

11715'



REAL ESTATE

BUREAU POWELL STREET

FILE NO. 12227  
11715

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: KUZUHARA Taihei  
HOME ADDRESS: 115 Gilmore Ave., Vancouver, B. C.  
REGISTRATION NUMBER 10753 SEX: Male AGE: 56  
OCCUPATION: Dentist, 193 E. Hastings St.

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: none

MARRIED? yes

NAME OF WIFE OR HUSBAND: Loras Harriet n/a

ADDRESS OF WIFE OR HUSBAND: same as above

NAMES OF ANY LIVING CHILDREN: Tai (M)  
Gene (M)

*A & M P some under  
special ruling of Council of  
Justice. These children  
are treated as American  
and will not be  
evacuated.  
J.M.*

ADDRESS OF CHILDREN: same as above

AGE OF CHILDREN: 21, 19 yrs.

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

1. LOCATION AND DESCRIPTION: 115 Gilmore Ave., Vancouver, B. C.  
City of  
Lot A, District Lot 186, Block 5, Strax  
Title Deed no number unknown.

2. BUILDINGS AND OTHER IMPROVEMENTS: One 5 room, 2 storey, wooden house.

3. INSURANCE (Give particulars; state where policies are) \$3000.00. Fire Insurance  
block  
details unknown. Policy in hands of G. Lawson, 3900 E. Hastings St.

4. TAXES (Amount and where payable) \$77.57 payable District of Burnaby. 1942  
paid.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) Mortgage,  
Japanese Savings & Trust Co., 3000 block Powell St. \$2500.00

*12267*

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by declarant and when  
he is evacuated his wife (an American) and family will remain in the  
house.



7. STATE WHEREABOUTS OF TITLE DOCUMENTS. 2 Title deeds at the Japanese Savings & Trust Co. Ltd. Wife Lora has interest in the property.

none

**STATEMENT OF REAL PROPERTY OCCUPIED**

1. LOCATION AND DESCRIPTION: 1. 193 E. Hastings St. office in the Dawson Building.  
~~2. 115 Gilmour Ave., Vancouver, B. C. 113 Gilmour Ave. 5 room 8 storey, wooden house.~~

2. LANDLORD'S NAME AND ADDRESS. 1. Mr. I. Grant, 193 E. Hastings St., (Agent)  
~~2. Vancouver.~~

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID. 1. \$40.00 per month. Paid to September 10.  
~~2. 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.  
All declarant's equipment is being sent to Hope, by the Security Commission, where declarant will take up his practice again.

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)  
One ~~\$200.00~~ Victory Bond. Bank of Montreal, Main & Hastings.  
\$100.00 In the Bank of Montreal

8. BANK ACCOUNTS: Bank of Montreal, Main & Hastings. \$500.00. Account #2689.

9. LIFE INSURANCE 1. New York Insurance Co. \$2000.00. Policy in own possession #108716.  
2. The Northern Life Insurance Co. \$2500.00. Policy in own possession #108716.  
Beneficiary wife, Loras. 3. The Empire Home Benefit Association. \$2000.00. Policy in own possession, #K7458. Beneficiary wife, Loras.

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 9th day of September 1942.

(Signature)

Richard Kinghouse

D. M. Chope  
Witness

FOR DEPARTMENTAL USE



INFORMATION FROM R.C.M.P.

Date

Sept 20/43  
Dec 17/42

Full Name

KUZUHARA, Taihei  
(Surname in Block Letters)

Registration No.

10753

Male - Female  
(check)

Age Jan 29, 1885

Former Address

115 Gilmore Ave., Vancouver, B.C.

Date Evacuated

allowed to

remain in Canada

Naturalized - Canadian-Born - National  
(check)

Present Address

FEB 22nd, Vancouver, B.C.

(checked May 21st/43)

Tashue (checked Aug 27/43)

Married - Single  
(check)

Name of Wife

Laura Harriet (American)

Name of Husband

Name of Mother

Name of Father

KAZUHARA (American)

Names of Children under 16

2 Sons. Canadians.

Our File No.

11715

Registered with Custodian  
(yes or no)

Yes

Requested By

Additional Information

This was done before (17/11/42) I should

be on file.

re-check. 1 house & lot. 1 car.

48



KUZUHARA, Taihei (Dr.)  
115 Gilmore Ave., Burnaby, B.C.  
Evac. File 11715



Picture Taken June 23, 1943.



THIS INDENTURE made the tenth day of  
March one thousand nine hundred and thirty-one.

IN PURSUANCE OF THE SHORT FORM OF MORTGAGES ACT:

BETWEEN

TAI KUZUHARA, Dentist, and LORAS KUZUHARA,  
wife of Tai Kuzuhara, of 115 Gilmore Avenue,  
City of Vancouver, Province of British Columbia,

hereinafter called the Mortgagors

OF THE FIRST PART

AND

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

hereinafter called the Mortgagee

OF THE SECOND PART

NOW THEREFORE THIS INDENTURE WITNESSETH that in consider-  
ation of TWO THOUSAND FIVE HUNDRED (\$2,500.00) dollars of lawful money  
of Canada now paid by the said Mortgagee to the said Mortgagors (the  
receipt whereof is hereby acknowledged) the said Mortgagors DO GRANT  
AND MORTGAGE unto the said Mortgagee its successors and assigns for  
ever ALL that certain parcel or tract of land situate in the Municipality  
of Burnaby, in the Province of British Columbia, and more particularly  
known and described as Subdivision "A" of Lots Eight (8) and Nine (9),  
Block Five (5), in subdivision of District Lot One Hundred and Eighty-six  
(186), Group One (1), New Westminster District, according to the registered  
map of said subdivision deposited in the Land Registry Office at the City  
of New Westminster in said Province and numbered 3704.

PROVIDED this Mortgage to be void on payment of TWO THOUSAND FIVE HUNDRED  
(\$2,500.00) Dollars of lawful money of Canada with interest to be  
computed from the date hereof at Eight (8) per cent. per annum, as well  
after as before maturity, as follows:

The said sum of \$2,500.00 to be due and payable on the 10th day of March,  
A. D. 1934, together with interest on all moneys from time to time out-  
standing on this mortgage at the rate of 8% per annum as well after as  
before maturity of this mortgage, payable monthly on the 10th day of  
each and every month during the continuance of this mortgage, the first  
payment of interest to be made on the 10th day of April next, 1931, arrears  
of both principal and interest to bear interest at the rate above mentioned,  
and such interest on arrears to be a charge on the land in the same manner  
as all other moneys hereby secured. The said several payments of princi-  
pal and interest to be made in gold if required. And taxes and performance  
of Statute Labor.

THE said Mortgagors covenants with the said Mortgagee that the Mortgagors  
will pay the mortgage money and interest and observe the above proviso.  
That the Mortgagors have a good title in fee simple to the said lands.

AND THAT they have the right to convey the said lands to the said  
Mortgagee. And that on default the Mortgagee shall have quiet possession  
of the said lands free from all incumbrances. And that the said Mortgagors  
will execute such further assurances of the said lands as may be requisite.  
And that the said Mortgagors have done no act to encumber the said lands.  
And that the said Mortgagors will insure the buildings on the said lands  
to the amount of not less than the principal money hereby secured in  
dollars currency. Provided that if and whenever such sum be greater than  
the insurable value of the buildings, such insurance shall not be required  
to any greater extent than such insurable value; and if and whenever the  
same shall be less than the insurable value, the Mortgagee its successors  
or assigns may require such insurance to the full insurable value. And  
(without prejudice to the foregoing statutory clause) it is further agreed



that the Mortgagee its successors or assigns may require any insurance of the said buildings to be cancelled and a new insurance effected in an office to be named by him or them, and also may of his or their own accord effect or maintain any insurance therein provided for, and any amount paid by him or them therefor shall be forthwith payable to him and them with interest at the rate aforesaid by the Mortgagors their heirs, executors, administrators and assigns, and shall be a charge upon the land.

