that whatever arrangements are desired may be made with the prospective transferee.

Yours truly,

P. H. Russell,
Administration Department.

PHR:MA

Catalogue No. 338

File No. 11600

133 W. 5th Avenue

17/21/2006/1/197

ADJUSTMENTS

As of November 3, 1943.
58 days to go.

Debit purchaser

58/365 x \$ 52.52	taxes for 1943	\$ 8.35
58/365 x \$ 7.55	water July to Dec.	2.38
33/72 x \$ 2.50	insurance premium	1.15
43/72 x \$ 5.50	" "	3.28
	Ex. 12/1/44 & 11/8/45	
Registration fees on deed. \$1,000.00		6.00
Proportion rents for month of Nov. 2/30 x \$14.25		.95
		<hr/>
Total debits due from purchaser		\$ 22.11

c.c. to Western City Co. Ltd.
(for your information)

EVACUATION SECTION
 DEC 7 1943
 11600 1/12
 Referred *Adm. Sec. Green*

Shugus Kitagawa
New Denver
B.R.

Dec. 2, 1943.

Dear Sir:

We have been informed of the sale of my property (133 W. 5th Ave) which I have put into your hands. In course of sale I am not selling the house under one thousand five hundred dollars; and the personal property left in the house is a separate matter. The personal property which belongs to Mr & Mrs Hiroo Murano of New Denver B.R. and myself.

There are many treasure things which is of no use to any body but ourselves, and I would like to have them in case the house is sold.

Yours truly
S. Kitagawa

*to know
 are other*

11600

December 3, 1943.

Mr. Constantini Massimo,
443 Prior Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 338
133 W. 5th Avenue
17/22/2001/1/137

Conveyance in your name to 133 W. 5th Avenue has been received from Ottawa and is in course of registration. Titles in the names of all purchasers are being delivered to them as they are received from the Land Registry Office. In the meantime, control of this property is handed to you. Assignment of the relevant insurance policy is ready for delivery. 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 \$22.11 is charged to you.

Will you please be good enough to call at this office at your convenience and delivery of control can be arranged.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc. 2

c.c. to Western City Co. Ltd.
(for your information)

11600
11613

December 13th, 1943

Mr. Shinjiro KITAGAWA and
Mrs. Hiroo MARINO,
Reg. Nos. 04434 & 05767,
New Denver, B. C.

Dear Sir and Madam:-

Mr. Shinjiro Kitagawa has written to us under date of December 2nd in connection with the sale of his house at 133 West 5th Avenue. This is being referred to the Department concerned from whom an answer will shortly be received. This letter is purely in connection with his personal property, and that of Mr. and Mrs. Hiroo Marano.

When sale of the house is completed, these things will be moved to storage and in the absence of any other advice, sold under the name of Mr. Shinjiro Kitagawa. Both parties to whom this letter is addressed, should therefore go together to the New Denver Supervisor and have him assist you to fill out Custodian Release Forms for the shipment to you of any effects which are required. It might be a good idea for both parties to sign each Release Form as we then have proof that each agrees to the others claim for ownership.

We understand that some of the items here may belong to Mrs. Akiko Irie although she declared nothing to this office. Any information you can give us in this regard will be appreciated.

Finally, if you have any difficulty in recalling what was left on the premises, we can send you a list.

Yours truly,

H. F. Green
Protection Department

HFG:IF

13600

December 21, 1943.

Mr. Shinjiro KITAGAWA,
Registration No. 04434,
New Denver, B. C.

Dear Sirs

Ref. Catalogue No. 338
133 West 5th Avenue
12/21/1943/12/21/47

Please be informed that 133 West 5th Avenue has been sold
as of November 3rd 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 insur-
ance premiums have also been credited to you.

The net result of the sale is as follows:

Sale price	\$1,000.00
Less commission @ 5%	<u>50.00</u>
Net credit to your account	<u>\$ 950.00</u>

These funds are available to you in the usual way.

Yours truly,

F. B. Russell,
Administration Department.

PHH:MA
cc B. C. Security Commission

them.

Thanking you for
everything I remain.

Yours sincerely
Miss T. K. Taggart

away & glass mirrors & pictures
which is at the lot or else
stood at Croft's as I gave ^{no} ^{at 135} ^{with} ^{couple}
definite orders not to sell our
things.

I have written to Mrs. H. H. H.
Virginia House of 5261 Connaught
Dr. and have let her know it
was all right for her to have
them as they were very kind
to me while I worked there
in my happier days in Vancouver.

I would certainly appreciate
it if you will let me know
if and make sure they get

John

EVACUATION SECTION
JAN 17 1944
11600
Rcd
File
Ans
Replied

11613
11600

January 14th, 1944

Mr. Shinjiro KITAGAWA and
Mrs. Hiroo HARUMO,
Reg. Nos. 04434 and 05767,
New Denver, D. C.

Dear Sir and Madam:-

We cannot trace any answer to our letter of December 13th and we should think that Mr. and Mrs. Harumo would at least be interested in doing something about this. This is just to remind you that unless we hear from you, the contents of Mr. Shinjiro Kitagawa's house will be assumed to belong entirely to him and then sold and the proceeds credited to his account.

