

116888

PERSONAL

BUREAU POWELL STREET

FILE NO. 11688

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: EJIMA Eikichi
HOME ADDRESS: 2 3025 Waterloo Street, Vancouver, B. C. now at Tashme, B.C. (evacuated)
REGISTRATION NUMBER: 06566 SEX: Male AGE: 50 March 31/42)
OCCUPATION: Gardener,

(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: self
MARRIED?: yes
NAME OF WIFE OR HUSBAND: Fusa new p 12975
ADDRESS OF WIFE OR HUSBAND: 3025 Waterloo Street, Vancouver.
NAMES OF ANY LIVING CHILDREN: none

ADDRESS OF CHILDREN: none
AGE OF CHILDREN: none

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

- 1. LOCATION AND DESCRIPTION: 3025 Waterloo Street, City of Vancouver, Lot 11, block 103, district lot 540. Title deed number unknown.
2. BUILDINGS AND OTHER IMPROVEMENTS: One 5 room, wooden bungalow. One garage.
3. INSURANCE (Give particulars; state where policies are) none
4. TAXES (Amount and where payable) \$51.00 payable City of Vancouver. 1941 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 wife and when she leaves the house is to be rented to a Mr. Wood for \$27.50 per month. The property is to be put into the hands of P. C. Gibbens, & Co., Ltd., 254 East Hastings St., Vancouver (agent)

Rented to Mrs. Russell by call Angela of Mr. Wood

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*

(Furniture has all been sold.)

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: _____

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 24th day of September 1942.

(Signature) Eikichi. Ejima

D.M. Chope
Witness

M. J. Ura. Ejima

FOR DEPARTMENTAL USE

P.D. 30/11/42.

INFORMATION FROM R.C.M.P.

Date August 19, 1943

Our File No. 11688

Full Name EJIMA, Eikichi
(Surname in Block Letters)

Registration No. 06566 Male - Female
(check) Age Jan. 27, 1892.

Former Address 3025 Waterloo Street, Vancouver, B. C.

Date Evacuated 31/3/42. Naturalized - Canadian-Born - National
(check)

Present Address 45 Bright Street, Toronto, Ontario.

Married - Single
(check)

Name of Wife Fusa - #06567

Name of Husband _____

Name of Mother --- Name of Father ---

Names of Children under 16 _____

Requested by ECT Registered with Custodian _____
(Yes or No)

Additional Information Gardener.

Owner of house and lot at 3025 Waterloo Street, Vancouver, B. C

REAL PROPERTY SUMMARY

JAPANESE NAME: Eikichi EJIMA Reg. No. 06566 File No. 11688.
Copy for File 12975.

CATALOGUE NO: Special Ad. No. 20/43

PROPERTY ADDRESS: 3025 Waterloo Street, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 11, Block 103, District Lot 540, Group 1, N.W.D., Plan 560.

TITLE: Registered in the name of Eikichi EJIMA.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 35305, dated December 2nd, 1942.

ASSESSED VALUES: Land \$460.00
Improvements \$850.00 - \$1310.00 Taxes - \$50.47.

CLASSIFICATION: This is a small 5 room cottage situate on a 33' x 120' Lot. The valuator reports as follows: "The property comprises a low lying 33 ft. lot on which is erected a small 3 room Cottage with no basement or cement foundation. The plumbing consists of a 3 piece bathroom and sink in a small kitchen. It is the only building in the entire block. Valuation \$1200." J.R. Reid & Co.

HISTORY OF ADMINISTRATION: This property was leased by Fusa EJIMA, File 12975, (Wife of Eikichi EJIMA) on a monthly basis to Russell E. McCell as from October 15th, 1942. Consideration - \$27.50 per month payable in advance. She also appointed P.C. Gibbens Co. Ltd., as rental agents. This was confirmed by the Custodian.

Rents collected - \$715.00, against which were the following charges:

Water Rates	\$22.50
Plumbing Repairs	12.00
Commission	<u>36.25</u>
	\$70.75

A small portion of the November rentals, included in the above, was turned over to the new owner when adjustments were made.

SOLD: To Joseph Wright for \$1200.00 as at November 6th, 1944.
Approval of Advisory Committee - September 29th, 1944.

Funds released to the credit of Eikichi EJIMA as at January 24th, 1945, against which were the following charges: Real Estate Commission - \$60.00, Valuation - \$5.00, Advertising - \$9.20, Registration Fees - \$2.50 = \$76.70, leaving a net credit of \$1123.30 from said transaction.

transaction.

Page 2.

File No. 11688.
Copy for File 12975.

Adjustments to the amount of \$3.11 - Purchaser's share of Unexpired Fire Insurance Premiums, \$7.32 - Purchaser's share of 1944 Taxes and \$2.09 - Purchaser's share of Water Rates = \$12.52, were placed to the credit of Eikichi EJIMA'S account.

The following Fire Insurance Policy:-
First National Insurance Co. of America, Policy No. 1683D3174 - \$2,000.00, covering on the dwelling, was transferred to Joseph Wright, 18th December, 1944.

OLD CERTIFICATE OF TITLE

No. 26883-K:

Was deposited in the Land Registry Office, Vancouver, B. C., January 21st, 1946.

Certificate of Title No. 115206-L in the name of Joseph Wright, was handed to him 23rd January, 1945. A signed receipt of even date acknowledging same is on file.

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

November 7th, 1946.


D. A. CRAMER.

DAC:JS

POLICY NO.		NAME		FILE NO.		
05566		EJIMA, EIKIHI		11598		
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
First National Ins. Co. of America	1683D3174	\$2,000.	Oct.	13	45	33025 Waterloo Road Vancouver, B.C.

First National Insurance Co. of America, Policy No. 1683D3174 for \$2,000.00 on the real property at 3025 Waterloo Road, Vancouver, B. C., expiring October 13th, 1945, was transferred to the new owner of the property on December 18th, 1944.

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

P. Douet
P. Douet.

PD/ER
December 14, 1945.

SUMMARY of LIABILITIES

File No. 11588

November 22nd, 1945

Re: Eikichi EJIMA - Reg. No. 06266

Revealed on file are the following claims:

B. C. Electric Railway Company	-	\$ 7.80
B. C. Telephone Company	-	\$ 4.82

Funds were left by the above Evacuee with a friend, Mr. Wood, of 2735 West 10th Avenue, Vancouver, to make payment of the above claims. This was finally done in April, 1943, receipts for these accounts being on file.

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



P. Dowst.

There is no change to be made in the above Liability Summary at this date.

November 7th, 1946.



D. A. CRAMER.

PD/ES

DAC/JS

Personal Property Summary

Eikichi EJIMA (Mr.)

Reg. No. 06566

File No. 11688

Chattels:

No chattels were declared by this Evacuee, it being stated in his JP form that all the furniture had been sold.

NO PERSONAL PROPERTY BELONGING TO THE ABOVE JAPANESE PERSON IS RE-
VEALED ON THIS FILE.

The above summary is certified to
be in accordance with the informa-
tion on file:



P. Douet.

PD/ER
December 14, 1945.

11688

January 9th, 1946.

Mr. Eikichi EJIMA,
Registration No. 06566,
45 Bright Street,
Toronto, Ontario.

Dear Sir:

We thank you for your letter of January 4th and your
remarks are appreciated.

The Certificate of Title No. 26883K is safely to hand.

Yours truly,

P. Douet,
Administration Department

PD/ER

EVACUATION SECTION	
Rec'd	JAN 7 1946
File No.	11688
Ans.	9/11/46
Referred	Direct

January 4, 1946,
457 Bright Street,
Toronto, Ontario.

Officer of the Custodian,
506 Royal Bank Building,
Hastings & Grenville Streets,
Vancouver, B.C.

Dear Sir:

Re: File # 11688

I am in receipt of your letter of the December 14th inst., together with the cheque amounting to \$13.00, being the balance of our account.

I would like to thank you very much for the above and for the fair way in which you have handled in disposing of our property.

Now that you have completely mailed us our balance and as I have stated in my previous letter, I am enclosing

herewith a title to the house. Please
let me know as soon as you receive it
as I would like to know that it is safely
in your hands.

Thanking you again for your kindness
in handling the disposition of my house, I am.