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

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

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

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

AND IT IS HEREBY AGREED between the parties hereto that the Mortgagee its successors and assigns may pay any taxes, rates levies, assessments, charges, moneys, liens, cost of suit, or matters relating to liens or encumbrances on said lands, or pay property mortgage or income tax imposed, or that may imposed, on the Mortgagee or the Mortgagors in respect of this property or Mortgage or the moneys secured hereby, and solicitors' and other charges in connection with this Mortgage, and valuers' fees, together with all cost and charges which may be incurred by taking proceedings of any nature in case of default, and by the Mortgagors their heirs, executors, administrators and assigns, and the amount so paid shall be a charge on the said lands in favor of the Mortgagee its successors and assigns, and shall be payable at the time of payment of next quarter's interest, with interest at the rate aforesaid until paid; and in default the power of sale hereby given, and all other powers thereto enabling shall be forthwith exercisable.

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



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

PROVIDED that until default of payment the Mortgagors shall have quiet possession of the said lands.  
AND the Mortgagors hereby attorn to the Mortgagee and become tenants of the said lands during the term of this mortgage at a rent equivalent to and payable at the same days and times as the payments of interest are

THE ATTACHED MORTGAGE IS A TRUE  
COPY OF THE ONE HELD BY JAPAN AND  
CANADA TRUST SAVINGS COMPANY  
DATED MARCH 10TH, 1931.

OCTOBER 14, 1942.

*Tai Kuzuhara*  
Notary Public in and for the  
Province of British Columbia

AND IT IS AGREED AND DECLARED that every part of 100 into which the mortgaged lands are so may hereafter be divided does and shall stand charged with the whole of the moneys hereby secured, and no person shall have any right to require the Mortgage money to be apportioned upon or in respect of any such parts of lots, and the Mortgagee its successors and assigns may discharge any part or parts from time to time of the mortgaged lands for such consideration as he or they shall think proper, or without consideration if he or they see fit; and no such discharge shall diminish or prejudice this security as against the lands remaining undischarged or against any person whomsoever.

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

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

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

SIGNED, SEALED AND DELIVERED  
in the presence of

G. L. Lawson  
4003 E. Hastings St.,  
Vancouver, B. C.  
Notary Public

Tai Kuzuhara (Seal)

Loras Kuzuhara (Seal)



68354

11715 0

Dated March 10th 1931.

TAI KUZUHARA  
and  
LORAS KUZUHARA

-10-

JAPAN AND CANADA TRUST SAVINGS  
COMPANY

MORTGAGE

4303.10  
4103.10  
2603.10

JOSEPH R. GRANT  
Barristers, et.  
NEW WESTMINSTER, B. C.

LAND REGISTRY ACT

Form O. (Section 57 (b).)

FOR MAKER OF A DEED

I HEREBY CERTIFY that, on the 13th day of March, 1931, at City of Vancouver, in the Province of British Columbia, TAI KUZUHARA and LORAS KUZUHARA personally known to me, appeared before me and acknowledged to me that they are the persons mentioned in the annexed instrument as the makers thereof, and whose names are subscribed thereto as parties, that they know the contents thereof, and that they executed the same voluntarily, and are each of the full age of twenty-one years.

IN TESTIMONY whereof I have hereunto set my hand and Seal of Office at Vancouver, B. C., this thirteenth day of March, in the year of our Lord one thousand nine hundred and thirty-one.

N.S.

G. L. Lawson

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



October 5th 1942.

11715  
File Number 12627

Registration Number 10753

KUZUHARA, Taihei.

115 Gilmore Avenue, Vancouver, B. C.

LOCATION AND NATURE OF PROPERTY:

115 Gilmore Avenue, Vancouver, B. C.  
Lot "A", Block 5, D.L. 186, Group 1,  
New Westminster District.

OWNERSHIP:

KUZUHARA, Taikei and Loras

BUILDING:

This is a seven room frame dwelling set on the south west corner of Gilmore Avenue and Triumph Street, approximately 2 blocks north of Hastings Street. The exterior is siding and shingle. Verandah on the front, centre entrance hall, living-room on the right approximately 18 x 12 with brick fireplace. Double french doors to dining-room 14 x 12, kitchen at centre rear, gas is in. Front hall opens through to rear hall off which there are two bedrooms and Standard bathroom. Closed stairway to two bedrooms and hallway upstairs. Full concrete basement, hot air furnace, laundry tubs, garage in the basement. The locality is fair. The exterior and interior of the dwelling are in very poor condition, the exterior needs paint badly and the interior needs decorating. The grounds and shrubs are nice but have been allowed to run down. It is one block from a school.

LAND:

The size of the Lot is 80 x 61.

TAXES:

No arrears.  
1942 taxes \$77.57 - paid.

ASSESSMENT:

|                        |                  |
|------------------------|------------------|
| Assessment of Land     | \$350.00         |
| Assessment of Building | \$2200.00        |
| Total Assessed value   | <u>\$2550.00</u> |

INSURANCE:

We note from the Office of the Custodian Form that there is a policy in the amount of \$3,000 Fire Insurance placed through G. Lawson, 4003 E. Hastings Street, Vancouver, B.C., and held by G. Lawson. The writer talked with Dr. Kuzuhara's eldest son who informed him that Mr. Lawson had just issued an insurance policy in the amount of \$1,500 in the Royal Insurance Company, Policy #714402. He did not know whether it covered the dwelling or the dwelling and the furniture. We are writing Mr. Lawson asking him to forward full particulars to us of the insurance which is at the present time on the property.

FINANCIAL POSITION:

We note from the Form that there is a \$2500 mortgage payable to the Japanese Savings & Trust Company, also that the owner's wife intends to reside in the premises. Unless the declarant is in a position to make the payments under the mortgage and pay the taxes we would not consider the property in good financial standing, but you will note from the above that the 1942 taxes have been paid. We therefore assume that he has sufficient funds to take care of the indebtedness against the property.

FURNITURE:

On the Office of the Custodian Form there was no furniture listed, but the house is fully furnished and the furniture belongs to the declarant. We did not make an inventory of the furniture in view of the fact of the owner's wife occupying



the premises. If you desire us to make a complete furniture inventory please instruct us accordingly.

REMARKS:

We informed Dr. Kuzuhara's eldest son that in the event that they intended to vacate the house at any time and desired to rent or sell same, to kindly contact this office or the Office of the Custodian.

RECOMMENDATIONS:

We have nothing to recommend in connection with this property as it is occupied by the declarant's wife and until such time as it becomes vacant no recommendations can be made.

THE RENTAL VALUE:

The rental value of this property would be \$25.00 in its present condition and \$35.00 per month if renovated.

THE SALE VALUE:

The sale value of this property on today's market would be \$2250 gross in its present condition and \$2500 gross if renovated.

This property was inspected by Mr. J.M.Anderson, Rental Manager, and the writer on October 5th 1942.

KER & KER LTD.

Per. *Alan N. Ker*



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

TELEPHONE MARINE 8264  
CABLE ADDRESS "JOHREE" VANCOUVER

## JOHNSON, REEVE AND WATSON

ESTATE AGENTS

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

Your file No. 11715  
13626

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

October 12, 1944.

Custodian's Office,  
506 Royal Bank Building,  
675 West Hastings St.,  
Vancouver, B.C.