Yours truly,

G. F. Green
Protection Department

*This Harumo file 11613 has since
put in a release (22/1/44) for
shipment*

EFG:IP

11600

January 21st, 1944.

Mr. Shinjiro KITAGAWA,
Registration No. 04434,
New Denver, B. C.

Dear Sir:

We are in receipt of your letter of January 12th and we enclose herewith our cheque for \$200.00 free funds standing to your credit, which now leaves you with a credit balance of \$886.34.

Respecting the bed which you require sent to you, will you please note that it will be necessary for you to get in touch with the B. C. Security Commission supervisor at New Denver in order to fill out the necessary forms to have this article shipped to you.

Regarding the two glass mirrors and pictures you wish to give to Mrs. Race, we spoke to this lady on the telephone and she advises that she has heard from you and has been in touch with the Constable at 133 West 5th Avenue, Vancouver, and these people require a letter from this office in order that they may hand over these goods. We are therefore doing this so that this matter will be cleared up.

We are writing this letter to you as presumably your daughter's letter of January 12th was written on your behalf.

Yours truly,

F. Doust,
Administration Department.

PD/ER
Enc.

EVACUATION SECTION	
Rec'd	FEB 7 1944
File No.	11600
Ans.	
Referred	<i>[Signature]</i>

BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

Address House #302
New Denver, B. C.

Date January 31st, 1944

To: The Secretary of State, acting in his
 capacity as Custodian, Vancouver, B.C.

I, KITAGAWA, Shinjiro, Police Registration No. 04434

hereby request you to release to me the under-noted property
 stored at 133 W. 5th, Vancouver, B. C.

in possession of Mrs. Gento

and I release you from any claim whatsoever with respect to
 such property.

Description of Property:

Plate Glass.

1 Bed (In front Room downstairs)

Original Address 133 W. 5th, Vancouver, B. C.

Date Evacuated to Vancouver _____

Date Evacuated to Present Address August, 1942

Number in Family - 12 years and over 4

Number in Family - 5 to 11 years old 0

Number in Family - under 5 _____

TOTAL NUMBER IN FAMILY 4

I agree to pay all charges as required by the British Columbia
 Security Commission.

APPROVED:
 BRITISH COLUMBIA SECURITY COMMISSION

Per: [Signature]

Shinjiro Kitagawa
 Claimant Signs Here

Vancouver, B.C. February 5th, 1944.

Custodian of Alien Property, ✓
 506 Royal Bank Bldg., Vancouver, B.C.

Two copies of Release to you. Will ship as soon as goods can be delivered and truck
 available. The charges are guaranteed.

GW:BT

BRITISH COLUMBIA SECURITY COMMISSION

[Signature]
 C. W. Fisher
 Transportation

11600

March 22nd, 1944.

Mr. Shinjiro KITAGAWA,
Registration No. 04434,
House No. 302,
New Denver, B. C.

Dear Sir:

With reference to that portion of your daughter's letter of March 4th dealing with funds standing to your credit from rentals and sale of the property at 133 West 5th Avenue recently sold, our Accounting Department are preparing a detailed statement of your account, showing how we arrive at your present credit balance of \$886.34.

In connection with your request that this balance be forwarded to you, this matter has been referred to the B. C. Security Commission here and we are advised that as you have already had \$200.00 this year a further remittance should not be made at present. We wish you to understand that the funds we have on hand are being held to the credit of your account and we will be pleased to release same at any time the Security Commission may approve of further amounts being remitted.

We would suggest that you may wish to discuss this matter with your Supervisor at your location and obtain any further information you desire from them.

Yours truly,

P. Doust,
Administration Department.

PD/ER

11600

March 24th, 1944.

Mr. Shinjire KITAGAWA,
Registration No. 04434,
House No. 302,
New Denver, B. C.

Dear Sir:

With reference to the correspondence we have had with you in connection with your account, we now enclose a statement of your account prepared by our Accounting Department, giving full particulars of the account since its inception and showing how your present credit balance of \$886.34 is arrived at.

Yours truly,

P. Douet,
Administration Department.

PD/ER
Enc.

Warehouse...992 Powell St.

Date... June 14-44

FILE NO. 11600
NAME..... KITAGAWA S
ADDRESS..... 135 W 5th
.....

I have examined the undermentioned articles and
consider that they have no value.

1 Bamboo Rack

1 Ironing Board (damaged)

2 Iron Bed Ends N.V.

Auctioneer... *H. A. Thompson* ...

The above mentioned articles have been abandoned

..... *W. A. Wells*

EVACUATION SECTION	
Rec'd	JUN 21 1944
File No.	11600
Referred	Darius

June 18/44
New Denver,
\$8.64
\$8.64

Dear Sue:

This is just to notify
you that the U.S.
Security Commission
three weeks ago let
you know that we
would like to have a
monthly income of \$50.00
from the sale of the house
as we are unable to get
more money and also
I have had to give up
my work on account of
ill health. Thanking you
for your anticipation I remain
Yours truly
Miss T. Peterson

11503

July 4th, 1944.

WILLIAM TOSHINO KITAHARA,
Eng. No. 22182,
New Denver, D. C.

Dear Enders Re: Shinjiro KITAGAWA
 Eng. No. 96434.