Yours very truly,
Eliichi Ejima,
Key # 06566

11688

REGISTERED MAIL

December 14th, 1945.

Mr. Kikichi NITMA,
Reg. No. 06966,
45 Bright Street,
Toronto, Ontario.

Dear Sir:

We refer to your letter of October 29th, 1945 to the Department of Labour, Japanese Division, who have passed a copy of this letter on to this office for attention. We note that you now require the balance of your funds.

From time to time you have been advised in regard to the administration of your affairs and this now being completed it is felt that you would now appreciate being supplied with a brief summary.

As you are aware, the policies in regard to the management and subsequent liquidation of your property were decided upon by the Government of Canada and while the problem was a difficult one for all concerned, we can assure you that it has been the aim of this office to carry out those policies in as careful and fair a manner as possible.

It will be recalled that you rented those premises in October 1942 to Mr. and Mrs. R. E. McColl through a Mr. Wood, father of Mrs. McColl. At the same time you appointed P. C. Gibbens & Company Limited as your agents. The rent fixed by you was \$27.50 per month, there being no lease, the tenancy being on the usual monthly basis. Some difficulties arose during this tenancy owing to subletting without the knowledge of the above agents or ourselves, but the McColls regained possession and the agents of course held them responsible for the payment of rentals. Rents were paid from the time of occupancy in October 1942 until November 1944, when the property was disposed of, and during the period of tenancy repairs were almost negligible.

As previously advised you, the property was sold on November 6th, 1944 for \$1200.00, which figure was in line with the independent valuation made.

No chattels were declared by you, you having stated on your declaration form that all your furniture had been sold. No further comment is, therefore, necessary on this matter.

Respecting claims against you, there were two small ones amounting to a little under \$13.00, by the B. C. Electric Company and the B. C. Telephone Company. You left funds with Mr. Wood for these to be paid, which he eventually did in April 1943 after we had written him two or three times on this matter.

Mr. Hikichi EJIMA

December 14, 1945.

Your declaration form indicated that no monies were owed to you and neither was any reference made by you to life insurance policies.

In our letter of April 14th, 1944 a detailed statement of your account was sent to you covering the period November 1942 to March 21st, 1944. In our letter of March 14, 1945 a detailed statement was sent to you showing the net proceeds from the sale of your property, and at the same time a further statement of your account was enclosed, which showed that you had a credit balance of \$2013.20. At your request we forwarded you on May 25th, 1945 a cheque for \$500.00, leaving you with a credit balance of \$513.20 and a cheque for this amount is now enclosed. This leaves nothing in your account, which is now being closed.

It would 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 addressed envelope for your convenience in replying.

Yours truly,

P. Doust,
Administration Department

PS/YR
Enc. 2

COPY

October 29, 1945.
45 Bright St.,
Toronto, Ont.

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

Re: File #11688

Dear Sir:-

I am in receipt of your letter of May 25th inst., together with the cheque amounting to Five Hundred Dollars (\$500.00).

I would like to thank you very much for forwarding this amount at your earliest time. I have been intending to reply you earlier, however, owing to certain circumstance I have been unable to reply till today.

I note that I still have a balance due me to the amount of \$513.20, also that you wish me to forward the Title of my house.

I would like to know if it is possible for you to mail me this remaining balance so that I could forward you the Title of the house immediately on receipt of the remaining balance.

Will you please let me know at your earliest convenience?

Thanking you again for everything, I am,

Yours very truly,

"Eikichi EJIMA"

Reg. # 06566

11600

May 25th, 1945.

Mr. Hisichi EJIMA,
Reg. No. 06566,
57-1 Huron Street,
Toronto 8, Ontario.

Dear Sirs:

We duly received your letter of May 7th and enclose our cheque for \$500.00 as requested, which leaves you with a credit balance of \$513.20. You will recall that we forwarded you \$200.00 in February, thus leaving you with a credit balance of \$1013.20 and not \$1213.20 as stated in your letter---see our letter of March 14th and statement attached.

We note what you say with regard to the Title and shall be glad if you will forward this in the enclosed envelope. //

Yours truly,

P. Doust,
Administration Department

PD/BN
Enc.

✓
1,073.20

May 7, 1945,
59 A Menno St.,
Toronto 8, Ont.

Office of the Custodian,
506 Royal Bank Building,
Westling & Grenville Sts.,
Vancouver, B.C.

11688

EVACUATION SECTION	
Rec'd	MAY 9 1945
File No.	
Ans.	
Referred	Dauch

act.

Re: File # 11688

Dear Sir:

Owing to the fact that I have been very busy during the past few weeks, I have been unable to reply you earlier.

I am in receipt of your letter of Feb. 2nd, and cheque amounting to \$200.00, being the part payment from the sale of my house at 3025 Waterloo St. I would like to thank you very much for sending me this payment.

As we will be renting a house, we will be in need of more finances. As such we would appreciate very much you sending us \$500.00 from the remaining balance (\$213.20) immediately.

As for the title of the house, we will be glad to mail it to you as soon as we move to our new home and as soon as we receive \$500.00 from you.

I thank you very much for your

kindness and hoping that you will send
us the cheque at your earliest convenience,
I am

Yours very truly,
E. K. E. Jima,
Reg. # 06566

11600

March 14th, 1945.

Mr. Michi EJIMA,
Reg. No. 06566,
173 Baldwin Street,
Toronto, Ontario.

Dear Sir:

Re: Catalogue No. - Adv. Nov. 20/43
3025 Waterloo Street, Vancouver, B.C.
Lot 11/103/540/A.

Please be informed that the above property has been sold as of November 6th, 1944 for the sum of \$1200.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

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 this sale appears on an attached statement, and the proceeds have been credited to your account. We are also enclosing a general statement of your account up to date which includes the net figure to which reference has already been made.

It will be seen that the credit balance in this account is \$1013.20.

Yours truly,

F. Doust,
Administration Department

FD/ER
Encs.
cc to B. C. Security Commission.

STATEMENT RE SALE OF:

Name: EJINA, Eikichi

Catalogue No. Advertised Nov. 20/43

File No: 11688

Street Address: 3025 Waterloo
Vancouver, B.C.

Reg. 06566

Legal Description:
11/103/540/1

Date of Sale and Adjustments Mar. 6/44

Sale Price \$ 1200.00Real Estate Agent's Commission \$ 0.00Charge for Valuation 5.00Charge for Advertising 9.20Land Registry Office Transmission Fee 2.50~~Encumbrances:~~~~Unpaid Vendor~~~~Mortgages~~~~Arrears of Taxes~~~~Other charges~~

Adjustments:

Fire Insurance 3.11Taxes 7.32Water 2.0925.70 \$ 1212.52Net Proceeds credited to your account 1195.82

Date: March 9th, 1945.

Compiled by: Mr. George Peters

File No. 11656
Reg. No. 05565

REVENUE STATEMENT

<u>DATE</u>	<u>PARTICULARS</u>	<u>DEBIT</u>	<u>CREDIT</u>	<u>BALANCE</u>
1944	March 21		\$ 283.95	
	Balance as per statement sent To adjust entry of 23 Dec/43 (now included in property statement)		9.20	
	Cheque to you	250.00		
	1944 taxes	48.61		
	Cheque to you	50.00		
	Rent rates	7.00		
	November 2		192.50	
	Rents collected			
	Disbursements (commission, repairs)	21.80		
	Balance rents to date (net)		19.14	
	November 6		1,135.82	
	Credit re Sale of Property			
	Cheque to you	50.00		
	November 29			
	Cheque to you	200.00		
1945	February 7			
	Cheque to you	627.41		
			1,640.61	

CN 1 1,013.20

11681

February 6th, 1945.

Mr. Eikichi EJIMA,
Reg. No. 06966,
173 Baldwin Street,
Toronto, Ontario.

Dear Sir:

We are in receipt of your letter of January 29th and would advise that you now have a credit balance of \$1213.20, as the net proceeds from the sale of your property at 3025 Waterloo Street, Vancouver, have now been credited to your account. At an early date a statement will be forwarded to you showing the net proceeds of the sale together with a statement of your account showing the amount of your credit balance, which is at the moment as stated above.

In view of the changed situation of your credit balance, in order to avoid unnecessary delay we are sending you a cheque for \$200.00 which leaves you with a credit balance of \$1013.20 and we await your further communication before sending you a further remittance.