ATTENTION MR. F. C. SHEARS:

RE: Lot A of Lots 8 & 9, Blk. 5.,  
of Lot 186, C.1, Map 3704.,  
Municipality of Burnaby, B.C.,  
known as 115 South Gilmore Avenue,  
Burnaby.

Dear Sir:

In accordance with your instructions I have  
inspected this property and beg to report as follows -

The property is situated in a good residential  
neighbourhood, fully built up with houses of a similar  
character or better, and is conveniently situated for access  
to transportation and shops. There is a school in the  
next block north.

The lot is situated at the south-west corner of  
Gilmore Avenue and Triumph Street. The dimensions are 61  
feet on Gilmore Avenue and 80.2 feet on Triumph Street. The  
land is level with the street and has been planted with shrubs  
and trees, but is not fenced on the two frontages. The concrete  
walks are badly cracked and uneven.

The house is a one and a half storey frame building,  
approximately 37 ft. x 30 ft., with exterior walls of shingles  
and siding round the basement and a shingle roof. It is fairly  
well built on a low concrete wall foundation and contains five  
rooms and bathroom on the ground floor, and two rooms in the attic  
with sloping ceilings with access from a closed stairway. There  
are oak floors in the livingroom, diningroom and entrance hall,  
and there is a fireplace in the livingroom and French doors to  
the diningroom. The house appears to be from 18 to 20 years old.

In the basement there is a concrete floor, hot air  
furnace, and laundry tubs, also garage doors opening on to a  
driveway on Triumph Street. The garage portion of the basement  
is not partitioned off. Some minor repairs appear to be  
required to woodwork and the concrete floor has been roughly  
treated.



### REAL PROPERTY SUMMARY

JAPANESE NAMES: Dr. Taihei KUZUHARA Reg. No. 10753 File No. 11715  
Loras KUZUHARA (Mrs. Taihei) Not Registered - American citizen.

CATALOGUE NO.: Not advertised

PROPERTY ADDRESS: 115 Gilmore Avenue, Burnaby, B. C.

LEGAL DESCRIPTION: Lot "A" of Lots 8 and 9 of Block 5 of Lot 186, Group 1, Map 3704,  
Municipality of Burnaby in the District of New Westminster.

TITLE: In the names of Loras KUZUHARA and Tai KUZUHARA, "Joint Tenants".

ENCUMBRANCES: Certificate of Vesting No. 25710, April 12, 1943, covering the  
interest of Dr. Taihei KUZUHARA.

683546 10th March 1931 Mortgage in Fee to Japan and Canada Trust  
Savings Company for the sum of \$2500.00 with interest at the  
rate of 8% per annum

Certificate of Charge No. 2196 has been issued.

ASSESSED VALUE: 1942 - Land \$350.00  
Imp. 2200.00 - \$2550.00. Taxes - \$77.57

1949 Land and Improvements 2550.00. Taxes - \$84.10.

CLASSIFICATION: Property consists of a one and a half storey frame building. D. W. Reeve of Messrs. Johnson, Reeve & Watson appraised this property on October 12, 1944, at \$3250.00 to \$3500.00. In their appraisal report they said this property was situated in a good neighborhood, convenient situated for access to transportation and shops, with a school in the next block north. Lot - 61 ft. on Gilmore Avenue and 80.2 ft. on Triumph Street. Concrete walks badly cracked and uneven. House approximately 37 ft. by 30 ft., exterior walls of shingles and siding round the basement, shingle roof. Fairly well built on low concrete wall foundation and contained 5 rooms and bathroom on ground floor, and 2 rooms in attic with sloping ceilings with access from a closed stairway. Oak floors in living room, dining room and entrance hall. House appears from 18 to 20 years old. Basement has concrete floor, hot air furnace and laundry tubs. Plumbing and other fixtures are not modern. Exterior condition fairly good but interior in need of painting and redecorating.

HISTORY OF ADMINISTRATION: When evacuated Dr. Kuzuhara left his wife (an American) and family in the house. According to R.C.M.P. letter of October 30, 1942, Mrs. Loras Kuzuhara and the two sons, Gene and Tai Kuzuhara, were allowed to remain the protected area, exempt from Japanese rules and regulations. As these premises were occupied by members of Dr. Kuzuhara's family no rents were collected by the Custodian, and Taxes, Water Rates and Fire Insurance premiums were paid by Dr. Kuzuhara through this office.



Mrs. Loras Kusahara entered St. Elisabeths Hospital, Washington, D.C. for treatment of a mental illness on March 6, 1943. (See letter of July 12/43 from R.C.M.P. and letter of April 21, 1944 from St. Elisabeths Hospital). As the Custodian was not in a position to convey Title in this property, the Attorney General of British Columbia was asked in a letter dated October 2, 1944, if he would act as a Committee to look after the interests of Mrs. Kusahara but the Attorney General replied on October 5, 1944 that under Section 53 of the Lunacy Act it was not intended that the Attorney General of this Province should be the Committee of a person outside the Province, therefore he could not act in the manner suggested as there is no Statutory authority.

After Mrs. Loras Kusahara left Canada these premises were occupied by Mrs. Rita Stewart (see memo March 14/44), a sister of Gene Kusahara's wife. A footnote to memo of March 14/44 dated October 7/44 indicates that Gene Kusahara was then tenant of these premises, together with his wife and family, and his brother, Tai. Gene Kusahara later had his name changed to MUMFORD, his mother's maiden name, and this is confirmed by letter of October 18, 1944, on file from the Division of Vital Statistics, Victoria, B.C.

Mr. Wright's memo of November 2, 1944, indicates that it was agreed with Mr. Field that in view of Mr. Kusahara making payment of interest, taxes, water rates, etc. on this property it was best to defer action regarding sale of the property, and Mr. Field said instructions would be given to charge 5% interest and apply the interest residue received from Dr. Kusahara towards reduction of the principal sum. P.S. Ross & Sons' liquidation report of November 24, 1945 gave the position of the Mortgage as: Principal Outstanding \$2381.32, with Interest paid to November 15, 1945, and Mr. Johnston's memo of May 17, 1946 reveals that monthly payments of \$20.00 for December through April were also received from Dr. Kusahara. A check of Japan & Canada Trust Savings Company ledger account, Entry 125, reveals that further payments amounting to \$740.00 are recorded, and the Accounting Department have today advised that in conversation with Mr. Field on June 22nd, 1949, it was learned that Dr. Kusahara was purchasing this Mortgage at a figure agreed to by Mr. Field and that settlement will be received by this office in due course.

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

  
E. Robertson.

/ER  
June 24, 1949.