With reference to your letter of June 15th written, we presume, on behalf of the above we enclose our cheque for \$50.00, which is being forwarded to you at the request of the B. C. Security Commission, and a similar amount will be forwarded at the end of July and at the end of August, making a total of \$150.00 in all.

Yours truly,

P. Drost,
Administration Department.

PD/EN
Inc.

13,600

July 31st, 1944.

Miss Toshiko KITAGAWA,
Reg. No. 02582,
New Denver, D. C.

Dear Madam:

Re: Shinjiro KITAHARA
Doc. No. 04434

With reference to your letter of June 18th we enclose herewith our cheque for \$50.00, payable to the above, which is being forwarded to you at the request of the B. C. Security Commission. A similar amount will be forwarded to you at the end of August.

Yours truly,

**F. D. Drost,
Administration Department.**

**Polymer
Inc.**

11603

August 22nd, 1944.

Miss Toshiko KITAGAWA,
Reg. No. 02582,
Box Denver, D. C.

Dear Madam:

Re: Shinjiro KITAGAWA,
Reg. No. 02434

With further reference to your letter of June 18th we enclose herewith cheque for \$50.00, payable to the above, which is being forwarded to you at the request of the D. C. Security Commission. This represents the third and final payment.

After allowing for the above cheque there is a credit balance of \$655.90 in the above account.

Yours truly,

P. Donohue,
Administration Department

PD/ER
Enc.

11600

October 30th, 1944.

Mr. Shinjiro KITAGAWA,
Reg. No. 0/434,
Box Denver, B. C.

Dear Sir:

With reference to your recent request, through the Welfare Manager of the B. C. Security Commission at Box Denver, for \$30.00 per month we enclose our cheque for the above amount covering the month of November, and further cheques for this amount will be sent to you each month until your credit balance has been reduced to \$570.00, which we are informed by the B. C. Security Commission is your rehabilitation reserve.

After allowing for the above cheque your credit balance is now \$801.90.

Yours truly,

P. Dunt,
Administration Department

PD/ER
Enc.

11603

November 20th, 1944.

Mr. Shinjiro KITAGAWA,
Reg. No. 04434,
New Denver, D. C.

Dear Sir:

We enclose herewith our cheque in the amount of \$50.00 representing monthly remittance for December from funds standing to the credit of your account. Please note that after allowing for the above amount you have a credit balance of \$751.90.

Yours truly,

P. Douet,
Administration Department.

PD/ER
Enc.

11600

December 19th, 1944.

Mr. Shinjiro KITAGAWA,
Reg. No. 04434,
New Denver, B. C.

Dear Sir:

We enclose herewith our cheque in the amount of \$50.00 representing your remittance for January 1945 from funds standing to the credit of your account.

Please note that after allowing for the above amount you have a credit balance of \$701.90.

Yours truly,

P. Doust,
Administration Department

PD/ER
Enc.

11600

January 20th, 1945.

Mr. Shinjiro KITAGAWA,
Reg. No. 04434,
New Denver, B. C.

Dear Sir:

We enclose herewith our cheque in the amount of \$90.00 representing your remittance for February from funds standing to the credit of your account. This now leaves you with a credit balance of \$651.90 and we would remind you that in accordance with our letter of October 30th last your rehabilitation figure is \$570.00 and it will not be possible for us to send you further remittances when your credit balance has been reduced to the above figure unless permission is obtained through the B. C. Security Commission.

Yours truly,

P. Doucet,
Administration Department

PD/ED
Enc.

11600

February 19th, 1945.

Mr. Shinjiro KITAGAWA,
Reg. No. 04434,
Box Denver, D. C.

Dear Sir:

We enclose herewith our cheque in the amount of \$50.00 representing your remittance for March from funds standing to the credit of your account. This now leaves you with a credit balance of \$601.90 and we would again remind you that in accordance with previous advices the sum to be retained in your account for rehabilitation purposes is \$570.00, so that your next remittance for April will only be for \$31.90.

Yours truly,

P. Doust,
Administration Department

PD/HR
Enc.

11600

March 19th, 1945.

Mr. Shinjiro KITAGAWA,
Reg. No. 04434,
Box Denver, D.C.

Dear Sir:

We enclose our cheque for \$31.90 representing your remittance for April from funds standing to the credit of your account. This now leaves you with a credit balance of \$70.00 which, as previously advised you, is the amount to be reserved for rehabilitation purposes.

In view of the above no further remittance will be sent to you from this office.

Yours truly,

P. Doust,
Administration Department

PD/ER
Enc.

April 19, 1945
New Denver,
B.C.

The Custodian's Office,
Department of the Secretary of
State of Canada
Vancouver, B.C.

EXCISE SECTION	
APR 23 1945	
FILE NO.	11600
RECEIVED	DOUGLAS

Dear Sir:

I am requesting you to send
me the money in my account of the recent
sale of chattels which has been sold at
auction amounting to \$20.00 or more.

Mr. Horst Marum has claimed his
part of sale as amounting to \$83.10.

I hope you will act promptly as
we are receiving \$30.00 only for this month's
allowance.