Yours truly,

P. Doust,
Administration Department

PD/ER
Enc.

File No. 11688.
Advertised.

January 30th, 1945.

MEMORANDUM

TO: Mr. George Peters
FROM: Mr. D. A. Cramer

Ekichi EJIMA
City of Vancouver
Lot 11, Blk. 103, D.L. 540,
Sp. L. N. W. D., Plan 560.

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated December 11th, 1944, we attach herewith the following documents in connection therewith.

1. Copy of application number 115205-L, dated December 11th, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 115206-L, dated December 11th, 1944, registering the property in the name of Joseph Wright (Deed).
3. Duplicate of Transmission dated November 29th, 1944.
4. Duplicate of Deed dated November 29th, 1944 - Secretary of State to Joseph Wright.
5. Certificate of Indefeasible Title number 115206-L, dated January 25th, 1945, covering the above property in the name of Joseph Wright.

D. A. Cramer

DAC:JS
Atch.

January 29, 1945,
173 Baldwin Street,
Toronto, Ontario.

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

EVACUATION SECTION	
Rec'd FEB 3 1945	
File No. 11688	
Ans.	
Released	Docent

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91213.20

Re: File No. 11688.

Dear Sir:

We received your letter of November 27th instant, with checks, on December 12th, 1944, - together with the cheque amounting to fifty dollars (\$50⁰⁰).

We noted from your letter that we still have a balance of seventy dollars and fourteen cents (\$70¹⁴) due us. We would like you, therefore, to send us this remaining balance of \$70¹⁴ at your earliest convenience.

I thank you again for your continued kindness, I am,

Yours very truly,

E. E. Jima, Reg # 06566

11600

January 27th, 1945

City of Vancouver,
Water Rates Department,
City Hall,
453 W. 12th Avenue,
Vancouver, B. C.

Dear Sirs: Re: 3025 Waterloo Street,
 Vancouver, B. C.
 Lot 11/103/540.

We return Water Rates account for \$7.00 for
January/June 1945 relating to the above property which
we already advised you in our letter of January 19th
has been sold to Mr. Joseph Wright, 1964 West 18th Avenue,
Vancouver, B. C.

If you have not already done so, no doubt you will
wish to change your records and send the enclosed account
direct to the new owner.

Yours truly,

P. Douet,
Administration Department.

PD/ER
Enc.

Catalogue No. ----
File No. 11688
3025 Waterloo Street
Vancouver/11/103/540

Control of property at 3025 Waterloo Street, Vancouver, 11/103/540, is by me hereby acknowledged and I agree that all adjustments and incidents connected with the sale to me of this property have been settled.

Receipt is also acknowledged of First National Insurance Company of America policy No. 1683 D 3174 which has been assigned to me and cheque for \$13.89 representing closing adjustments on sale of this property.

Dated at Vancouver, B. C., this 23 day of January 1945.

J. A. Wright.

File No. 11688
3025 Waterloo Street
Vancouver

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

Dear Sirs:-

Re: _____

I understand that any Japanese effects and furniture on the premises are not included in the sale. These will be removed by the Custodian as soon as possible but in cases where the furniture is included in the lease to the present tenant it cannot, of course, be removed until he is ready to vacate the premises. I undertake to give the Custodian at least two weeks notice of the date on which the tenant is vacating the premises and to allow the Custodian access to the premises in order to remove the furniture at a reasonable and convenient time following the termination of the lease.

Yours faithfully,

J. D. Wright Signed

11688

January 19, 1945.

Messrs. Loewen & Harvey, Ltd.,
751 Dunsmuir Street,
Vancouver, B. C.

Dear Sirs:

Re: 3025 Waterloo Street
Vancouver/11/107/540

Attached please find adjustment sheet covering sale of the above property to Mr. Joseph Wright, 1964 West 18th Avenue, Vancouver, showing a balance to the credit of the purchaser of \$13.89. Control of this property is now ready to be handed to Mr. Wright and we request you to have him release this office for an appointment to conclude this matter.

When Certificate of Title covering this property is received by us from the Land Registry Office it will be sent by registered mail to Mr. Wright or to any person designated by him.

Yours truly,

George Peters,
Administration Department.

GP:MA
Enc.
cc Mr. Joseph Wright

Advertised Sale - Nov. 20/43
File No. 11688
3025 Waterloo Street, Vancouver
11/20/540

January 16, 1945.

JOSEPH WRIGHT
(purchaser)

In account with The Custodian of Eschey Property

STATEMENT OF ADJUSTMENTS

(As at November 6, 1944)

	DEBIT	CREDIT
Purchase price	\$1,200.00	
Cheques received		\$1,200.00
<u>Amount of rent collected</u>		
Nov. 6th to Nov. 14th - 8/30 x \$26.10		6.96
November 15th to December 14th		26.10
Registration fees on deed - \$1,200.00	6.65	
Insurance premium - 31.1% x \$10.00	3.11	
Water paid to Dec. 31/44 - 55/184 x \$7.00	2.09	
Purchaser's proportion of 1944 taxes - 55/365 x \$48.61	7.32	
Balance owing to purchaser	13.89	
	<u>\$1,233.06</u>	<u>\$1,233.06</u>

BALANCE OWING TO PURCHASER \$13.89

11688

January 19, 1945.

Messrs. Loewen & Harvey, Ltd.,
751 Dunsmuir Street,
Vancouver, B. C.

Dear Sirs:

Re: 3025 Waterloo Street
Vancouver/11/103/540

Attached please find commission cheque for \$60.00 representing
5% of the sale price of the above property payable to your order.

Yours truly,

George Peters,
Administration Department.

GP:MA
Enc.

11668

December 12, 1944.

Mr. Joseph Wright,
1964 West 16th Avenue,
Vancouver, B. C.

Dear Sirs:

Re: 3025 Waterloo Street
11/103/540

Please be informed that the deed covering sale to you of the above property has been registered in your name. You will be informed when the title has been received by this office and at that time adjustments will be calculated as of November 6th and all rents collected after this date will be credited to you.

Attached is a copy of a letter we have sent to the tenant of this property in order that notice to vacate may be given if desired.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

cc to P. C. Gibbens & Co. Ltd.

11688

November 27th, 1944.

Mr. Eikichi EJIMA,
Reg. No. 06566,
173 Baldwin Street,
Toronto, Ontario.

Dear Sir: Re: 3025 Waterloo Street,
 Vancouver, B. C.

We are in receipt of your letter of November 20th and would inform you that the price obtained for the above property, namely \$1200.00 as mentioned in our letter of the 8th instant, was for the house and land and this figure was based on an independent valuation as previously advised.

We note that the Certificate of Title relating to this property is in your possession and shall be glad therefore if you will forward same to us. A stamped addressed envelope is enclosed to facilitate your prompt reply.

We note your request for funds from rentals and a cheque will be sent to you in the course of the next few days.

Yours truly,

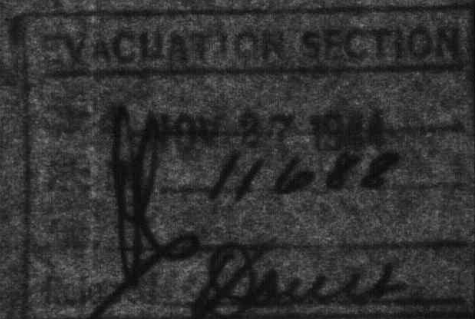
P. Douet,
Administration Department.

PD/ER
AIR MAIL

Enc.

November 20, 1944
173 Baldwin St.,
- Toronto, Ontario

Office of the Custodian,
Royal Bank Building,
Keele & Drummond Sts.,
Ottawa, B.C.



see to you

Re: - File # 11688

Dear Sir:

I am in receipt of your letter of November 9th, inst., regarding the selling of my property at 302 1/2 Waterloo St., Ottawa, B.C.

I note from your letter that the value of this property is \$200⁰⁰ and is in course of sale. I should like to know, however, whether or not this amount of \$200⁰⁰ is the price of house alone or both house and lot together.

If this amount is for both house and lot, I believe the amount is rather under estimate. If it is for house alone, will you please let me know what the amount of lot?