10713

KUMAR, Dr. Talbot  
(See also File 13626)

11713

| COMPANY                              | POLICY NO.                                                              | AMOUNT  | EXPIRATION |     |      | PROPERTY                                                                        |
|--------------------------------------|-------------------------------------------------------------------------|---------|------------|-----|------|---------------------------------------------------------------------------------|
|                                      |                                                                         |         | MONTH      | DAY | YEAR |                                                                                 |
| Royal Insurance Company              | 10/714402<br><i>Renewed - State Ins. Co. Pol. 715217</i>                | \$1500. | Oct.       | 16  | 1945 | 115 Gilmore Ave., Burnaby<br>Subdiv. A of Lots 8 & 9,<br>Block 5, D.L. 184      |
| Home Fire & Marine Insurance Co.     | A191669<br><i>Renewed - Home Fire &amp; Marine Ins. Co. Pol. 175571</i> | \$1500. | Oct.       | 16  | 1945 | 115 Gilmore Ave., Burnaby,<br>Subdiv. A of Lots 8 & 9,<br>Block 5, D.L. 184     |
| Royal Insurance Company              | 703217<br><i>Renewed - Pol. 170329 - 027141</i>                         | \$1500. | Oct.       | 16  | 1945 | 115 Gilmore Ave., Burnaby, B.C.<br>Subdiv. A of Lots 8 & 9, Blk. 5,<br>D.L. 184 |
| Home Fire & Marine Insurance Company | 176971                                                                  | \$1500. | Oct.       | 16  | 1945 | 115 Gilmore Ave., Burnaby, B.C.<br>Subdiv. A of Lots 8 & 9, Blk. 5, D.L. 184    |
| Royal Insurance Company              | 855724<br><i>Relinquished Sept 2/49</i>                                 | \$1500. | Oct.       | 16  | 1951 | 115 Gilmore Ave., Burnaby, B.C.<br>Subdiv. A of Lots 8 & 9, Blk. 5,<br>D.L. 184 |
| Home Fire & Marine Insurance Company | 177039<br><i>Relinquished - Ch. on file Sept 2/49</i>                   | \$1500. | Oct.       | 16  | 1951 | ditto above.                                                                    |







PERSONAL PROPERTY SUMMARY

File No. 11715

Dr. Taihei KUSUHARA

Reg. No. 10753

CHATELS: The following declaration was made by Dr. Kusuhara in his JP form dated September 9, 1942:

"All declarant's equipment is being sent to Hope, by the Security Commission, where declarant will take up his practice again".

Ker & Ker Limited reported in their inspection report dated October 5/42 that 115 Gilmore Avenue, Burnaby, was fully furnished and the furniture belonged to the declarant. They advised that no inventory was taken by them in view of the fact that the declarant's wife (an American) was occupying the premises. (The two sons were classified as Canadian born Japanese by the R.C.M.P. - letter October 30th, 1942 and had permits to remain within the restricted area, being exempt from Japanese rules and regulations).

This file indicates that these premises were occupied by some member or members of Dr. Kusuhara's family and our file does not reveal that any action was taken regarding chattels.

SECURITIES: Declared In JP Form of September 9, 1942:

1 - \$100.00 Victory Bond in Bank of Montreal, Main & Hastings.

No action regarding this Bond was taken by the Custodian.

On August 23, 1943, Messrs. Hall, Holland & Company forwarded a cheque for \$974.60, covering the proceeds from sale of 40 shares of Royalite for Dr. Kusuhara, together with Certificate No. 58357 covering the remaining 10 shares which Dr. Kusuhara did not wish to sell but wished to have registered in his name. Custodian forwarded above-mentioned cheque and certificate to Dr. Kusuhara on August 27, 1943.

BANK ACCOUNT:

Declared in JP Form dated September 9, 1942: "Bank of Montreal, Main & Hastings. \$500.00. Account #2689". No action regarding this account was taken by the Custodian, according to information on file.

LIFE INSURANCE:

Dr. Kusuhara declared the following policies:

1. New York Insurance Co. \$2000.00. Policy in own possession. Number 6722493. Beneficiary wife, Loras.
2. The Northern Life Insurance Co. \$2500.00. Policy in own possession #108716. Beneficiary wife, Loras.
3. The Empire Home Benefit Association. \$2000.00. Policy in own possession, #k7458. Beneficiary, wife, Loras.

~~This file contains information regarding the above policies.~~

No action regarding these policies was taken by the Custodian.

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

The above summary is certified to be in accordance with the information on file: *E. Robertson June 23/44*



CLAIM

File No. 11715

DATE

Nov 6/42.

CREDITOR

Vancouver General Hospital

DEBTOR

KUZUHARA, Tai, Dr.

AMOUNT OWING

\$146.40 (original claim for ~~\$116.60~~)

161.60  
AM

AGENT

ORIGINAL FILE

68-4 G-68



VANCOUVER BRANCH

SECURITY FIRST



*Royal Insurance Company, Limited*  
OF LIVERPOOL ENGLAND  
*Fire Life Casualty Automobile Inland Transportation*

924 HASTINGS STREET, WEST

*Vancouver*

5th September 1942

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

Dear Sir:

Re: Policy No. 635946 - <sup>11715</sup> Tai Kuzuhara and  
Loras Kuzuhara *mlr*

We wish to advise that the above policy covers  
for \$1500.00 on the frame dwelling situate on Sub-Division A,  
of Lots 8 and 9, Block 5, D.L.186, No. 115 on the West side of  
Gilmore Avenue, Municipality of Burnaby, B.C. and expires on 16th  
October 1942.

We shall appreciate very much receiving your  
advices as to whether a renewal policy will be required.

Yours truly,

F.H.LEGOUTEUR

Manager

Per: 

M: H



REAL ESTATE • RENTALS



LOANS • INSURANCE

MEMBERS  
VANCOUVER REAL ESTATE  
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS  
ASSOCIATION

AGENTS  
MARINE INSURANCE

AGENTS  
STOCK EXCHANGE  
BUILDING

TELEPHONES:  
PACIFIC 2241-2242-2243

**KER & KER  
LIMITED**

475 HOWE STREET  
VANCOUVER, B. C.

October 5th 1942.

AGENTS  
LONDON GUARANTEE &  
ACCIDENT CO., LTD.

ROYAL INSURANCE  
COMPANY, LIMITED

THE NORTHERN ASSURANCE  
COMPANY, LIMITED

SCOTTISH METROPOLITAN  
ASSURANCE CO., LTD.

THE CASUALTY COMPANY  
OF CANADA

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

Attention Mr. R. P. Alexander

Dear Sir:-

Re: File Number-12827, Reg. Number 10753  
KUZUHARA, Taihei  
115 Gilmore Avenue, Vancouver, B. C.

In reply to letter under date of September 11th 1942,  
from Mr. R. P. Alexander, Manager, Department of the Secretary of State,  
Office of the Custodian, for a Report on the above, we herewith attach  
our Report in duplicate as requested.

If there are any further instructions which you see fit  
to give us arising out of the information contained in this Report, we  
would be pleased to receive them at your earliest convenience.

We enclose our Statement in duplicate, covering the cost  
of this Report.

Yours very truly,

KER & KER LTD.

Per.

ANK.DR  
Encl.



11715

October 28, 1942

Constable Davidson,  
R. C. M. P.,  
Marine Building,  
Vancouver, B. C.

Dear Sir:

Re: KUZUHARA, Dr. Taihei

Would you be kind enough to advise us  
as to the status of Loras Harriet Kuzuhara, wife  
of Taihei Kuzuhara, and the two children, Tai  
and Gene.

Yours truly,

G. D. Wilson  
Administration Department

ODM/GH



OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
NOV 2 1942

ROYAL CANADIAN MOUNTED POLICE  
JAPANESE REGISTRATION  
"E" DIVISION

*Milson  
out to Gibson*

Our File No. 10753  
DIV. FILE NO.

Your File No. 11715  
H. C. FILE NO.

Vancouver, B. C.,  
October 30th, 1942.

*700 11715*

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

Attention Mr. G. D. Milson

Re: KUZUHARA, Dr. Taihei

Sir:

In reply to your letter of October 28th, 1942, Doctor KUZUHARA's wife is classified, as to our records, as an American Born, Japanese by marriage, unless she has made application to the American Government to retain her American status. This information is not contained on files at this office. We might mention that Mrs. KUZUHARA is exempt from rules and regulations governing Japanese within the restricted areas of Canada. His two children Tai and Gene are classified on our files as Canadian Born Japanese, but hold in their possession permits to remain within the restricted area and to be exempt from Japanese rules and regulations.

Hoping this information is satisfactory  
to you we remain,

Yours truly,

*R.A. Davidson* Cst.  
(R.A. Davidson)

In Charge Japanese Registration

KD:EM  
MARINE BLDG.