W. H. H.
\$ 570.00

Yours truly,
Mr. S. Kitagawa
Reg. No. 14434

11600 - 15248

April 24th, 1945.

Mr. Shinjiro KITAGAWA,
Reg. No. 04434,
New Denver, B. C.

Dear Sir:

We are in receipt of your letter of the 19th instant and would advise that on March 9th through the B. C. Security Commission an auction list showing the proceeds from the auction of chattels owned by Hiroo HANNO and we have no doubt this list was forwarded to Mr. Hanno. The net value of these chattels was \$118.24, which amount was credited to your account and forms part of your present credit balance of \$970.00. You are aware, however, that the rehabilitation reserve figure fixed by the B. C. Security Commission is \$970.00 so that in any event we are not able to forward you any further funds from your account.

However, before transferring funds from your account it will be necessary to have a letter from you stating that chattels of the above value, namely \$118.24, belong to Mr. Hiroo Hanno, and if this is in order please see that we have this letter immediately.

To facilitate your prompt reply a stamped and addressed envelope is enclosed.

Yours truly,

P. Drost,
Administration Department

PD/ED
Enc.

cc to Hiroo HANNO, 50825, New Denver, B.C.
cc to B.C. Security Commission, New Denver, B.C.
cc to B. C. Security Commission, Vancouver, B.C.

B.C. Security Commission: Please note, in view of our letter to the B.C. Security Commission, Vancouver, of Mar. 9/45 and our letter of Mar. 12/45 to B.C. Security Commission, New Denver, we are sending you a copy of this letter for your information.

EVACUATION SECTION	
Rec'd	JAN 10 1946
File no.	11600-91146
By	J. D. Scott

January 9/46
Tulane B.C.

Dear Sir,

According to the letter of March 19, 1945, file no. 11600, I realized that I am entitled to receive from your office the sum of \$570.00 when moving. I will be shipped to Japan in near future, that is why I want the cash badly. Besides this amount please total up my assets of work on the building such as rents, taxes etc, concerning the building. You have sent me the copy of the above mentioned thing in combined with Mr. Maruna, but I just want my share. So please see that the above matter is cleared so that I would be satisfied. I'll be waiting for your answer.

My address

Mr. Shinjiro Kitagawa
#136

Tulane B.C.

Yours truly,

Shinjiro Kitagawa
Reg. # 04434

11600.

January 28th, 1946.

Mr. Shinjiro KITAGAWA,
Registration No. 04434,
Tashiro, B. C.

Dear Sir:

With reference to your letter of the 9th instant, after consulting the Department of Labour, Japanese Division, we are informed that at this stage it is not possible for funds standing to your credit to be forwarded to you but that in due course this will be dealt with among other repatriation matters.

We would take this opportunity of reminding you that the question of chattels between yourself and Mr. and Mrs. Marumo has not yet been cleared up, but this is being dealt with in a separate letter.

Yours truly,

P. Doust,
Administration Department

PD/ER

cc Department of Labour, Japanese Division

11613/11600/15268

March 27, 1946.

Mr. and Mrs. Hiroo Maruno,
Reg. Nos. 08825 and 05767,
New Denver, B.C.

Dear Sir and Madam:

With reference to your letter of February 2,
wherein Mr. S. Kitagawa agreed as to the value of chattels
owned by you but credited to Mr. Kitagawa's account, we
now enclose che us for \$64.93 which is made up as follows:

Amount agreed in letter dated Feb. 2/46 -	\$63.10
less : cost of expenses, namely	<u>18.17</u>
\$36.34	<u>\$64.93</u>

The above amount has been debited to Mr. Kitagawa's
account, as agreed by him and a copy of this letter is being
forwarded to him for his information.

Respecting the box of "snaps and photograph
albums" mentioned in your letter, our warehouse supervisor
has located a box containing photographs and pictures which
were left over from the chattels sold under Mr. Kitagawa's
name, and as this is apparently the box to which you refer,
same is being forwarded immediately to you, payment to be
made at your end.

Yours truly,

PD/AC
Enc. 1.

P. Doust,
Administration Department.

cc. to Dept. of Labour, Japanese Division.
cc. to Mr. KITAGAWA.

$$\begin{array}{r} 2 \cdot 7 \frac{1}{2} \\ \hline 2 \cdot 1 \end{array}$$

EVACUATION SECTION
Rec'd JUL 2 1946
File No. 600
Ans.
Referred 600

Leicester is here advised that the Crown
amount arising from the sale of our
house was to be secured for abolition purposes,
we would like to have the amount arising
sent to us together with the amount arising
of the chattels sold by you.

Yours truly,
Shinjiro Kitagawa
Reg. No. 84434

507.19

212

505-47

1-7-0

1993

1982

11633
15248
11600

July 27, 1946

Mr. and Mrs. Hiroo MATSUO,
Reg. Nos. 08825 and 05767,
Box Denver, D. C.

Dear Sir and Madam:

We enclose herewith Custodian cheque in the sum
of \$2.12 which represents the proceeds derived from the sale
of books at auction.

These items were not shown on the auction sheets
sent to you and Mr. Kitagawa for identification of chattels,
as they were not sold until a later date, but we are sending
this money to you as books were declared by you and not by Mr.
Kitagawa.