As you may know, I have not in possession of the title to my property.

- 2 -

Before I send this letter to you, however, I would like to have the complete clarification of the above statements. So will you please let me know whether or not the amount of \$500 is for house alone, or for both both house and lot.

As you may know, I have received the rent from my house up to the first half of current year. As such, I would like you to send me the remaining rent up to now.

Thanking you for your letter and hoping to have your reply at your earliest convenience, I am

Yours very truly,

E. Ejime,

Reg. # 06566

10/2
290.00

C. J. LOEWEN
NOTARY PUBLIC

A. ROUPE HARVEY

LOEWEN & HARVEY, LIMITED

FIRE, CASUALTY, BURGLARY,
AUTOMOBILE, PLATE GLASS
INSURANCE
AGENTS FOR
EAGLE, STAR AND BRITISH
DOMINIONS INSURANCE
COMPANY LIMITED
OF LONDON, ENG.

ESTATE AGENTS INSURANCE
MORTGAGES REAL ESTATE

TELEPHONE
MARINE 4341
CODES
A. S. C. 5TH EDITION
WESTERN UNION
CABLE ADDRESS
"LOWHAR"

751 DUNSMUIR STREET
VANCOUVER, B.C.

November 9th, 1944.

Department of The Secretary of State,
Office of The Custodian,
(Japanese Evacuation Section)
506 Royal Bank Bldg.,
Vancouver, B.C.

Rec'd	NOV 10 1944
File No.	_____
Ans.	_____
Referred	<i>Peters</i>

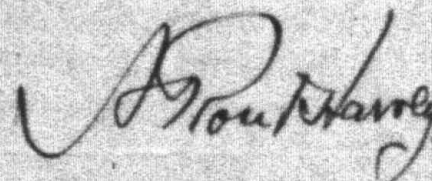
Dear Sir:

Re: Your File No. 11688 - 3025 Waterloo Street. *Harvey*

In reply to your letter of the 6th instant enclosing
your receipt for the balance of \$1080.00, We would advise
you that the purchaser Mr. Joseph Wright is a British Subject.

Yours faithfully,

Loewen and Harvey, Limited.



Director.

11688

November 8, 1944.

Messrs. P. C. Gibbens & Co. Ltd.,
254 E. Hastings Street,
Vancouver, B. C.

Dear Sirs

Re: 3025 Waterloo Street,
11/103/540.

This property, the rents for which you are collecting, is the subject of an expected sale through the agency of Messrs. Loewen & Harvey, Ltd., 751 Dunsmuir St., Vancouver, the effective date of which should be November 6, 1944.

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,

George Peters,
Administration Department.

GP:AS

11688

November 8, 1944.

Mr. Eikichi EJIMA,
Reg. No. 06566,
173 Baldwin Street,
Toronto, Ontario.

Dear Sirs

Res 3025 Waterloo Street,
Lot 11, Blk. 103, D.L. 540.

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The price obtained is \$1200.00 which will be subject to the usual charges for the sale of any real property. The net proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A detailed statement of the transaction will be sent to you when the matter is concluded.

We note from your declaration to the Custodian that you are holding title to this property in your possession and we would request that you forward it to this office by registered mail using the enclosed envelope for this purpose. If however, you have placed the title in the hands of some other person for safe-keeping, kindly advise us in order that we may obtain same.

We will appreciate a reply from you at an early date.

Yours truly,

George Peters,
Administration Department.

GP:AS
encl.

11688

November 6, 1944.

Messrs. Loewen & Harvey, Ltd.,
751 Dunsmuir Street,
Vancouver, B. C.

Dear Sirs:

Re: 3025 Waterloo Street
11/103/540

This will acknowledge receipt of your letter of November 1st in which you enclosed your certified cheque for \$1,080.00. We have now received a total of \$1,200.00, being the full amount of the purchase price for the above property.

We note that you wish this property to be registered in the name of Joseph Wright, Salesman, of 1964 West 18th Avenue, Vancouver, B. C. Kindly state whether or not the proposed registered owner is a British Subject.

Upon receipt of this information, and as previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance, and if accepted, adjustments will be calculated as of the date of this letter.

Yours truly,

F. G. Shears,
Director.

[Handwritten signature]
11/103/540

11688 ✓

Peters

October 6th, 1944.

Attn: Mr. Swain

P. C. Gibbens & Co. Ltd.,
254 East Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: 3025 Waterloo Street,
Vancouver, B. C.
Tenant: R. E. McColl.

We understand that the McColls sublet the above premises to an Air Force officer, and in view of the previous trouble we had in regard to rentals we would like you to keep close watch on these rentals.

The last statement we had from you for August showed that rent was paid for the period August 15th/September 14th, but we take it that you have received a further month's rent.

Yours truly,

P. Douet,
Administration Department

PD/ER

11688

October 6, 1944.

Messrs. Loewen & Harvey, Ltd.,
751 Dunsmuir Street,
Vancouver, B. C.

Dear Sirs:

No: 3025 Waterloo Street
11/103/540

Your letter of September 21st, enclosing cheque for \$120.00 and offer to purchase property which you describe as Lot 11, Block 113, D.L. 540 for the sum of \$1,200.00 has been received and considered. Since the property offered for sale under special advertisement is described as Lot 11, Block 103, D.L. 540 we assume that your reference to Block 113 is in error and that your intention is to submit the offer on Block 103 as described above.

On this assumption please be advised that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely, \$1,080.00.

Kindly advise the full name, address and occupation of the person in whose name this property is to be registered and also state whether or not the proposed registered owner is a British Subject.

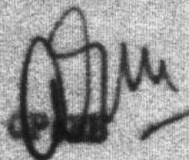
The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

After the documents have been registered a statement of adjustments of taxes, etc. will be prepared, including registration fees, and forwarded to you.

The tenant will then be advised that the property has been sold, subject to the existing tenancy, and the owner will then be in a position to assume control of this property.

Yours truly,

F. G. Shears,
Director.



Date... September 30th, 1944.

REAL PROPERTY MEMORANDUM

File No. 11688

Name... Eikichi EJIMA

Registration No. 06566

Re: Catalogue No. Adv. Nov. 20th, 1943.

Address: 3025 Waterloo Street, Vancouver, B. C.

Legal Description: Lot 11, Blk. 103, D. L. 540, Group 1, N.W.D. Dwelling.

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 26883-K.

Whereabouts: In possession of Eikichi EJIMA

Registered owner: Eikichi EJIMA

Reg. No. 06566

Property: City of Vancouver, Lot 11 Block 103,
District Lot 540, Group 1, New
Westminster District, Plan 560.

B. Charges.

Registered: None

Vesting: 35305. Dec. 2, 1942.

Unregistered: No evidence found.

Taxes: \$48.61. 1944 taxes paid.

Water: \$7.00 net - July/December 1944 paid.

Insurance: \$2000.00. Expires Oct. 13, 1945.

Assessed Value: Land: \$460.00

Improvements: \$850.00

Valuation by Appraiser: \$1200.00

Amount of Bid: \$1200.00

Approved by Advisory Committee: September 29th, 1944.

Paid as shown in attached letter: \$1200.00 paid in full.

Name of transferee as attached letter: J. Wright.
1964 W. 18th Ave.,
Vancouver, B.C.

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding furniture or equipment)

Monthly tenancy: Tenant: R. E. McColl
Rental: \$27.50 per month.

Leasehold: (State period, consideration & unusual clauses and whether including or excluding furniture or equipment)

Nil

Chattels: Particulars of those stored on the premises.

Nil

Named Agent:

This memorandum has been prepared by Mr. Douet.

E. J. LOEWEN
NOTARY PUBLIC

A. ROBT HARVEY

LOEWEN & HARVEY, LIMITED

FIRE, CASUALTY, BURGLARY
AUTOMOBILE, PLATE GLASS
INSURANCE

AGENTS FOR
EAGLE STAR AND BRITISH
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MORTGAGES REAL ESTATE

TELEPHONE
MARINE 4341
CODES
A. S. C. 5TH EDITION
WESTERN UNION
CABLE ADDRESS
"LOWHAR"

751 DUNSMUIR STREET
VANCOUVER B.C.

September 21st, 1944.

