

11781

BUREAU POWELL STREET
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 11751

To be completed by persons of the Japanese race having no property in any protected area.

NAME: KATO Naka (Mrs. Tosaku)

HOME ADDRESS: 55 W. 5th Ave., Vancouver, B. C. REGISTRATION No. 05648

former address: 258 E. 46th Ave., Vancouver.

SEX: Female AGE: 65 MARRIED? Yes

OCCUPATION AND EMPLOYER: Housewife

NAME OF WIFE OR HUSBAND: Tosaku ^{38.7 Yellow card} ADDRESS: same as above

NAMES OF LIVING CHILDREN: Kazuo (M) 31 ⁶⁶ ADDRESS: Ontario, Sugar Beet

George (M) 21 ⁶⁷ ADDRESS: Slocan

Akira (M) 23 ⁶⁸ ADDRESS: Slocan

Mrs. Yoshie S. EKINE ²⁸ ADDRESS: 55 W. 5th Ave., Van.

I certify that the above information is true and complete and state that I have no property of any kind whatsoever in any protected area in British Columbia.

Dated this 8th day of August 1942.

WITNESS: D. M. Chope.

加藤 中
(Signature)

REAL ESTATE

BUREAU POWELL STREET

FILE No. 11281

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: KATO Naka (Mrs. Tosaku)

HOME ADDRESS: ~~258 East~~ 55 West 5th Avenue, Vancouver, B. C.
Former address: 258 East 46th Avenue, Vancouver, B. C.

REGISTRATION NUMBER 05648 SEX: Female AGE: 65

OCCUPATION: Retired. Housewife

(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: Tosaku

ADDRESS OF WIFE OR HUSBAND: same as above

NAMES OF ANY LIVING CHILDREN: 1. Shigao (M) 2. Kazuo (M)
3. (Mrs) Yoshiya SEKINE 4. Akira (M) 5. George (M)

ADDRESS OF CHILDREN: 1. Canadian Army Overseas, Scotland. 2. Schreiber, Ont.
3. 55 W. 5th Ave. Vancouver. 4. Slocan, B. C. 5. Slocan, B. C.
AGE OF CHILDREN: 41, 31, 28, 23, 21 years.

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

1. LOCATION AND DESCRIPTION: 258 East 46th Avenue, Vancouver, B.C.
City of
Lot 5, ~~All other details unknown~~ block B, district lot 647.
Title deed number unknown.

2. BUILDINGS AND OTHER IMPROVEMENTS: One 5 room, 1 storey, dwelling house.

3. INSURANCE (Give particulars; state where policies are) Liverpool Manitoba Insurance Co.
\$2600.00. Policy in own possession, number unknown.

4. TAXES (Amount and where payable) Amount unknown. Payable City of Vancouver.
1942 paid.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) London Western
Trusts Co., 455 Howe Street, Vancouver hold a mortgage of about \$709.27.
All details known to the London Western Trusts Co.

6. OCCUPANCY AND LEASES (If vacant so state) Rented to Mrs. McDonald for \$18.00
per month. Rent to be paid to the London Western Trusts Co., 455 Howe St.
Vancouver.

data etc owner (London West Trust)

[Signature]

Vancouver Court House, Vancouver, B.C.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. London Western Trust Co., who holds the mortgage.
9. IF FARM LAND STATE CROPS SOWN.

none

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. 55 West 5th Avenue, Vancouver, B.C.
Occupies 4 rooms, in 2 storey, wooden apartment house.

2. LANDLORD'S NAME AND ADDRESS.

Lives with daughter, Yoshie.

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID.

none

4. STATE WHEREABOUTS OF LEASE.

none

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

none

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

none

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:

none

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

none

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY

none

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____

none

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: _____

none

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

none

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

none

8. BANK ACCOUNTS: _____

none

9. LIFE INSURANCE: _____

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 October 1942.

(Signature)

Naka Togo
*P. J. Yoshida**D. M. Chapa*
Witness

FOR DEPARTMENTAL USE _____

P.D.
INFORMATION FROM R.C.M.P.