A copy of this letter is being sent to Shinjiro
Kitagawa for his information.

Yours truly,

A. G. McArthur,
Administration Department

/ER
cc Shinjiro KITAGAWA, #04434
603 McIntosh St.,
Fort William, Ont.

cc Dept. of Labour, Japanese Division.

11600

REGISTERED

July 27th, 1946.

Mr. Shinjiro KITAGAWA,
Reg. No. 04434,
603 McIntosh Street,
Port William, Ont.

Dear Sir:

We have for acknowledgement your letter of June 26th requesting the balance of your funds. We now enclose Custodian cheque in the sum of \$505.07 which represents your entire credit with this office.

You have already been forwarded statements of your account up to March 23, 1945, which showed a credit balance in your account at that date of \$570.00. No entries have been made since then with the exception of a debit of \$64.93, which represented the sum agreed between Mr. and Mrs. Hiroo Marumo and yourself in a letter dated February 2nd, 1946, should be credited to Mr. and Mrs. Marumo's account from the sale of chattels. Accordingly, a cheque for the amount of \$64.93 was forwarded to Mr. and Mrs. Marumo from funds in your account, on March 27th, 1946, and a copy of our letter enclosing the above cheque was sent to you for your information. We still have a shrine in our Cordova Street warehouse, which was removed from 133 West 5th Avenue, Vancouver, and would like you to tell us what disposition you would like to make of this article.

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

Yours truly,

A. G. McArthur,
Administration Department

/ER
Enc. 2

*July 28/46
This cheque found
to be correct by
Wendell - the correct
name is Little name by 2/4/46*

603 McIntosh Street,
St. William, Ontario,
August 1, 1946.

P. Douch,
Administration Department,
556 York Bank Building,
Hastings and Granville,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	AUG 5 1946
File No.	11600
Ans.	File - Cheque mailed Aug 11/46
Referred	Rolleston

Dear Sir,

Around the beginning of June, I have written to you about the credit balance of our house which you advised us that the amount was to be used for rehabilitation purposes and I also agreed to have the amount arising off the chattels you sold but did not receive any reply so I am asking again to have the amount remaining of our house your old cash amount remaining of the chattels sent to me since we have moved to St. William from Jackson.

I am very much in need of the money since I am not working so I hope you'll send it at your earliest convenience.

Yours truly,
Shinjiro Kitagawa.
Reg. No. 04434

603 Mc Intosh Street,
St. Williams, Ontario,
August 7/1946.

Department of the Secretary of State,
Office of the Custodian,
306 Royal Bank Building,
Hastings and Grenville,
Ottawa, D.C.

EVACUATION SECTION	
Rec'd	AUG 12 1946
File No.	11600
Ans.	Sept 24/46
Referred	Robertson

Dear Sir;

We have received your letter and cheque
in the sum of \$505.07.

Concerning the shrines, which you
still have, please send to us only the
contents and not the frames.

Thanking you kindly.

Yours truly,
Shinjiro Kitagawa.

11600

September 24th, 1946

Mr. Shinjiro KITAGAWA,
Reg. No. 04434,
603 McIntosh Street,
Fort William, Ontario.

Dear Sir:

We have for acknowledgement your letter of August 7th and in regard to the shrine we regret to advise that upon further investigation it was found since reporting to you that vandals have broken into the warehouse where this was stored and it had to be discarded.

Yours truly,

A. G. McArthur,
Administration Department

/ER

February 16th, 1946

Mr. Shinjiro KITAGAWA,
Registration No. 04434,
No. 136,
Tachino, B. C.

Dear Sirs:

Re: Catalogue No. 338
133 N. 5th Ave., Vancouver, B.C.
Lot 7, Bldg. 21, D.L. 200A.

Respecting the above property which, as advised you at the time, was sold in November 1943 for \$1000.00 gross, based on an independent valuation, we find you have not been forwarded one of our revised statements showing the net proceeds derived from the sale of the above property, and we now enclose same for your records.

We are also enclosing a statement of your account to date, this being a continuation of the statement sent to you with our letter of March 24, 1944, which statement then showed a credit balance of \$666.34. This amount is now brought forward in the present statement.

It will be seen that the present credit balance in your account is \$570.00, of which the item of \$118.26, being the proceeds of auction sale, was the subject of recent correspondence with yourself and Mr. and Mrs. Haruno.

When we have checked over the letter dated February 2nd just received, and signed by yourself and the Harunos, we will make whatever adjustments are necessary to the accounts involved and advise of the credit balances remaining.

Yours truly,

P. Doust,
Administration Department

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

STATEMENT RE SALE OF:

Name: KITAGAWA, Shinjiro

Catalogue No: 338

File No: 11600

Street Address: 133 W. 5th Avenue,
Vancouver, B.C.

Reg. No.: 04434

Legal Description: 7/22/200A.

Date of Sale and Adjustments November 3, 1943.....

	Debit	Credit
Sale Price		1000.00
Real Estate Agents Commission	50.00	
Charge for Valuation	5.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	3.50	

Encumbrances:

Unpaid Vendor

Mortgage

Arrears of Taxes

Other Charges

Adjustments:

Fire Insurance	4.43
Taxes	8.35
Water	2.38

62.50

1015.16

Net Proceeds credited to your account

952.66 ✓

Date:..... February 8, 1946.....