Call special

The Custodian of Enemy Property,
Alien Section
506 Royal Bank Bldg.,
Granville & Hastings Streets,
Vancouver, B.C.

Rec'd	SEP 22 1944
File No.	3056
Ans.	
Referred	

Dear Sir:

Re: Lot 11, Block 113, District Lot 540,
3025 Waterloo Street, City.

We have accepted a deposit of \$120.00 being 10% of the offer of \$1200.00 cash, being made by JOESPH WRIGHT, of 1974 West Eighteenth Avenue, Vancouver, British Columbia, and enclose our cheque herewith covering deposit received.

Will you kindly advise us, if this offer is acceptable to you.

Yours faithfully,

Loewen and Harvey, Limited.

A. Robt Harvey

Director.

ARR/F.
encl. 1.

SEP 22 1944

Call 120

(1)

EVACUATION SECTION	
Rec'd	SEP 16 1944
File No.	11688
Ans.	
Ref.	Doult

173 Balfour St.,
Toronto Ontario,
Sept 10, 1944

Mr. P. Doult
7. Administration Dept.
506 Royal Bank Bldg.
Hastings and Granville Sts.
Vancouver B.C.

Dear Mr. Doult -

Kindly accept my
sincere appreciation for the cheque &
statement which I received on Aug. 17

You will note from the
above that I have changed residence
so please forward all my mails in
future to the new address.

Furthermore I have
noticed that the water bill for 1944

and the tax has been paid up to
date, leaving a credit balance of
\$30.74

Before closing, I wish to take this
opportunity in thanking you for
sending cheques and statements at
frequent intervals, which I have found
it to arrive when I am in need of
cash.

Hoping that you are in best of
health and had a very pleasant summer.

Yours truly,
Elsie E. Jones

TELEPHONE: PACIFIC 8433

"Homes a Specialty" FOR OVER 20 YEARS

J. R. REID
NOTARY PUBLIC

GENERAL INSURANCE



515 GRANVILLE STREET
VANCOUVER, CANADA
August 9, 1944.

The Custodian,
506 Royal Bank Bldg.,
City.

Dear Sir:

Re: 3025 Waterloo Road

Answering your request of the 26th ult. we have been unable to get through the cottage until yesterday owing to the absence of the tenants.

The property comprises a low lying 33 ft. lot on which is erected a small 3 room Cottage with no basement or cement foundation.

The plumbing consists of a 3 piece bathroom and sink in a small kitchen.

It is the only building in the entire block.

Valuation \$1200.

*5 rooms
in all
garage*

JRR/PN

J. R. Reid & Co.

1166

July 31st, 1944.

Mr. Michio KJIMA,
Reg. No. 06566,
C/o Mr. Jim Archer,
Box 5,
Bradford, Ont.

Dear Sirs

We enclose our cheque for \$90.00 from
funds standing to your credit, which leaves you
with a credit balance of \$20.74 in our books.

We have recently paid \$7.00 for Water
Rates from July 1 to December 31st, 1944, and 1944
Taxes amounting to \$48.61 have also been paid.

Yours truly,

P. Duert,
Administration Department.

PD/ER
Enc.

11688

May 2, 1944.

Mr. Eikichi EJIMA,
Registration No. 06566,
c/o Mr. Jim Archer,
Box 5,
Bradford, Ont.

Dear Sir:

Re: 3025 Waterloo Street

We have your letter of the 27th ultimo, and with regard to your second paragraph, would point out that your property was advertised for sale on the 20th of November last, but so far, either there have been no offers or the offers have been too low for accepting that the property has not yet been disposed of.

You will be informed when your property is sold and a statement sent you showing the nett proceeds credited to your account. We will forward to you what monies we can from the rentals from time to time, but you will understand that we must retain sufficient funds to take care of taxes, etc.

Yours truly,

E Douet
Administration Department

PD/ms

To Mr. Jim Archer,
Box 5,
Bradford, Ont.,
April 27, 1944.

Mr. P. Douch,
Office of the Controller,
Administration Department,
Riding and Brannell Streets,
Ottawa, B.C.

EVACUATION SECTION	
Date	MAY 1 1944
File No.	11685
Name	James Archer

~~James Archer~~
20/11

Re: File # 11685.

Dear Sir:

I am in receipt of your letter of April 11th, 1944, regarding the statement of ~~my~~ my account, together with the cheque for Two Hundred and Fifty Dollars (\$250⁰⁰).

I would like to thank you very much for your letter and the cheque you sent me.

I am quite aware that my property has been advertised for sale and may be disposed of at any time. As such, if you sell my property will you please inform me of the all proceeds, after adjustments have been made and mail the same at your earliest convenience?

Owing to the fact that we are

intending to build a small house here, as at
present, in need of funds.

Thanking you again for your
letter and the cheque, I am

Yours very truly,

L. S. Jones,

Reg. # 06566

11688

April 14th, 1944.

Mr. Eikichi EJIMA,
Reg. No. 06566,
C/o Mr. Ferguson Sutherland,
Bradford, Ontario.

Dear Sir: Re: 3025 Waterloo Street

With reference to our letter of the 11th instant, enclosed please find Statement showing the receipts and disbursements in connection with the above property, but which excludes the cheque for \$250.00 sent you recently.

Your present credit balance is \$33.95.

Yours truly,

P. Doust,
Administration Department.

PD/ER - Enc.
Copy to B. C. Security Commission.

File No. 11688
Reg. No. 06566

Exhibit EITM

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 November 5	P. C. Gibbons & Co. - premium in full - First National Policy # D-3174	\$ 10.00	\$	
November 11	Rental Statement Commission	1.40	27.50	
December 12	Rents collected Commission Sundry as per rental statement	1.40 15.50	27.50	
1943 January 14	Rents collected Commission	1.40	27.50	
January 27	Ck 1591 - Certificate of Droubrance - Vancouver	1.00		
February 13	Rents collected Commission - P. C. Gibbons & Co.	1.40	27.50	
March 12	Rents collected Commission Sundry as per rental statement	1.40 7.00	27.50	
April 15	Rents collected Commission	1.40	27.50	
June 15	Rents collected Commission	2.75	55.00	
July 2	Ck 3998 - City of Vancouver - 1942-43 taxes	102.45		
August 26	Rents collected - 3025 Waterloo St. Commission	2.75	55.00	
October 20	Rents collected Commission	2.75	55.00	
November 26	Rents collected Commission	1.40	27.50	
December 23	Ck 7028 - Gibbons - advertising 3025 Waterloo	9.20		
December 23	Rents collected Commission	1.40	27.50	

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 January 31	Ok 7896 - City of Vancouver - water rates July to Dec./43 & Jan. to June/44 for 3025 Waterloo St.	\$ 14.75	\$	
January 27	Rents collected Commission	1.40	27.50	
February 18	Rents collected Commission	1.40	27.50	
March 21	Rents collected Commission	1.40	27.50	

GR \$ 283.95

11688

April 11th, 1944.

Mr. Hikichi EJIMA,
Registration No. 06566,
C/o Mr. Ferguson Sutherland,
Bradford, Ontario.

Dear Sirs

We have your letter of the 3rd instant and as far as we are aware this is the first application we have received from you for funds from rentals on your property at 3025 Waterloo Street.

In order that you may know exactly how your account stands with us we have requested our Accounting Department to prepare a statement of your account and same will be forwarded to you at an early opportunity. In the meantime, as no funds have yet been forwarded to you and as all taxes, etcetra, are paid to date, we see no reason why we should not forward you the bulk of the funds standing to your credit, which at the present amount to \$283.95. We, therefore, enclose our cheque for \$250.00, which leaves you with a credit balance of \$33.95. You will appreciate the necessity of retaining some funds on hand to take care of the 1944 taxes, water rates, insurance and repairs.

You are, of course, aware that your property has been advertised for sale and may be disposed of at any time, but you will be advised if it is sold and informed of the net proceeds after adjustments have been made.

Yours truly,

P. Douet,
Administration Department.

PD/ER
Enc.

W. V. / 25-26



April 2, 1944,
Bradford, Ontario.

Office of the Custodian,
Japanese Property Section,
Ottawa, B.C.

EVACUATION SECTION
Rec'd APR 1 11 1944
File No. 11688
Ans. _____
Referred <u>Doubt</u>

Dear Sir:

Re: Lot 11; Block 103 D.L. 540
3025 Waterloo Street, Vancouver, B.C.