Date July 23/43

File No. 11781

Name KATO (Naka) Mrs. Tosaku
(Surname in Block Letters)

Registration No. 05648

Male - Female ☒
(check)

Age Jan 5, 1898

Former Address

758 E. 4th Ave. Vancouver B.C.

Date Evacuated

Oct. 26/42

Naturalized - Canadian-Born - National
(check)

Present Address

Bay Farms, Slooan, B.C.
Plm July 12/47. New Denver, B.C.

☒ Married - Single
(check)

Name of Wife

Name of Husband

Tosaku - 05647

Name of Mother

Name of Father

Names of Children under 16

Requested by

CPD

Registered with Custodian

Yes
(Yes or No)

Additional Information

House lot 46th Avenue.
address

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LIABILITY SUMMARY

File No. 12761.

Re: (Mrs. Toshiro) LTD - Dec. 22, 1945.

The above named Japanese declared on her JP Form, signed 24th October, 1945, by "Take Kato s.p. Toshiro SHIMIZU" (her daughter) that she had no Personal or Trade Liabilities.

However, a claim for \$2.11 was lodged against Mrs. T. LTD. After asking her several times to authorize payment of this claim, Mr. T. Toshiro finally wrote to her on March 14th, 1946, as follows: "We would again remind you that there is a claim against you of \$2.11 by the B.C. Electric Railway Co., and in view of your failure to reply to our previous letters, will you please note that unless we hear from you by March 25th we shall pay this amount from your account." There was no reply to that letter, and on March 25th, 1946, a cheque for \$2.11, in favour of the B.C. Electric Railway Co., was issued and charged to her account.

No other claims on record.

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

October 1st, 1946.

W. A. GIBSON
W. A. GIBSON

12761/76

PERSONAL PROPERTY SUMMARY

File No. 11781

Re: Naka KATO (Mrs. Tosaku)
Reg. No. 05648.

July 14, 1947.

Chattels: In the space provided for the declaration of chattels on the JP form signed by the above Japanese person "perYoshiye Sekina", a daughter, this person declared "none". The original declaration, our Form J card, signed by Naka Kato in Japanese does not reveal chattels. However, according to the information on this file some goods were found at 258 -E.46th Avenue, Vancouver and sold in Mrs. Kato's name. (See Supplementary Summary attached).

Specified Articles: No Specified Articles belonging to the above Japanese person are revealed on this file.

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

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

E. Robertson
E. Robertson.

REAL PROPERTY SUMMARY

JAPANESE NAME: Naka (Mrs. Tosaku) KATO Reg. No. 05648. File No. 11781.

CATALOGUE NO: 402.

PROPERTY ADDRESS: 258 East 46th Avenue, Vancouver, B. C.

LEGAL DESCRIPTION: City of Vancouver, Lot 5, Block 8, District Lot 647, Group 1, New Westminster District, Plan 2324.

TITLE: Registered in the name of Naka KATO.

ENCUMBRANCES: 82690 H. 12/8/30. 1.47. Canadian Financiers Trust Company. Mortgage for \$800. Due 29/7/33. Int. 10%.

16100 H. 10/2/40. 11.22. The London & Western Trusts Company Limited. Assignment of 82690 H. (Inter alia).

No indication of any unregistered charges.

Vesting Order filed No. 35373, dated December 8th, 1942.

ASSESSED VALUES: Land - \$270.00
Improvements - \$750.00 - \$1020.00. Taxes - \$33.59.

CLASSIFICATION: This is a 1 storey 5 room dwelling built on a 33' x 120' Lot. The house is in a very bad condition. The valuator reported October 4th, 1943, as follows: "This property is located on the South side of 46th Avenue, One block East of Fraser Avenue. A very old and poorly built dwelling consisting of 5 rooms, Living room, Dining room, kitchen, two bedrooms, bath and toilet. No furnace, no fireplace. Full basement on cement foundation. Board floor in basement, badly decayed and will have to be renewed. The floors in the main rooms are in very poor condition. The walls have been newly decorated. The dwelling requires new front steps and also new steps from the rear hall to basement. The roof is leaking badly and will have to be replaced. The exterior requires painting. The entire property has had very rough usage and is in a badly run down condition. In my opinion the present valuation is \$900.00, in its condition. - F.A. Cleland".