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

11600

REGISTERED MAIL

March 8, 1948.

Mr. Shinjiro KITAGAWA,
Registration No. 04434,
603 McIntosh Street,
Port William, Ontario.

Dear Sir:

Re: Lot 17, Blk. 21, D.L. 200A
133 E. 5th Avenue, Vancouver, B.C.

For your information we enclose herewith copy of the appraisal made by Pemberton Realty Corporation Limited of the real property which was sold by the Custodian, in regard to which you have filed a claim with the Commissioner.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER
Enc. - 1

SHUNITARO KITAGAWA

File No. 11600
Reg. No. 06636

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 September 11	Mrs. G. Angelo - rent Commission Premium on policy # 237971	\$.75 5.50	\$ 15.00	
October 5	Mrs. G. Angelo - rent due Sept. 1 Western City - commission City of Vancouver - water rates - July 1 - Dec. 31	.75 8.40	15.00	
November 27	Rents collected Commission	.75	15.00	
December 12	Rents collected Commission	.75	15.00	
January 11	Rents collected Commission	.75	15.00	
January 27	Ck 1591 - Certificate of Encumbrance - Vancouver	1.00		
February 10	Rents collected Commission Sundry per rental statement	.75 7.55	15.00	
February 22	Ck 1870 - Premium Wellington Fire Policy # 302490	2.50		
March 11	Rents collected Commission	.75	15.00	
April 7	Rents collected Commission	.75	15.00	
June 11	Rents collected Commission	1.50	30.00	
July 3	Ck 3998 - City of Vancouver - balance 1943 taxes	52.52		
July 12	Rents collected Commission	.75	15.00	
August 12	Rents collected Commission Sundry	.75 7.55	15.00	

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1963				
September 14	Rents collected Commission	\$.75	\$ 15.00	
October 12	Gr 5660 - appraisal fee	5.00		
October 16	Rents collected Commission	.75	15.00	
November 19	Rents collected Commission	.75	15.00	
December 6	Closing adjustments on 133 W. 5th Ave. - Cat. # 338			
December 8	Gr 6725 - Registration and transmission of deed	9.50	22.11	
December 22	Gr 6992 - Commission on sale of 133 W. 5th Ave.	50.00		
1964	Purchase price - 133 W. 5th Ave.		1,000.00	
January 20	Gr 7719 - Building KITAGAWA	200.00		
January 21				

GR \$ 886.34

File No. 11600
Reg. No. 04434

SHINJIRO KITAGAWA

Shinjiro Kitagawa

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1962 December 12	Rents collected	3.00		
	Agent's commission	8.40		
	Water	5.50		
	Fire Insurance premium			
1963 January 27	Land Registry Office - Certificate of Encumbrance	1.00		
July 3	Taxes 1963	52.52		
October 31	Rents collected		165.00	
	Agent's commission	8.25		
	Water	15.10		
	Fire Insurance premium	2.50		
November 3	Balance rents to date, net		.95	
	Credit re Sale of Property		952.66	
1964 January 21	Cheque to you	200.00		
May 30	Freight charges	3.70		
July 29	Proceeds auction sale		118.26	
August 4	B. C. Electric Railway - security deposit refunded		5.00	
December 21	Cheques to you - July to December - 6 @ \$50.00	300.00		
1965 February 24	Cheques to you - Jan. & Feb. 2 @ \$50.00	100.00		
March 23	Cheque to you	31.90		
April 9	Cheque to H. & E. Maruno re chattels owned	64.93		
July 30	Cheque to you	505.07		
		<u>\$1,301.87</u>	<u>\$1,301.87</u>	

Accounting Department
March 6th, 1968

MTL

ANALYSIS OF REAL PROPERTY CLAIM

CLAIMANT: Shinjiro KITAGAWA Reg. No. 04434 File No. 11600

SUBJECT OF CLAIM: Lot 17, Block 21, D.L. 200A - 133 West 5th Avenue,
Vancouver, B.C. (Dwelling)

ASSESSMENT: 1942 - Land \$735.00 Taxes: \$55.21
Improvements \$650.00
\$1385.00

CATALOGUE NO. 338 (Tenders closed October 4, 1943).

APPRAISAL: \$850.00 - Pemberton Realty Corporation Ltd. October 5, 1943.

TENDERS: \$1000.00 - The Western City Company Ltd., Sept. 13/43, on behalf of Angelo Conto. (Mr. Conto had this deal financed by Constantini Massimo, in whose name the property was registered. Massimo gave Mr. Conto a Bill of Sale.) Accepted.

NO OTHER TENDERS OR OFFERS RECEIVED ON THIS PROPERTY.

Sale approved by Advisory Committee October 13, 1943.

Japanese advised of sale - November 12, 1943.

SOLD: \$1000.00 to Mr. Constantini MASSIMO.
Date of adjustments - November 3, 1943
Statement of adjustments on claim file.
Actual net credit received from sale - \$952.66, as per statement of sale on claim file.

CONDITION: All in a run down condition - according to appraisal report of October 5, 1943.