As you have been notified prior to our
evacuation, we have appointed Messrs P.C. Gibbons
and Co. Ltd., 254 B. Hastings St., Vancouver, B.C., as
agents in respect of our property. (described above)

We have agreed to rent this property to Mr. Woods at
a monthly rental of \$27.50.

We have already written you, when we were
in B.C., that we would like to have our monthly
rents sent us. At that time, you asked how we
would like to have our rents: whether we want all



The rents (not deducting taxes) as well as we want the
rents after deducting the taxes.

Many months have already passed since then,
and as we have yet to receive any of our rents, we would
like to have the same sent us immediately, after deducting
the property and water taxes.

At present, as we are in financial
need and not financially well off, we are in need of
cash rents (from our property in B. C.)

Please enquire our agents and find the
particulars of our property, the amount of our accumulated
rents to up to the present, and mail us the rents at your
earliest convenience.

Thanking you very much, I am

Yours very truly,

E. C. Juma,

Reg. No. 06566

11688

February 22nd, 1944

Attn: Mr. Swain

P. C. Gibbens & Company Ltd.,
254 East Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: E. kichi EJIMA -
3025 Waterloo Street
Vancouver, B. C.

Confirming our telephone conversation of this morning, the tenant at the above 'phoned us yesterday to say that the septic tank in the cellar needs urgent attention as it is overflowing.

We shall be glad if you will have this matter attended to immediately in view of the nature of the complaint. If the cost of repairs is over \$15.00, please advise us, but it would appear that whatever the cost may be something has to be done immediately.

Thanking you,

Yours truly,

P. Doust,
Administration Department

PD/ER

P.S. - For your information we understand that Mrs. McColl has sublet the house for a few months to a Mr. Boucharme, of the Royal Canadian Air Force. Mrs. McColl of course is responsible for rentals.

P. D.

11588

January 27th, 1944.

Attn: Mr. H. L. Brown

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

Dear Sirs: Re: Eikichi EJIMA - #06266

With reference to the Statement of Assets sent you relating to the above, dated November 1st, 1943, this Japanese now has a credit balance of \$205.65 and as already advised you \$15.00 per month will be available from rentals.

Will you please advise us if you wish us to take any action with regard to forwarding funds.

Yours truly,

P. Doust,
Administration Department.

PD/ER

11688

January 27th, 1944.

City of Vancouver,
Water Rates Department,
City Hall,
453 West 12th Avenue,
Vancouver, B. C.

Dear Sirs:

Re: E. EJIMA -
3025 Waterloo Street,
Lot 11/103/540

Enclosed please find cheque for \$14.75
in settlement of attached account for water for the
year ending June 30th, 1944, and we shall be glad if
you will return the account receipted to this office
in due course.

Yours truly,

P. Doust,
Administration Department.

PD/ER

Enc. 2

Ad inserted November 20, 1943

DEPARTMENT OF THE SECRETARY OF STATE OF CANADA
OFFICE OF THE CUSTODIAN

REAL PROPERTY FOR SALE BY TENDER

The Secretary of State of Canada, acting in his capacity as Custodian, hereby offers for sale by public tender such interests as are vested in him in the following commercial, residential and unimproved properties situate in the City of Vancouver:

Lot 225, Town of Hastings, except the South 8 feet, City of Vancouver, known as 2798 Yale Street, being a 7-room, 2-storey dwelling.

Lot 21, Block 60, D.L. 254A, Group 1, New Westminster District, Plans 253 and 1771, known as 1212 East First Avenue, being a 6-room, 2-storey house.

Lot 25, Block 40, D.L. 196, Group 1, New Westminster District, Plan 196, known as 321 Powell Street, being a 2-storey frame store with rooms above.

Lot 5, Block 43, D.L. 196, Group 1, New Westminster District, Plan 196, known as 499 Alexander Street, being an 11-room frame dwelling with store adjoining.

Lot 24, Block 51, D.L. 181, Group 1, New Westminster District, Plan 186, known as 765 East Cardeva Street, being a 7-room, 2-storey house and garage.

Lots 12 and 13, Block 55, D.L. 196, Group 1, New Westminster District, Plan 196, known as 244-24-26-28 Powell Street, being a 2-storey frame building with stores on ground floor and rooms above.

Lots 9 and 10, Block 23, Town of Hastings Suburban Lands, Group 1, New Westminster District, Plan 309A, being Vacant Lots in the unit block on Renfrew Street.

Lots 11 and 12, Block 23, Town of Hastings Suburban Lands, Group 1, New Westminster District, Plan 309A, known as 23 Renfrew Street, being a 6-room, 2-storey dwelling.

West 1/4 of Lot 18, Block 465, D.L. 526, Group 1, New Westminster District, known as 2685 West Sixteenth Avenue, being a 1-storey store building with 2 rooms at rear.

Lots 1 and 2, Block 11, D.L. 302, Group 1, Map 177, New Westminster District, known as 2999-4-12-14-16 Yukon Street, being a 2-storey frame store building with rooms above.

Lot 4, Block 26, D.L. 37, Group 1, New Westminster District, Plan 2678, known as 1325 David Street, being a 4-room dwelling.

Lot 26, Block 56, D.L. 196, Group 1, New Westminster District, Plan 196, known as 431-23 East Georgia Street, being a rooming house with store front on ground floor.

Subdivision 1 of Lots 16 and 17, in subdivision "C", D.L. 315, 324, and part of 325, Group 1, New Westminster District, Plan 6152, known as 1822 South-West Marine Drive, being a 7-room dwelling and garage.

Lots 1 and 2, Block 1 of Block 4, D.L. 321, Group 1, New Westminster District, Plan 3205, known as 7888 Ontario Street, being a 6-room dwelling and garage.

Lot 5, Block 5, D.L. 318, Group 1, New Westminster District, Plan 1746, being a vacant lot in the 5700 block Gough Street.

Lot 11, Block 105, D.L. 540, Group 1, New Westminster District, Plan 560, known as 2855 Waterloo Street, being a 5-room dwelling and garage.

Lots 27 and 28, Block 419, D.L. 526, Group 1, New Westminster District, Plan 526, known as 1217 West Second Avenue, being a 6-room dwelling and shed.

Lot 7, Block 394, D.L. 526, Group 1, New Westminster District, Plan 1276, known as 1134 West Eleventh Avenue, being a rooming house.

Lot 1 and the North 20 feet 7 inches of Lot 2, Block 1, Subdivision "A" of the North-East Quarter of Section 51, Town of Hastings Suburban Lands, Plan 1722, being a Vacant Lot on the South-West corner of Twenty-second Avenue and Boundary Road.

AND

Parcel B, Reference Plan 1166, D.L. 781, Group 1, New Westminster District, being approximately 2 acres of unimproved land in the District of North Vancouver, being the South-East corner of Pipe Line Road and Dollarton Road.

Lot 12 and the East 17 feet of Lot 13, Block 13, of the North Half of Lot 116, Group 1, Map 1236, known as 2465 Frances Street, Burnaby, B. C., and being an 8-room dwelling.

Tenders for the purchase of such property interest vested in the Custodian will be received subject to the following terms and conditions:

1. Each tender must be for one of the parcels described, but a separate tender may be filed for each of several parcels.
2. A tender offering for parcels in the alternative will be considered an offer only for the parcel first named.
3. A certified cheque payable to the order of "The Custodian" for ten percent (10%) of the amount offered must accompany each tender.
4. Each tender must be in a separate sealed envelope addressed to "The Custodian," 912 Royal Bank Building, 675 West Hastings Street, Vancouver, B. C., and each envelope must be marked on the outside "Tender for Real Estate."
5. Tender must be for purchase for cash.
6. All adjustments will be made at the date of conveyance.
7. Properties will be sold subject to existing leases and encumbrances, if any.
8. The Custodian reserves the right to cancel every accepted tender and to refund the deposit at any time prior to delivery by him of the conveyance.
9. The properties are offered for sale without any warranty whatsoever by the Custodian of location or condition of buildings or improvements.

Cheques in respect of unaccepted bids will be returned in due course.

Neither the highest nor any tender will necessarily be accepted.