HISTORY OF ADMINISTRATION: This property was leased on a monthly basis to Frank P. Reeve by Naka KATO. London & Western Trust Co. Ltd., acting as rental agents upon evacuation of KATO. Consideration - \$18.00 per month payable in advance as from November 27th, 1942. The London & Western Trust Co. Ltd., held a Mortgage against this property, and part of the rents were applied each month on the Mortgage and Interest.

Rents collected - \$270.00 against which were the following charges:

Repairs re frozen pipes,	
relining the toilet tank and	
new range boiler	\$65.16
Payment acct. Mortgage & Int.	160.00
Water Rates	14.75
Commission	13.50
	<u>\$253.41</u>

SOLD:

To Margaret Muller for \$1,000.00 as at January 12th, 1944.
Approval of Advisory Committee - December 29th, 1943.

Funds released to the credit of Naka KATO as at January 13th, 1944,
against which were the following charges: Real Estate Commission -
\$50.00, Valuation - \$5.00, Advertising - \$4.00, Registration Fees -
\$4.50, Vendor's share 1944 Taxes - \$1.01, Vendor's share of Water
Rates \$0.42, Balance of Mortgage - Principal \$603.23
Interest 2.68
Fees 3.50 - \$609.41 =

\$674.34, leaving a net credit of \$325.66 from said transaction.

Adjustments as at January 12th, 1944, to the amount of \$5.80 being
Purchaser's share of Unexpired Fire Insurance Premiums, were placed
to the credit of Naka KATO'S account.

The following Fire Insurance Policy:-

Liverpool Manitoba Insurance Co., Policy No. 29741 - \$2,000.00,
covering on the dwelling, was transferred to Margaret Muller as at
2nd March, 1944.

OLD CERTIFICATE OF TITLE

No. 32450-K:

Was on deposit in the Land Registry Office, Vancouver, B. C.

Certificate of Title No. 98080-L in the name of Margaret Muller, was
handed to her on the 22nd March, 1944. A signed receipt of even date
is on file acknowledging same.

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

October 1st, 1946.

D. A. Cramer
D. A. CRAMER.

DAC:JB

CHATEL'S SUMMARY

File No. 11781

Mrs. Tosaku (Maka) KATO

Reg. No. 05648

When registering with the Custodian the above Japanese person signed our Form J card in Japanese under date of August 8, 1942. However, as Mrs. Kato had not declared her real property at 258 E. 46th Avenue, Vancouver, a JP Form was filled in and signed "Maka Kato per Yoshiye Sakine" (a daughter), under date of October 24, 1942, two days before their evacuation from Vancouver. On neither of the above declarations did Mrs. Kato declare chattels as being left in the protected area. The JP form states "none" in the space provided for the declaration of chattels.

However, in a letter on file dated March 2, 1944 from our Protection Department to the tenant of the above premises, we request the tenant to allow Sgt. Kato, a son, to remove from 258 E. 46th Avenue any belongings of the former Japanese owner, Mrs. Maka Kato, thus indicating that chattels had been left by the above Japanese person at the time of evacuation. A subsequent memo on file dated March 24, 1944 states that our Mr. Peters was informed through the purchaser of this Japanese property that some chattels were in the basement.

According to Custodian Inventory No. 508 a "box" was removed from the above address to 992 Powell Street on March 27, 1944 and goods were sold in Mrs. Maka Kato's name at Vancouver Auctions 16 and 36 held on April 5, 1944 and December 7, 1945 respectively (See Schedule attached), and the funds therefrom credited to her account with this office.

A memo on file dated April 7, 1944, reveals that a cooler and meat safe were abandoned as of no value, being broken and damaged beyond repair.