CLAIM: Estimated value of real property given by claimant
Less amount at which property was sold by Custodian

AMOUNT BEING CLAIMED

\$2,200.00

1,000.00

\$1,200.00

1500 -

1000 -

500 -

March 8, 1948.

ANALYSIS OF REAL PROPERTY CLAIM

CLAIMANT: Shinjiro KITAGAWA Reg. No. 04434 File No. 11600

SUBJECT OF CLAIM: Lot 17, Block 21, D.L. 200A - 133 West 5th Avenue,
Vancouver, B.C. (Dwelling)

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Date of adjustments - November 3, 1943
Statement of adjustments on claim file.
Actual net credit received from sale - \$952.66, as per statement of sale on claim file.

CONDITION: All in a run down condition - according to appraisal report of October 5, 1943.

<u>CLAIM:</u>	Estimated value of real property given by claimant	\$2,200.00
	Less amount at which property was sold by Custodian	<u>1,000.00</u>
	AMOUNT BEING CLAIMED	<u>\$1,200.00</u>

March 8, 1948.

E. Robertson

Name of Claimant **NETAGANA, Shinjire**Case **971**Custodian File **11400**

<u>REAL PROPERTY</u>										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
1000	50.00 12.50									62.50
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										62.50

11600

November 9th, 1950.

Mr. Shinjiro KITAGAWA,
154 Maria Street,
Toronto, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 971

We have received from the Co-Operative Committee
on Japanese Canadians, our form of Release which has been
executed by yourself covering the award recommended under
the above Claims Commission for the sum of ...

\$62.50.

Cheque in your favour is enclosed for
and we have paid the Co-Operative Committee ..
for legal fees as authorized by you.

\$62.50

RM1

Yours truly,

F.G. Shears
Director

FCS/js
1 encl.

FORT WILLIAM
22nd April 1948.

DEFENCE BRIEF

Shinjiro KITAGAWA

File No. 11600

Case No. 971

REAL PROPERTY CLAIM

(Claim shown is Gross)

Question of valuation only

1.	<u>Amended Claim</u>	<u>Appraised at</u>	<u>Sale Price</u>
	\$1500.00	\$850.00	\$1000.00
	(Transcript Page 3)		

Witness: Appraisers, Pemberton Realty Corps.

Appraisers (Pembertons) report:
Basement out of repair. House
about 38 years old, all in a run
down condition.

One tender only received for the
property - \$1000.00.

BMP/CH

IN THE MATTER OF THE "INQUIRIES ACT"
PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER)

Fort William, Ontario,

April 22nd, 1948.

IN THE MATTER OF THE CLAIM OF
SHIMIZU KITAGAWA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq., appearing for the
 Dominion Government.

S.M. CHURCHILL, Esq., appearing for the
 Claimant.

A. WATSON, Esq., Secretary.
D.J. RANDFORD, Esq., Official Interpreter.
MARK H. PEARCE, Esq., Official Reporter.

SHUNJIRO KITAGAWA, the claimant herein, being
first duly sworn, testified through
the Interpreter as follows:

MR. CHERNIACK: I ask leave to amend, my lord, showing
the market value at \$1500.00; sale price, \$1000.00;
loss, \$500.00.

DIRECT EXAMINATION BY MR. CHERNIACK:

Q Witness, I show you a typewritten statement. Was
this prepared in accordance with your instructions?

10 A Yes.

Q Is that your signature? A: Yes.

Q Do you swear the contents to be true to the best
of your knowledge and recollection?

A Yes.

MR. CHERNIACK: I file statement as Exhibit 1, my lord.
(STATEMENT MARKED EXHIBIT NO. 1).

MR. CHERNIACK: On behalf of my learned friend I file
the appraisal of the Pemberton Realty Corporation
Limited, dated October 5, 1943, as Exhibit 2.

20 (APPRAISAL MARKED EXHIBIT NO. 2).

MR. CHERNIACK: In Exhibit 1, my lord, the claimant
sets out that he purchased this house in Vancouver
on 133 West 5th Avenue, consisting of 7 rooms and
a full bathroom. He purchased this property in
June, 1941, and paid \$1000.00. He himself made
improvements, my lord. He papered three rooms
down and two up, painted hallways (up and down)
and bathroom, boarded basement floor, (own labour
and bought materials), built board sidewalk from
30 front to back of house. New fence (35') back of

S. Kitagawa,
In Chief.

lot. He estimated a cost of \$325.00. He points out in this statement, my Lord, that the appraiser's report not covered above. I suppose that means not covered by above.

THE COMMISSIONER: That is his description, I take it, of the type of finishing and the improvements made by him?

MR. GIBBILACK: Yes, it is comments not covered above.
He states that ^{when} he left the property, it was not in a run-down condition, as your Lordship will note the comment of the appraiser that it was in a run-down condition. The furnace was in good repair when he left the property, and was operating efficiently. He considers the valuation at \$850.00 to be much below a fair value for this property. He says it was in quite good condition for an old house. His comments are that the Custodian rented the property for \$15.00 per month after evacuation. He states he made a very good buy, when he purchased this property. "The owner was building another house and needed ready cash and sold it to me at a low figure for that reason. In estimating the value at \$2200.00 in my claim form, I figured on what I believed it would bring at 1947 prices. I have now been advised that the basis of arriving at value is as of the date of sale by the Custodian. I have reduced my claim to \$1500.00 and believe that the property would be worth at least that amount when sold in November, 1943."