Tenders will be received by the undersigned up to Noon Daylight Saving Time on the Eleventh Day of December, 1943. Further particulars may be obtained during office hours any day up to Noon on the 10th day of December, 1943, and arrangements made with the undersigned to inspect the said premises.

Dated at Vancouver, British Columbia, this 20th day of November, 1943.

THE CUSTODIAN,
912 Royal Bank Building,
675 West Hastings Street, Vancouver, B. C.

11688

August 30, 1943.

P. G. Gibbens & Company Limited,
254 East Hastings Street,
Vancouver, B. C.

Dear Sirs:

Under our file No. 11688 on your monthly rental statement, you give the name as Fusa EJIMA and the address of the property as 3205 Waterloo Street. Will you kindly note that the correct name of this Japanese is Eikichi EJIMA, Registration No. 06566, and the correct address is 3025 Waterloo Street.

We shall be glad if you will kindly alter your records accordingly and see that in future, rental statements give the correct particulars of this Japanese as above.

Thanking you,

Yours truly,

P. Doust,
Administration Department.

PD:BS

11688

April 12, 1943.

URGENT

Mrs. R. E. McCall,
2735 West 10th Avenue,
Vancouver, B. C.

Dear Madam:

Re: Eikichi EJIMA, 3025 Waterloo St.

This is to advise you that Mr. Sullivan telephoned this office this afternoon requesting to know to whom he should pay rent due on the 15th instant. We of course immediately informed Mr. Sullivan that we understood he was vacating the above premises on the 15th, as our impression was that all arrangements had been made by you through your lawyer to have Mr. Sullivan out of the premises by the 15th of this month. As, however, this does not appear to be the case, we are writing you to inform you that you are responsible for the rent which is due on the above date, and whatever happens regarding Mr. Sullivan vacating the premises, Messrs. P. C. Gibbens will look to you for the rent to be paid. We suggest, therefore, that you immediately get in touch with Mr. Sullivan and if he is not leaving this month, then you should obtain the rent from him on due date and remit to P. C. Gibbens.

Please do not delay getting in touch with Mr. Sullivan, as we look upon the matter as being an urgent one.

Yours truly,

P. Douet,
Administration Department.

PD:BT

C. C. - P.C. Gibbens & Co. Ltd.

11688

March 25, 1943.

Mr. D. Wood,
2735 West 10th Avenue,
Vancouver, B. C.

Dear Sir:

Re: Eikichi EJIMA

We thank you for your letter of the 18th instant and note that the two accounts, viz.,

The B.C. Telephone Company	\$4.82
The B.C. Electric Railway Co.	7.80

have not yet been paid by you. In view of the fact that sufficient funds were left with you by Mr. Ejima to settle these two claims, we trust you will not fail to have same paid immediately, sending the two receipts to this office for our records.

Your prompt attention to the above will be appreciated.

Yours truly,

P. Doust,
Administration Department.

PD:BT

Handwritten:
Handwritten Amount
\$7.40
acc. not be paid
6/4 + receipt
sent us
A

11688

March 16, 1943.

Mr. D. I. Wood,
2735 West 10th Avenue,
Vancouver, B. C.

Dear Sir:

Re: Eikichi EJIMA,
3025 Waterloo Street

On the 26th of January a letter was sent by us to Mr. McCall, addressed to 3025 Waterloo Street, as at that time we were under the impression that Mr. McCall was in occupation. It may be, however, that this letter was not forwarded by Mr. Sullivan and we are therefore writing you direct on the matter.

We would advise that we have received a letter from Eikichi Ejima regarding claims filed against him by the B.C. Telephone Company for \$4.82 and the B.C. Electric Railway Company for \$7.80. Mr. Ejima states that before he was evacuated he gave you sufficient money to pay these bills. Please advise us on this matter by return, as we are anxious to get these two small items cleared up.

Yours truly,

P. Doust,
Administration Department.

PD:BT

11688

March 15, 1943.

*Sullivan
Phone No. BA 79414*

P. C. Gibbons & Company Limited,
254 East Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: 3025 Waterloo Street
Nikichi EJIMA

With reference to our letter of the 10th instant in connection with the tenancy of the above property, on reviewing this matter and after having been supplied with additional facts by Mr. and Mrs. McGill, we find that the position is as follows:

On the 14th of October, 1942, Mr. Sullivan signed a statement agreeing to vacate the above premises within one month following notice to vacate, and he also agreed to reimburse Mr. Good, of 2735 10th Avenue West, Vancouver, for any damage done to the property at 3025 Waterloo Street.

Further, on the 16th of November, 1942, Mr. Sullivan was served with a formal notice to vacate these premises on the 15th of March, 1943. Thus, he was given four months' notice in which to find other accommodation.

When Mr. Sullivan called on us he made no mention whatsoever that such formal notice had been served on him, and as he originally agreed to go at one month's notice, we can only look upon the matter in the light that Mr. Sullivan was merely temporarily occupying these premises and that in line with the wishes of the owner, Mr. Nikichi Ejima, the rightful tenant is Mr. Good's daughter, viz., Mrs. R. E. McGill.

You will appreciate that had we been in full possession of the facts earlier, we would not have written you as we did on the 10th of March.

Yours truly,

[Signature]
F. Good,

Administration Department.

PD:BT
C.C. to Mrs. R.E. McGill, Mr. A.L.F. Hunter, and Mr. J. Sullivan.

(Barrister)

C.C. to Mr. Good, Accounting Department.

11600

March 10, 1943.

P. C. Gibbons & Co. Limited,
294 East Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Hiichi EJIMA
3025 Waterloo Street

Mr. J. Sullivan has called on us and advised that he is the tenant of the above property, and not Mrs. McCall, the daughter of Mr. Woods who was a friend of the above Japanese. Mr. Sullivan is employed by the B. C. Electric Railway Company and has a wife and two children. We have advised him to discontinue paying rent to either Mrs. McCall or Mr. Woods and that in future he should pay the rent direct to you. Will you please see, therefore, that rentals are regularly paid as heretofore, and alter your monthly rental statements accordingly, viz., that Mr. J. Sullivan is the tenant. The rent of course will continue at \$27.50 per month.

We are sending a copy of this letter to Mr. Sullivan for his information.

Yours truly,

P. Douet,
Administration Department.

PD:ST

C.C. to Mr. J. Sullivan,
3025 Waterloo Street.

11688

January 26, 1943

Mr. R. E. McCall,
3025 Waterloo St.,
Vancouver, B. C.

Dear Sir:

Re: EJIMA, Eikichi

We have received a letter from Eikichi
Ejima in regard to claims filed against him by
the B. C. Telephone Co. for \$4.82, and the B. C.
Electric Railway Co. for \$10.80. He states that
before he was evacuated, he gave Mr. Wood sufficient
money to pay these bills. Will you please advise
us in regard to this.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH

4 7.80

93 rebate

EVACUATION SECTION
Rec'd. JAN 20 1943
File No. _____
Ans. _____
Referred <i>Imley</i>

Tashme, Hope, B. C.
January 15, 1943.

Mr. R. P. Alexander,
The Custodian's Office,
The Royal Bank Bldg.,
Vancouver, B. C.

Re: File No. 11688.

Dear Sir:-

I have made the all necessary arrangements with Mr. Wood of 2735 West 10th Ave., Vancouver, B. C. regarding the payment of the telephone and the electric bill. I have left with Mr. Wood enough money to pay the bills up to end of October and he was to pay the same bills after that time. Therefore, I am not obliged to pay the same twice.

Please refer the matter to Mr. Wood, who is also taking care of my business premise. Regarding to the taxes, I would like to leave the matter in your hand and same to be paid out from the rent obtained from the premise. And I would also appreciate very much if you could forward the rental monies after the taxes have been paid up.

Yours very truly,

Eikichi Ejima

EIKICHI EJIMA
Reg. #06566.

11688

January 12, 1943

Mr. Eikichi EJIMA,
Reg. No. 06566,
Tashme, B. C.

Dear Sir:

Referring to your letter of January 8th in connection with your property at 3025 Waterloo Street, we have received two months' rent and after paying the water bill of \$15.50 and the Agent's Commission, we have on hand to your credit \$26.70.