## P. S. Ross &amp; Sons

## CHARTERED ACCOUNTANTS

MONTREAL TORONTO WINNIPEG  
CALGARY VANCOUVER

|                              |                 |
|------------------------------|-----------------|
| MAJ. GEN. J. G. ROSS, C.M.G. | G. E. HOULT     |
| J. W. ROSS, LL.D.            | S. B. PECKHAM   |
| S. R. CAMPBELL               | W. O. JEPHCOTT  |
| J. A. GRANT                  | H. S. HANTHORNE |
| W. L. GATEHOUSE              | F. E. H. GATES  |
| G. H. HANTHORN               | J. A. ROSS      |
| J. A. ROSS                   | F. A. COFFEY    |
| H. I. ROSS                   | G. G. HARRIS    |
| G. M. SMITH                  |                 |

ROYAL BANK BUILDING  
100 STURGES STREETMONTREAL-05E  
Vancouver, B. C.

2nd November, 1942.

Office of the Custodian,  
506 Royal Bank Building,  
Vancouver, B. C.Attention: Mr. Gibson

Dear Sirs:

Re: <sup>11715</sup> Tai and Loras Kuzuhara, 115 Gilmore Ave.  
Municipality of Burnaby, B. C. and the  
Japan and Canada Trust Savings Company,  
Mortgagor.

Following our telephone conversation we now en-  
close Home Fire and Marine Insurance Company policy #191669  
for \$1,500.00, covering the period from the 16th October,  
1942 to 16th October 1945. This policy was sent direct to  
us from the Bell-Irving Insurance Agencies Limited to replace  
a policy that expired on 16th October.

We understand that you wish to have the wording  
describing the beneficiary changed to the standard form as  
used by the Custodian's office, and also that you will show  
the Japan and Canada Trust Savings Company as beneficiary.

For your information we wish to mention that the  
Japan and Canada Trust Savings Company hold a mortgage,  
principal on which is \$2,500.00, and overdue interest at  
October 31st is \$278.70. There have been no payments made  
on principal on this mortgage, and all previous payments  
have been applied to interest. The mortgage interest rate  
is 7%. No payments have been made since April 7th, 1942  
to the Japan and Canada Trust Savings Company.

We understand that you have another policy in  
force amounting to \$1,500.00 and in as much as the Japan  
and Canada Trust Savings Company have an interest in this  
property amounting to \$2,778.70, it would appear that they  
should also be mentioned as beneficiary on that policy.



- 2 -

Office of the Custodian,  
506 Royal Bank Building.

2nd November, 1942.

We would appreciate receiving a letter from you outlining that the property is covered to the extent of \$3,000.00, so that the Japan and Canada Trust Savings Company will have a complete file in regard to this mortgage.

Yours faithfully,

V. L. Bassett



11715

3rd November, 1942

Dr. Taihei Kuzuhara,  
Registration #10753,  
115 Gilmore Avenue,  
Vancouver, B. C.

Dear Sir:

When you registered with us on the 9th September last you indicated your interest in a property located at 115 Gilmore Avenue.

Against this property there is a mortgage in favour of the Japan & Canada Trust Co. of \$2,500.00 on which there is accrued interest amounting to \$280.00.

The house we understand will continue to be occupied by your wife and family so that as far as this office is concerned it will not be revenue bearing.

In order to take care of the mortgage interest, taxes and insurance, regular payments will be required. Will you please advise what arrangements you will be able to make in connection with this matter.

We will have to advise the holders of the mortgage what payments they can expect or what action it will be necessary for them to take to protect the interests of the mortgagees.

Yours truly,

FGS/PBH

F. G. Shears,  
Manager.

1941. Jones  
Sumner & Co.

The water showed  
re this  
above him when  
properly received  
2/11/42



11715

November 9, 1942.

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

Dear Sirs:

Re: Taihei and Loras KUZUHARA,  
115 Gilmore Ave., Municipa-  
lity of Burnaby, B. C.

We wish to acknowledge with thanks  
your letter of November 2nd enclosing Home Fire  
and Marine Insurance policy No. 191669.

We will instruct the agents, Bell-  
Irving Insurance Agencies Ltd., to change by  
endorsement the name of the assured to read  
"the Secretary of State of Canada acting in  
his capacity as Custodian" leaving the loss  
payable to the Japan and Canada Trust Savings  
Company as it now is written.

We also have on file Royal Insurance  
Company policy No. 10/714402 written in the  
name of "the Secretary of State of Canada acting  
in his capacity as Custodian" with the loss pay-  
able to the Japan and Canada Trust Savings Com-  
pany, mortgagee. This also expires on October  
16th, 1945 and covers for \$1,500.00 on the  
dwelling at 115 on the west side of Gilmore  
Avenue in the Municipality of Burnaby, B. C.

Totalling these two policies there is  
a total of \$3,000.00 covering on the above men-  
tioned dwelling, both expiring the 16th of October,  
1945, and both written with loss payable to the



ESTABLISHED 1888

*out to Gibson*  
CABLE ADDRESS: PHIL ROSS

## P. S. Ross & Sons

CHARTERED ACCOUNTANTS

MONTREAL TORONTO WINNIPEG  
CALGARY VANCOUVER

MAJ. GEN. J. G. ROSS, C.M.G.  
J. W. ROSS, LL.D.  
S. R. CAMPBELL  
J. A. GRANT  
W. L. GATEHOUSE  
G. M. HAWTHORN  
I. A. ROSS  
H. I. ROSS  
G. M. SMITH  
G. E. HOULT  
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W. G. JEPHCOTT  
H. B. HAWTHORNE  
F. E. H. GATES  
J. A. ROSS  
F. A. COFFEY  
G. G. HARRIS

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
NOV 12 1942

ROYAL BANK BUILDING  
300 ST. JAMES STREET

MONTREAL QUE.  
Vancouver, B. C.

11th November, 1942.

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

Attention: Mr. S. M. Gibson

Dear Sirs:

Re: Taihei and Loras KUZUHARA, 115 Gilmore  
Ave., Municipality of Burnaby, B. C.  
Your file 11715

This will acknowledge your letter of November  
9th in regard to the above matter.

We now enclose an invoice received from the  
Bell-Irving Insurance Agencies Ltd. for \$15.75, being  
a premium on policy #191669. We understand you are  
endeavouring to have Mrs. Kuzuhara pay the premium on  
this policy, and will advise us in due course.

Yours very truly,

*P. S. Ross & Sons*

Enc.



11715

December 5, 1942

Dr. Taihei KUZUHARA,  
Reg. No. 10753,  
Tashme, B. C.

Dear Sir:

We beg to confirm our conversation of today in regard to your property at 115 Gilmore Avenue. We have confirmed from the Municipality of Burnaby that the 1942 taxes have been paid, but that there is \$67.23 owing for water. It is our understanding that you will send a cheque for \$20.00 at once to the Municipality.

The premiums on your Fire Insurance have been paid.

In regard to the Mortgage on your house, which is held by the Japan and Canada Trust Savings Company for \$2,500.00 and overdue interest to October 31st of \$278.70, it is understood that you will remit to Messrs. P. S. Ross & Sons \$20.00 on the 15th of each month, starting December 15th, on account of these arrears of interest.

Yours truly,

G. D. Wilson  
Administration Department

GDM/GH



11715

February 18, 1943

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

Dear Sirs:

Re: KUZUHARA, Dr. Taihei

Referring to our letter of December 5th,  
would you kindly advise us if Dr. T. Kusahara has  
fulfilled his promise to us of paying you \$20.00  
per month, starting December 15th on account of  
your Mortgage.