As no chattels were declared by the above Japanese person, or any member of her family (file-666, 839, 2485, 3817, 12345 and 12982 having been checked) a letter is being directed to Mrs. Kato, before releasing these funds, to ascertain whether any chattels were left by her in the protected area or if the goods left on the premises formerly owned by her were the property of some friend or relative.

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



E. Robertson,
July 14, 1947.

Notes: On August 30, 1947 one of Mrs. Kato's sons called at the office and at that time advised his mother was unable to read English. Therefore when re-mitting all funds in her account, with exception of those from chattels, we sent a copy of our letter to Mrs. Kato, to Mr. Adams, Dept. of Labour Supervisor at New Denver, requesting him to question her regarding that portion of our letter asking if she left any goods at 258 E. 46th Avenue, and what they were. We also asked her to advise if any chattels were left there by any friends or relatives. Mr. Adams replied on October 27/47 stating on questioning her re-

Naka KATO (Mrs. Yosaku)

Reg. No. 05648

File 11781

CHATELS SCHEDULE

Stated to have been
left at 258 E. 46 Ave.
by Mrs. Kato (see
Mr. Adams' ltr. Oct.
27/47)

Chairs

Auctioned

Apr. 5/44 (5 chairs)

Other Disposition

Tables

Not found

1 large crock

Apr. 5/44

1 small crock

Apr. 5/44 (this is being taken as sold among
"crockery")

1 small Buddhist Shrine

Not found

Light bulbs and
Extension cords

Apr. 5/44 (miscellaneous)

Other small stuff

Apr. 5/44: Carton of crockery
2 bowls & crockery
2 pails & contents
Large pan & 18 platters
Box of crockery
Jug & shades
Clock
Dec. 7/45: Pots & pans
Platters & cutlery
Pots & pans

Also sold at auction 16, Apr. 5/44:

Fish net floats - \$2.50 gross.

Abandoned: (7/4/44)

1 cooler (broken)
1 meat safe (damaged
beyond repair).

No chattels were declared by the above Japanese person but goods, shown above, were removed from 258 E. 46th Avenue and sold at public auction in Mrs. Kato's name and the net proceeds of \$11.77 credited to her account with this office. As stated in the summary attached (see 2nd paragraph) goods were apparently left at this address by the Katos, and as there is no indication on file that any other person left goods stored at the premises formerly occupied by the Katos it is being assumed that the goods found by the Custodian at that address belonged to the Katos and the proceeds from the sale of such goods are now being remitted to Mrs. Kato, thus closing her account with this office.

U.R.
Oct. 30/47

NAME WILLIS, Wm (Jr) (Jr)

REGISTRATION NO. 08448

FILE NO. 11381

The following chattels were sold by public
 auction at Wm Willis, Auctioneer, B.C. April 8, 1941.

Curtain of crockery	\$ 0.25
Jug & shades	0.35
Miscellaneous	0.40
2 Bells & crockery	0.45
2 Pails & contents	0.60
Large Pan & 12 Platters	0.45
Clack	2.00
Box of crockery	0.25
Crock	0.35
3 Chairs	1.50
Fish net floats	2.50

Total:

\$ 11.30

Less Expenses: (Auctioneer's Fee: \$1.10
 (Advertising: 0.23
 (Moving: 1.30

\$ 2.83

Net Proceeds Credited:

\$ 8.47

Members of Custodian Staff Present. Mr. Willis

Extracted from Auctioneering list No. Vancouver 16

Remarks. *no inventory on file*

MEMORANDUM

File 11781

May 16, 1944.

To: Mr. Green

From: Mr. Spain

Re: Mrs. Naka Kato

258 East 46th Ave.

All chattels as listed were removed from the above address
to 992 Powell Street Warehouse where they were included in our
Vancouver Auction No. 16 on April 5th, 1944.

Geo. W. Spain

GBS/pls

Noted

Warehouse...992 Powell St.