I believe my learned friend has the information

S. Kitagawa,
In Chief.

as to the assessment. My information is that the land is \$735.00, the improvements \$650.00, a total of \$1385.00.

MR. HUNTER: That is correct for 1942, my lord.

MR. CHERNIACK: The Custodian, my lord, has an inspection report which was made or dated August 3rd, 1942. I would ask my learned friend to produce that. I believe there is no valuation shown on it but the description of the property is much more complete than on the appraisal which he has filed with your Lordship as Exhibit 2.

MR. HUNTER: If my learned friend wishes to file it, he will have to prove it, because I don't know whose inspection it is.

MR. CHERNIACK: I was going to prove it, my lord, through my learned friend, if he does not want to admit it came off the file and subsequently ascertain whose it is. I submit cross-examination of the Custodian will prove whose it is.

THE COMMISSIONER: He found it on the file but I take it there is nothing on the document to show whose it is.

MR. CHERNIACK: There is a pencilled notation "Western City Company Limited, Vancouver, B.C."

THE COMMISSIONER: I was not aware that they were in the real estate business.

MR. HUNTER: The Western City made a tender on it.

If my learned friend wishes to put it in for information and intends to prove it later, that is up to him. I don't intend to put it in on my own behalf because I don't know who made it.

2.
A. Kitagawa,
In Chief.

THE COMMISSIONER: It is for you to determine whether you wish to put it in or not.

MR. CHURCHILL: I would like to file it for information. I cannot undertake to prove it, but I can attempt to prove it through the Custodian in cross-examination.

THE COMMISSIONER: It will be subject to proof before being taken into account, and then it is immaterial who proves it.

10 MR. CHURCHILL: And can we also note, your Lordship, that it was produced from the Custodian's file?

THE COMMISSIONER: Very good.

MR. CHURCHILL: My lord, this statement refers to File No. 1600, registration number 84434, which is the number of the claimant, and it sets out the assessed value as I gave it to your Lordship's Buildings, \$650.00 and land \$735.00, and states that the lot is 50 x 120 situated in the centre of the block on the north side of 5th Avenue on which there is one two-storey 7-room frame dwelling house, shingle roof, 20 x 36.

20

"2. This house consists of downstairs hall 9 x 2 1/2, front bedroom" -- that should probably be "front bedroom, 9 x 12. Den 9 x 8, living room 10 x 16, kitchen with sink, 10 x 16, off kitchen a pantry 5 x 6, and bathroom with just a bathtub 5 x 9. Off back porch door containing water toilet 6 x 6. Off living room a stairway to second floor. Second Floor: Front bedroom, 10 x 16, hall 9 x 9, middle bedroom 10 x 10, and back bedroom 11 x 12.

30

S. Kitagawa,
In Chief.

"Garage in north-east corner 10 x 15. Wooden floor, fair condition. Hot-air furnace in basement, poor condition. Exterior in need of paint. Interior in fairly good condition. Vegetable garden in rear well taken care of.

"5. Contents of house belong to present occupants, except the woodstove in kitchen belonging to Kitagawa. Kitagawa has some furniture, etc., stored in basement.

18

"4. No insurance, should have \$1000.00.

"5. Liabilities: None.

"6. Rented to Mrs. Santa Angeles for \$15.00 per month who took possession August 1st. Mrs. Santa Angeles appears to be a very capable woman and figures she will prove a good tenant. While there Mrs. Angeles paid her August rent."

I will file that as Exhibit 5.

(STATEMENT MARKED EXHIBIT NO. 5).

20 MR. HUNTER: It appears that they were agents for the purpose of making an inspection and reporting from the master file.

MR. CHERNIACK: In that event, I would like to draw your Lordship's attention that there should be \$1000.00 insurance on the building and also to have my learned friend admit, if he can, that there was \$1500.00 insurance being carried on the building. It is so stated on the Custodian's summary sheet.

30 MR. HUNTER: Yes, there appeared to be two policies, my Lord: one for \$1000.00 and one for \$500.00.

7
A. Kitagawa,
In Chief,
Discussion.

THE COMMISSIONER: Both on the house?

MR. HUNTER: Covering the dwelling.

It is submitted, my lord, that this property was sold for its fair market value. It is entirely a question of value. There are no questions.

THE COMMISSIONER: Q: Kitagawa, at the time you bought the house in 1941, were you or did you make any inquiries with a view to ascertaining the age of the house?

10 A I did not inquire at the time, but I have been living in that country for a long time and I figured it was a good buy at that time.

THE COMMISSIONER: All right, that is all; thank you. Can you tell me at what price the house was sold and when?

MR. HUNTER: It was sold for \$1000.00 on November 3rd, 1943.

(Witness a side)

(PROCEEDINGS ADJOURNED SINE DIE)

20 I hereby certify the foregoing to be a true and accurate transcript of the proceedings herein.

Mark H. Pearce
"MARK H. PEARCE"
Official Reporter.