There has been filed against you a claim of the B. C. Electric Railway Co. for \$10.80, less security deposit of \$3.00, leaving a balance due them of \$7.80 for electric light.

There has also been filed against you a claim from the B. C. Telephone Co. for Exchange Service, October 1st, \$3.50; and Long Distance Tolls, October 1st, \$1.32, making a total of \$4.82. If these are correct, will you kindly authorize us to pay them.

We would call your attention to the fact that your taxes of \$51.40 for 1942 have not been paid and before any remittances are sent to you from the revenues of this property, it will be necessary to have these taxes paid.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

Laurel,
Hager B. Co.
Jan. 1, 1943.

EVACUATION SECTION
Rec'd JAN 11 1943
File No. 11688
U.S. _____
Office: _____

Department of the Secretary of State
Office of the Quaker
Administration Dept.

Dear Mr. Milson:

Regarding your letter of December 16th,
last, (file no. 11688) - concerning the matter of claim
against myself from the B. & O. Electric Railway Co., for
the sum of 7.80.

I am sorry but as I have no recollection
of any account at that firm, would appreciate if
you can kindly send me the statement regarding the
above sum.

Also, I have been ill for some times since
upon coming here, and being unable to work; I would
appreciate if you will arrange to have the monthly
rental sum sent to me.

Thanking you kindly and anticipating for
your earliest reply. I remain

Yours very truly,

Charles E. Jordan
#06566

11688

December 16, 1942

Mr. Eikichi EJIMA,
Reg. No. 06566,
Tashme, B. C.

Dear Sir:

We have received a claim against you from the B. C. Electric Railway Company for \$7.80 in connection with your property at 3025 Waterloo Road. If this is correct, will you kindly advise us and we will pay the amount from the rentals we have on hand.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

11688.

December 3rd, 1942.

P. C. Gibbens & Co. Ltd.,
254 East Hastings Street,
Vancouver, B. C.

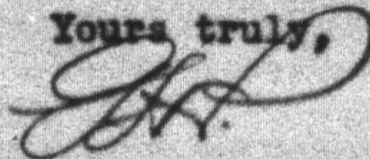
Dear Sir:

Re: Eikichi EJIMA

When remitting rentals from the property
of the above at 3025 Waterloo Street, kindly do so
under the above file number and name and not under
the name of Mrs. Fusa Ejima.

Thanking you for your co-operation in
this matter, we remain,

Yours truly,



G. H. Peers
Administration Department.

GHP/P.

11688

4th November, 1942.

P.C. Gibbens & Co. Ltd.,
254 East Hastings St.,
Vancouver, B.C.

Dear Sirs:-

Re: Eiichi EJIMA

We wish to acknowledge yours of the 21st
ultimo enclosing First National Policy D-3174.

Kindly change the name of the Assured to read
according to instructions contained in our Form Letter No.
68. For purposes of identification, in future kindly make
note of the Japanese name and file number on the back of
the policy as well as on the statement covering the premium.
This is very important now that all policies are being issued
in the name of "The Secretary of State of Canada, acting in his
capacity as Custodian".

Please find enclosed our cheque for \$10.00, to
cover premium in full on the above mentioned Policy.

Yours very truly,

S.M. Gibson,
Insurance Department

SMG:FM

not to Gibson

FIRST NATIONAL INSURANCE
Company of America

TELEPHONE PACIFIC 6553

HEAD OFFICE FOR CANADA
VANCOUVER, B. C.

P. C. Gibbens & Co. Ltd.

Real Estate - Insurance - Rentals - Loans

254 East Hastings Street

VANCOUVER, B. C.

October 21st, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

OCT 22 1942

Your file No. 11688

Custodian of Enemy Alien Property
506 Royal Bank Building,
City.

Gentlemen:

*Attention
Mr. Gibson*

Re Eichi EJIMA:

In accordance with your kind instructions we have issued and have pleasure in handing you herewith policy D3174 - First National Insurance Company covering \$2000:00 on the above captioned client's name, with loss, if any, payable to the Custodian.

As requested we are also enclosing herewith account in duplicate covering the premium.

Sincerely yours,

P.C. GIBBENS & CO. LTD.

PER:

L. H. Mansford

LRM:ms.

MEMO TO THE FILE

File 11686

19th October, 1942.

Re: Etichi EJIMA

I checked up with F.C. Gibbons & Co. this afternoon as to the amount of fire insurance that should be carried on property located at 3205 Waterloo Street, in the City of Vancouver. I am advised that the property would warrant \$2,000.00 or \$2,500.00.

I instructed them by telephone to issue a policy for \$2,000.00 effective as from today's date.

END:FW

J. S. [Signature]

11688
FIRST NATIONAL INSURANCE
Company of America

HEAD OFFICE FOR CANADA
VANCOUVER, B. C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
OCT 15 1942

Mulson
aut to Gibson
TELEPHONE PACIFIC 6553

P. C. Gibbens & Co. Ltd.

Real Estate - Insurance - Rentals - Loans

254 East Hastings Street

VANCOUVER, B. C.

13th.
Octr.
1942.

Office of the Custodian,
Japanese Evacuation Section
506 Royal Bank Bldg.,
City.

Gentlemen:

Re Ekichi EJIMA:

Yours of the 9th inst., to hand re-
garding the above named Japanese. We think the
mis-understanding has been caused by reason of
the fact that Mrs. Ejima was negotiating with
Mr. Woods who was acting for his daughter Mrs.
Russell McCall, who has been living in Victoria.

However, the tenant actually is Mrs.
Russell McCall, but the preliminary discussions
took place between her father Mr. Woods and Mrs.
Ejima. \$10 deposit has been paid to us and the
rental date is the 15th October.

We will anticipate Mr. Gibson's letter
instructing us to place some insurance on this
property and thank you in anticipation of same.

Sincerely yours,

P.C.GIBBENS & CO. LTD.

PER. *L.R. Maddaford*

L.R. Maddaford.

LRM:ms.

11688

October 9, 1942

Messrs. P. C. Gibbens
& Company Limited,
254 East Hastings St.,
Vancouver, B. C.

Dear Sirs:

Re: Ekichi EJIMA

Referring to your letter of September 21 and ours of the 23rd, we have now received registration of Ekichi Ejima's affairs, signed on his behalf by his wife, Fusa. In this declaration she stated that the property was to be rented to Mr. Woods for \$27.50 per month, whereas you stated that you have rented the property to Mrs. Russell McCall; will you kindly advise us which is correct and give us the date on which the new tenant occupies the premises.

We note that there is no insurance on this property and we will have our Mr. Gibson write you in this connection.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

11688

September 23, 1942

Messrs. P. C. Gibbens
& Company Limited,
254 East Hastings St.,
Vancouver, B. C.

Dear Sirs:

Re: Ekiichi EJIMA

Referring to your letter of September 21 in regard to Mrs. Fusa Ejima advising you that she has rented her place at 3025 Waterloo Street, this woman has not yet registered with us. We would ask you to kindly point out to her the advisability of doing this immediately.

In connection with this property, we have received a tax bill from the City of Vancouver and they state that this is in the name of Ekiichi Ejima.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

P. C. GIBBENS & CO. LTD.TRUSTEES, FINANCIAL AND ESTATE AGENTS
NOTARY PUBLIC

ADDRESS ALL COMMUNICATIONS TO THE FIRM:

254 EAST HASTINGS STREET.

VANCOUVER, B. C.



OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION
RECEIVED
SEP 22 1942

Sept.
21st.
1942.

Office of the Custodian,
Japanese Evacuation Section
506 Royal Bank Building,
City.

Gentlemen:

Re 3025 Waterloo Street.,
Re Mrs. Fusa Ejima.

The above named lady called today requesting us to act as her agents in respect of the above numbered property situated on Lot 11; block 103, D.L.540. She has agreed to rent it at \$27.50 per month and has personally arranged with a tenant to take the property at this rental. The date of tenancy is not yet set as Mrs. Ejima, apparently, does not know when they are going to leave.

The tenant's name is Mrs. Russell McCall, living at present at 1809 Crescent Rd, Victoria, B. C. We will be pleased if you will acknowledge receipt herein giving us a file number for this party.

Yours very truly,

P.C.GIBBENS & CO., LTD.

PER: *H. Macdonald*

LRM:ms.