Yours truly,

G. D. Milson  
Administration Department

GDM/GH







13718

August 27, 1943.

Dr. Tadahito KUBOYAMA,  
Registration No. 10753,  
Tadama, D. C.

Dear Sir:

At the request of Messrs. Hall, Holland & Company Ltd.,  
Bankers, 709 West Pender Street, Vancouver, we are sending to you  
attached their cheque No. 2572 payable to your order and amounting to  
\$971.50 covering proceeds of sale in connection with your forty shares  
of Regalite together with Certificate No. 28377 covering the remaining  
ten shares which you did not wish to sell but which you requested to be  
registered in your name.

Please acknowledge receipt of the above by return mail  
and at the same time give us your comments in connection with the  
following claims filed with us against you:

1. \$146.40 claimed by the Vancouver General Hospital. This is said to  
be balance due under account rendered for the professional services  
of Dr. A. V. Russell to your son, Tai. The amount of this claim in  
April 1942 was \$146.40.
2. Balance due by you to Messrs. F. B. Ross & Sons, Controllers of the  
Japan & Canada Trust Savings Company on mortgage on your property in  
Vancouver.
3. Arrears in taxes on the same property for 1942 and current taxes for  
1943.
4. Your account with the Custodian at the present time has a debit balance  
of \$1.00 covering cost of Certificate of Encumbrance obtained on your  
property.

Yours truly,

R. P. Alexander,  
Manager.

WPA:K

*[Handwritten signature]*  
2/27/43



# The Vancouver General Hospital

Vancouver, B.C.

NORMAN S. CULL, Esq.  
CHAIRMAN

ALD. GEO. C. MILLER  
VICE-CHAIRMAN

T. S. DIXON, Esq.  
HON. TREASURER

A. K. HAYWOOD, M.D.  
GENERAL SUPERINTENDENT

OLIVER PHILLIPS  
SECRETARY

PRIVATE EXCHANGE  
FAIRMONT 6621

September 10, 1943

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

|                    |             |
|--------------------|-------------|
| EVACUATION SECTION |             |
| Rec'd              | SEP 11 1943 |
| File No.           | 75          |
| Ans.               |             |
| Referred           |             |

Attention: Mr. R.P. Alexander

Dear Sir: Re: Mr. Tai Kuzuhara, E 58368, \$175.40  
Your File No. 11715

Attached hereto please find Official  
Receipt # 9954 covering your cheque in the amount  
of \$100.00, which was credited to the above account.

The balance of this account now stands  
at \$175.40. This is made up of three different ad-  
missions for Dr. Kuzuhara's son Tai, which are as  
follows:

|                             |             |
|-----------------------------|-------------|
| April 7 to August 8, 1941.  | No. E 17178 |
| December 22 to Jan 11, 1943 | E 54532     |
| February 21 to Mar 9, 1943  | E 58368     |

Thanking you for your help in this  
matter, we are,

Yours very truly,

  
for the Secretary.

FRC:gb  
Encl.





DEPARTMENT OF STATE

THE FOREIGN SERVICE  
OF THE  
UNITED STATES OF AMERICA

AMERICAN CONSULATE GENERAL  
Vancouver, B. C., Canada,  
January 22, 1944.

Department of the Secretary of State,  
Office of the Custodian,  
Japanese Evacuation Section,  
506 Royal Bank Building,  
Vancouver, British Columbia

|                    |             |
|--------------------|-------------|
| EVACUATION SECTION |             |
| Rec'd              | JAN 24 1944 |
| File No.           | 11715-13626 |
| Ans.               | Noted to P  |
| Referred           | W. H. H.    |

Gentlemen:

13626 Missing

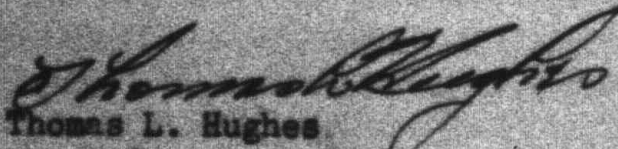
In response to your letter of January 20, 1944 (File 11715 and 13626) making inquiry as to the whereabouts of Mrs. Loras Kuzuhara, American wife of a Japanese, I have to advise you that, according to information received, she was deported to the United States in March, 1943, by the Canadian Immigration authorities via St. Albans, Vermont. Mrs. Kuzuhara is understood to have been suffering from mental illness and it is reported that she was sent to St. Elizabeth's Hospital, Washington, D. C. The address of her mother, Mrs. Dell Mahane, is said to be 5162a Kensington Street, St. Louis, Missouri.

As you may be aware a son having American citizenship lives in British Columbia and may have a legitimate interest in the property to which you refer. His name and address are: Taihei Kuzuhara, Jr., c/o H. L. Woods, P. O. Box 905, Hope, B. C.

Taihei

It is believed you will find that the Canadian Immigration authorities at Vancouver have a detailed file concerning the deportation of Mrs. Loras Kuzuhara.

Very truly yours,

  
Thomas L. Hughes  
American Consul General



March 14, 1944.

MEMORANDUM

To: The Files

From: Mr. W. J. Johnston

Re: 115 Gilmore Avenue, Burnaby

On Friday, March 10th, 1944 I interviewed Mrs. Rita Stewart at the above-mentioned address and obtained the following information:

- (1). The said Mrs. Stewart is occupying these premises rent free with her husband and small daughter.
- (2). She is the sister of Mrs. Gene KUZUHARA and both these women are of the white race.
- (3). She expects Mr. Gene KUZUHARA, son of Dr. Taihei KUZUHARA, will be occupying the premises shortly with his wife.
- (4). Mrs. Loras KUZUHARA, American wife of Dr. KUZUHARA, is still at St. Elizabeth Hospital, Washington, D.C.

Mrs. Rita Stewart's Phone No. GL.0351Y  
Mr. Gene KUZUHARA'S Phone No. HA.4025R  
(at home of Mrs. Stewart's mother)

*The son, Taihei, is an American Citizen.*

*See letter of 4/1/44.*

*WJJ*

WJJ/ms

*May 1/44. At this date Mrs. Rita Stewart, husband & daughter still occupying premises on same basis.*

*Oct. 7/44. Gene KUZUHARA, son, has had his surname changed to MUMFORD. He is now the tenant. His wife & family & brother Tai live with him. He pays no rent except water & taxes.*

*MOTHER'S MAIDEN NAME WAS LORAS MUMFORD*



11715

October 2, 1944.

The Honourable R. L. Maitland,  
Attorney General of the Province of British Columbia,  
Legislative Buildings,  
Victoria, B.C.

Dear Sir:

Re: Loras (Mrs. Taihei) KUZAHARA, and  
Taihei KUZAHARA, Reg. No. 10753, and  
Lot A of Lots 8 & 9, Blk. 5, of Lot 186,  
G.I. Map 3704, Municipality of Burnaby, D.M.W.  
known as 115 Gilmore Avenue, Burnaby.

The above described property is registered in the names of Loras Kuzahara and Taihei Kuzahara, "Joint Tenants". Taihei Kuzahara, a Japanese National, 59 years of age, is a dentist and has been evacuated to Tashme Camp, B.C. and his assets are under the control of the Custodian. Loras Kuzahara wife of Taihei Kuzahara, is a white woman, reported by the R.C.M.F. to be an American Citizen. She was deported to the United States and delivered to the Superintendent of Saint Elizabeth's Hospital, Washington, D. C. on March 6th, 1943. A copy of a recent letter from this hospital is attached.