FILE NO.11781.....
NAME.....KATD N.....
ADDRESS.....258 E 46th.....

Date...AP 7: / 44

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

1 Cooler. (Broken)
Meat Safe
(Damage beyond repair)

Johnston

Auctioneer.....

W. H. Thompson

The above mentioned articles have been abandoned

W. H. Thompson

KATO, Naka (Mrs. Tosaku)
258 E. 46th Ave., Vancouver, B. C.
Evac. File 11781



Picture Taken April 29, 1943

CLAIM

File No.

11781

3217

DATE

Shown on New List

CREDITOR

B. C. Electric Railway Co. Ltd.

DEBTOR

M^{rs} T. KATO
258 E. 46th Ave.,
Vancouver, B. C.

AMOUNT OWING

\$2.33

AGENT

Nil.

ORIGINAL FILE

G-68

3519

This Indenture

triplicate
Made (in duplicate) this twenty-ninth day of July in the year of our

Lord one thousand nine hundred and forty-three

In Pursuance of the "Short Form of Mortgages Act"

Between

NAKA KATO, Wife of Tosaku Kato, of 258-46th Avenue
East, in the City of Vancouver, in the
Province of British Columbia,

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

(hereinafter called the Mortgagor)
of the **FIRST PART**

AND

CANADIAN FINANCIERS TRUST COMPANY, a Company incorporated
and registered under the laws of the Province of British
Columbia and having its head office at Vancouver, in the
Province aforesaid,

(hereinafter called the Mortgagee)
of the **SECOND PART**

TOSAKU KATO, Lumberman, of 258-46th Avenue East, in the
City of Vancouver, in the Province of British Columbia.
hereinafter called "the Guarantor" of the
third part.

WITNESSETH that in consideration of the sum of Eight Hundred-----

(\$800.00)-----Dollars of lawful money of Canada now paid by the said
Mortgagee to the said Mortgagor (the receipt whereof is hereby acknowledged), the said Mortgagor
DOTH GRANT and Mortgage unto the said Mortgagee, his heirs and assigns **FOREVER:**

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

Province of British Columbia, more particularly known and described as Lot Five (5), Block
Eight (8), District Lot Six Hundred and Forty-seven (647), Group One
(1) New Westminster District, according to the registered map or plan
of the said subdivision, deposited at the Land Registry Office in
the City of Vancouver, in the said Province and numbered 2324.

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

PROVIDED this mortgage to be void on payment of Eight Hundred

Dollars of lawful money of Canada, with interest at

Ten (10) per cent. per annum, both before and after maturity, as follows: The said principal sum

of \$800.00 ~~is to be paid~~ shall be and become due and payable by

instalments of fifteen Dollars (\$15.00) per month on the 29th day of

each and every month, until the 29th day of July, 1933, when the

balance shall be and become due and payable, the said payments to in-

clude interest at the said rate, computed monthly on the balance from

time to time remaining unpaid, and deducted from each payment, leaving

the balance to apply on the reduction of the principal. The first of

such monthly payments to be made on the 29th day of August, 1930

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

on the

day of

in each and every year

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

and payable on the 29th

day of August, A.D. one thousand

AND TAXES and performance of Statute Labor.

THE said Mortgagor **COVENANTS** with the said Mortgagee **THAT** the Mortgagor will pay the

Mortgage money and interest and observe the above proviso. **THAT** the Mortgagor will pay as and

when the same may be demanded, all or any tax or taxes that may at any time during the continuance

of this security be levied on the said lands and premises.

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

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

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

incumbrances.

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

requisite.

AND THAT the said Mortgagor has done no act to incumber the said lands. **AND THAT** the said

Mortgagor will not permit a lien to be acquired against the said lands under the "Mechanics Lien

Act" or any amendment thereof.

AND THAT the said Mortgagor will insure the buildings on the said lands to the amount of not less

than their full insurable value in currency.

AND the said Mortgagor doth **RELEASE** to the said Mortgagee **ALL** his **CLAIMS** upon the said

lands, subject to the said proviso.