It is the desire of the Custodian to liquidate all Japanese interests left within the protected area of British Columbia and to that end we wish to be in a position to advertise the above property for sale. Sales are made in accordance with the valuation of an independent appraiser and an effort is made to secure a price sufficient to clear properties of all encumbrances as a condition precedent to passing title. In this case, however, there appears to be little if any equity belonging to Kuzahara and his wife as the property is assessed at \$350.00 Land, and \$2200.00 for the buildings which carry a mortgage in the principal sum of \$2500.00 which became due March 10, 1934. Interest and taxes have been maintained up to date by small monthly payments.

We now wish to inquire whether the Attorney General would act as Committee to look after the interests of this white American woman, and whether in the event of his doing so he would be



L 221-4



VICTORIA

5th October, 1944.

A.G. McArthur, Esq.,  
Administration Department,  
506 Royal Bank Building,  
VANCOUVER, B.C.

|                    |                    |
|--------------------|--------------------|
| EVACUATION SECTION |                    |
| Rec'd              | OC 6 1944          |
| File No.           | 11715              |
| Ans.               | <i>[Signature]</i> |
| Referred to        | Mr. Loras Kuzahara |

Dear Sir:

Your File 11715 - Re: Loras Kuzahara

I beg to acknowledge receipt of your letter of October the 2nd.

Section 47 of the "Lunacy Act" provides that in case any lunatic admitted to a public hospital for insane has no committee, the Attorney-General shall by virtue of the Act be ex-officio the committee of such lunatic. The words "public hospital for the insane" means a hospital in British Columbia.

As section 53 of the "Act" deals with a lunatic who is detained "in any public asylum in any other Province of the Dominion", it follows that it was not intended that the Attorney-General of this Province should be the committee of a person outside of the Province and, therefore, I cannot act in the manner suggested in your letter as there is no Statutory authority.

Yours very truly,

*[Signature]*  
Attorney-General.



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

TELEPHONE MARINE 2264  
CABLE ADDRESS "JONREE" VANCOUVER

**JOHNSON, REEVE AND WATSON**  
ESTATE AGENTS

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

Your file No. 11715  
13626

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

October 12, 1944.

Custodian's Office,  
506 Royal Bank Building,  
675 West Hastings St.,  
Vancouver, B.C.

ATTENTION MR. F. G. SHEARS:

RE: Lot A of Lots 8 & 9, Blk. 5.,  
of Lot 186, G.I. Map 3704.,  
Municipality of Burnaby, D.N.W.,  
known as 115 South Gilmore Avenue,  
Burnaby.

Dear Sir:

In accordance with your instructions I have  
inspected this property and beg to report as follows -

The property is situated in a good residential  
neighbourhood, fully built up with houses of a similar  
character or better, and is conveniently situated for access  
to transportation and shops. There is a school in the  
next block north.

The lot is situated at the south-west corner of  
Gilmore Avenue and Triumph Street. The dimensions are 61  
feet on Gilmore Avenue and 80.2 feet on Triumph Street. The  
land is level with the street and has been planted with shrubs  
and trees, but is not fenced on the two frontages. The concrete  
walks are badly cracked and uneven.

The house is a one and a half storey frame building,  
approximately 37 ft. x 30 ft., with exterior walls of shingles  
and siding round the basement and a shingle roof. It is fairly  
well built on a low concrete wall foundation and contains five  
rooms and bathroom on the ground floor, and two rooms in the attic  
with sloping ceilings with access from a closed stairway. There  
are oak floors in the livingroom, diningroom and entrance hall,  
and there is a fireplace in the livingroom and French doors to  
the diningroom. The house appears to be from 18 to 20 years old.

In the basement there is a concrete floor, hot air  
furnace, and laundry tubs, also garage doors opening on to a  
driveway on Triumph Street. The garage portion of the basement  
is not partitioned off. Some minor repairs appear to be  
required to woodwork and the concrete floor has been roughly  
treated.



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

TELEPHONE MARINE 8264  
CABLE ADDRESS "JOHRES" VANCOUVER

## JOHNSON, REEVE AND WATSON

ESTATE AGENTS

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

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

- 2 -

Custodian's Office.....Oct, 12, 1944,

The exterior condition is fairly good, but the interior needs considerable decorating and painting and a purchaser would probably wish to re-condition the oak floors.

Apart from the condition, it should be noted that the plumbing and other fixtures are not modern and there is no tiling in the kitchen and bathroom.

I am of the opinion that the market value of the property in its present condition is from \$3250.00 to \$3500.00 provided that vacant possession can be given to a purchaser.

In view of the circumstances in which the title is involved and which you have described to me, as well as the conditions of the present occupancy, I believe that it will be difficult to sell this property unless there is no doubt that the purchaser could obtain possession within a reasonably short period.

Yours faithfully,

JOHNSON REEVE AND WATSON

Per: *D. W. Reeve*

DWR:G



ADDRESS OFFICIAL COMMUNICATIONS TO  
DIRECTOR  
DIVISION OF VITAL STATISTICS  
PARLIAMENT BUILDINGS  
VICTORIA, B.C.



IN YOUR REPLY REFER TO  
OUR FILE NO. 187  
YOUR FILE NO. 11715  
13626

PROVINCIAL BOARD OF HEALTH  
DIVISION OF VITAL STATISTICS

18th Oct., 1944.

Administration Department,  
Japanese Evacuation Section,  
506 Royal Bank Bldg.,  
Hastings & Granville Sts.,  
Vancouver, B. C.

|                    |                |
|--------------------|----------------|
| EVACUATION SECTION |                |
| Rec'd              | OCT 19 1944    |
| File No.           | 11715, 13626   |
| Ass.               | 640 2 23/10/44 |
| Referred           | J. H. Munford  |

Dear Sir:

In reply to your letter of October 16th we would inform you that on February 8, 1944 a change of name was granted to Eugene Allen Kuzuhara in compliance with the provisions of the Change of Name Act. The change of name covered the applicant, his wife and minor unmarried child. We list the changes for your convenience:-

Eugene Allen Kuzuhara changed to Eugene Allen Mumford  
Dorothy Lillian Kuzuhara changed to Dorothy Lillian Mumford  
Dana Leslie Kuzuhara changed to Dana Leslie Mumford

Although the application shows the name as Eugene Allen Kuzuhara we would state that the birth is registered with the office as Gene Allen Kuzuhara, and all certificates issued at a future date will bear a notation of change of name.

Yours truly,

DIVISION OF VITAL STATISTICS,

*E. A. Barlow*

Change of Name Clerk,  
for Director.

/EMB



Cholera 26/44 H

26/10/44

Re Mortgage: Sai Kuzuhara To Jap. Gov. B.G.

Mortgage is from Sai & Iroas Kuzuhara. Nau & wife.  
Kasas now in Washington D.C. or perhaps dead.

Covers Sub. Div. A of Plot 809 Bk 5 in Sub. div. of D. L. 186.  
Group 1.

Principal of debt \$2500.  
(Still intact)

Int. 8% (reduced to 7% payable monthly)

Interest

Up to Sep 30/44 there was a credit of \$5.00 on interest  
but unless cheque for \$5.00 received shortly will be  
slightly in arrears by end of month.

Has been making regular payments monthly of \$20.00 as agreed with Custodian.

The mortgage became due 10<sup>th</sup> Mch 1934 & is therefore  
10 yrs 7 mths past due. Nothing has been  
paid on Principal.

The property at this time may be worth Principal of  
mortgage.

In view of mortgage holders being in process of liquidation  
it might be advisable to sell property or cause  
payment to be made from mortgagor.

M. K. Kuzuhara





GENERAL AGENTS

TELEPHONE PACIFIC 4241

## BELL-IRVING INSURANCE AGENCIES LIMITED

989 WEST HASTINGS STREET  
VANCOUVER, B. C.

October 2nd 1945.



Attention Mr. Doust.

The Secretary of State of Canada,  
The Custodian of Enemy Property,  
675 W. Hastings St.,  
Vancouver, B. C.

Dear Sirs:

Your File No. 11715, Home Fire &  
Marine Policy No. 191669, Dwelling  
at No. 115 Gilmore Ave., Burnaby B.C.

Referring to our telephone conversation, we  
enclose "Home Fire and Marine" Policy No. 176591 in the  
amount of \$1500.00 continuing the fire insurance on the  
Dwelling at the above location for a further period of  
three years, to expire at noon the 16th of October 1948.

The expiring policy has loss, if any, payable  
to the Japan and Canada Trust Savings Company, mortgagee,  
but on the renewal policy we have made loss, if any, payable  
to the Insured. If this is incorrect, kindly let us know.

We also enclose a copy of the renewal policy.

Thanking you,

Yours very truly,

BELL-IRVING INSURANCE AGENCIES LIMITED

C. S. Cameron,  
Managing Director.

EN.  
encls.



11715

October 3rd, 1945.

Dr. Taihei KUZUHARA,  
Registration No. 10753,  
Tashme, B. C.

Dear Sir:           Re: 115 Gilmore Avenue,  
                      Burnaby, B. C.

We would advise you that the following premiums for  
fire insurance on the above premises will become due on October  
17th, 1945 as the expiry date in each case is October 16th:

Royal Insurance Co. Policy No. 10/714402  
for \$1500.00 - Premium \$15.00

Home Fire & Marine Insurance Co. Policy  
No. A191669 for \$1500.00  
- Premium \$15.75

As no doubt it is your wish that these policies be re-  
newed on the expiry date, if you will forward to this office two  
separate cheques made out to the above companies we will see that  
same are forwarded to the companies in question, prior to the  
expiry date of the policies.

Yours truly,

P. Douet,  
Administration Department

PD/ER



REAL ESTATE

FIRE, AUTO, BURGLARY AND PLATE GLASS INSURANCE

CONVEYANCING

G. L. LAWSON

Notary Public

PHONE GLEN 0053

EVACUATION SECTION

Rec'd OCT 5 1945

File No.

Ans.

Refer

4003 EAST HASTINGS STREET  
VANCOUVER, B.C.

October 4th, 1945.

The Custodian of Enemy Property,  
Insurance Department,  
Royal Bank Building,  
695 West Hastings Street,  
Vancouver, B. C.

Dear Sir:-      Re: Royal Insurance Pol. #10/783217  
                                         covering No. 115 Gilmore Avenue,  
                                         Municipality of Burnaby, B. C.

I have pleasure in enclosing herewith the  
above mentioned Policy and copy, covering \$1,500.00  
on the dwelling at 115 Gilmore Avenue, with loss  
payable to Japan & Canada Trust Savings Company, Mort-  
gages.

I thank you for this renewal and trust  
that you will find the Policy in order.

Yours very truly,

*G. L. Lawson*

Encls.



11715  
13626

August 3rd 1949

Dr. T. Kushara,  
HOPE, B. C.

Dear Sir:

We wish to acknowledge receipt of your cheque for \$93.10 to cover payment of 1949 taxes \$84.10, and water rates for the second half year of 1949 \$8.00, plus \$1.00 penalty for late payment in regard to the latter amount.

As the taxes were not paid by July 18th a 5% penalty was incurred, and this additional amount you omitted to include in your cheque. We shall appreciate receiving a further cheque for \$4.21 which must be paid by August 19th to avoid further penalty.

Yours truly,

W. J. Johnston,  
Office of the Custodian.

MS.



11715

September 2, 1949.

R. Bolton, Esq.,  
Collector,  
Corporation of the District of Burnaby,  
Municipal Hall,  
Edmonds, Burnaby,  
via New Westminster, B. C.

Dear Sir:

Re: Lot "A" of Lots 8 and 9 of Block 5  
of Lot 186, Group 1, Map 3704,  
Municipality of Burnaby, D.N.W.

We have today forwarded to the Registrar at  
New Westminster a Certificate vacating the Custodian's  
vesting of the interest of Dr. Taihei Kusuha in the  
above-described property.

It will therefore be in order for you to  
forward all future notices to Dr. Kusuha whose present  
address is Box 210, Hope, B. C.

Yours truly,

F. G. Shears,  
Director.

/AC



11715

September 2, 1949.

Ball-Irving Insurance Agencies, Limited,  
989 West Hastings Street,  
Vancouver, B. C.

Dear Sirs:

Re: Home Fire and Marine Insurance Company  
Policy No. 177039, covering 115 Gilmore  
Avenue, Burnaby, B. C.

We enclose the above policy which has been signed  
relinquishing the interest of the Custodian.

Will you please endorse the policy to show the  
Assured as Dr. Taihei Kuzuhara, the owner of the property,  
and forward the policy direct to him. Dr. Kuzuhara's address  
is Box 210, Hope, B. C.

Yours very truly,

F. G. Shears,  
Director.

/AC  
Enc.



11715

September 13, 1949.

Messrs. G. L. & V. Lawson,  
4003 East Hastings Street,  
Vancouver, B. C.

Dear Sirs:

Re: Royal Insurance Company Policy No. 10/855724

Mr. Field, Liquidator of the Japan and Canada Trust Savings Company, has now released his interest in this policy. A relinquishment has also been signed by Mr. Shears on behalf of the Secretary of State of Canada. We are therefore returning the policy to your office for delivery to the registered owners.

As far as this office is aware, the registered owners are Loras Kusuvara and Tai Kusuvara. We have been informed that Mrs. Loras Kusuvara is an inmate of St. Elisabeth's Hospital for mental patients at Washington, D. C. The last known address of Dr. Tai Kusuvara is Box 210, Hope, B. C.

Yours truly,

A. G. McArthur,  
Office of the Custodian.

AGM/AC  
Enc. policy



REAL ESTATE

FIRE, AUTO, BURGLARY AND PLATE GLASS INSURANCE

# G. L. & V. LAWSON

SUCCESSORS TO  
G. L. LAWSON  
Notary Public

PHONE GLEN. 0053

4003 EAST HASTINGS STREET  
VANCOUVER, B.C.

EVACUATION SECTION

Rec'd SEP 16 1949

File No. 11715

Ans.

Referred

September 15th, 1949.

Custodian of Enemy Property,  
Insurance Department,  
Royal Bank Building,  
Vancouver, B. C.

Dear Sir:- Re: Royal Insurance Policy  
#10/855724 - Kuzuhara

Referring to your letter of the 13th instant,  
we return herewith the above mentioned policy in order  
that the form of transfer and consent may be completed  
relinquishing the interest of the Custodian in this  
policy.

Yours very truly,

G. L. & V. LAWSON

Per: *V. Lawson*

Encl.



11715

December 29, 1949.

B. Newbury, Esq.,  
Assessor,  
Corporation of the District of Burnaby,  
Edmonds, B.C.

Dear Sir:

Re: Lot "A" of Lots 8 and 9 of Block 5  
of Lot 186, Group 1, Map 3704,  
Municipality of Burnaby, D.M.W.

We have received your Notice of Assessment for  
1950 on the above described property.

However, if you will refer to our letter of  
September 2nd last, addressed to Mr. R. Bolton, Collector,  
you will note that we asked that all future notices be  
forwarded to Dr. Kuzuhara, whose present address is Box 210,  
Hope, B.C.

We are returning this Notice to you for re-  
forwarding.

Yours truly,

F. G. Shears,  
Director.

/GM  
Encl.