AND the said Tosaku Kato, as Guarantor, hereby guarantees the full and complete payment of all moneys hereby secured and said guarantee shall be a continuing guarantee and shall not be affected in any way by time being given to the Mortgagor or by any of the Mortgagee's powers or remedies being by him waived or not observed.

THE MORTGAGOR has the privilege of increasing the payments of the said mortgage by larger amounts than hereinbefore mentioned provided that no payments of principal or interest are in arrears and provided that such repayments are in multiples of \$100.00 and are accompanied by three months interest in advance on the amount repaid, by way of bonus.

THE ATTACHED IS A COPY OF THE INDENTURE OF MORTGAGE BETWEEN
NAKA KATO AND CANADIAN FINANCIERS TRUST COMPANY DATED JULY
29th, 1930. I HEREBY CERTIFY THAT THE ACTUAL PARTICULARS AS TYPED
IN ARE CORRECT. I ALSO CERTIFY THAT THE PRESENT CLAUSES, ALTHOUGH
NOT WORDED EXACTLY AS IN THE ORIGINAL GIVE THE SAME REMEDIES.

JANUARY 15, 1943.



A Notary Public in and for
Province of British Columbia

PROVIDED that the said Mortgagee on default of payment for

month

may on

notice enter on and lease or sell the said lands, **PROVIDED** that the Mortgagee may distrain for arrears of interest; **PROVIDED** that, in default of the payment of the interest hereby secured, or taxes as hereinbefore provided, the principal hereby secured shall become payable.

PROVIDED ALSO, that no purchaser at any sale purporting to be made in pursuance of the aforesaid power, shall be bound or concerned to see or enquire whether any such default has been made or continues, or whether any such notice has been given as aforesaid, or as to the necessity or expediency of the stipulations subject to which such sale shall have been made, or otherwise, as to the propriety of such sale or regularity of its proceedings, or be affected by notice that no such default has been made or continues, or notice given as aforesaid, or that the sale is otherwise unnecessary, improper or irregular; and notwithstanding any impropriety or irregularity, or notice thereof to such purchaser, the sale as regards such purchaser shall be deemed to be within the aforesaid power and be valid accordingly, and the remedy (if any) of the Mortgagor, in respect of any impropriety or irregularity whatsoever in any such sale, shall be in damages only.

PROVIDED that until default of payment the Mortgagor shall have quiet possession of the said lands.

PROVIDED ALSO that any notice or notices to be given under the provisions of this Mortgage may be effectually given during the lifetime of the said Mortgagor or after his death by leaving such notice or notices with some person on the said lands, if occupied, or by posting the same thereon, if unoccupied, or at the option of the Mortgagee by publishing the same in two consecutive issues of some newspaper published or circulating in the

of

and such notice or notices shall be sufficient, though not addressed to any person by name, and notwithstanding any person to be affected thereby may be unborn, unascertained or under disability.

AND it is hereby agreed that in the event of the Mortgagor failing to pay any taxes or Mechanic's Liens as aforesaid, the Mortgagee may pay the same and the amount so paid shall forthwith become part of the principal hereby secured, and be a charge on the said lands in favour of the Mortgagee, carrying interest at the rate aforesaid, prior to all claims thereon subsequent to these presents, and shall be payable forthwith.

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

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

SIGNED, SEALED and DELIVERED

In the presence of

Signature of Witness

Street Address

City or Town

Occupation of Witness

TRIPPLICATE

Dated July 29th, 1943

NAKA KATO

AND

CANADIAN FINANCIERS TRUST CO.

INDENTURE
OF
Mortgage

(SHORT FORM)

The Charter & Statute Co. Limited, Law Firm and Solicitors
Vancouver, B.C. Form No. 1

Lot 5, Block 8, D.L. 647,
Vancouver, B.C.

G.H. DORRELL,
Barrister-at-law.

A Notary Public in and for the Province of British Columbia
A Commissioner for taking Affidavits within British Columbia
NOTES.—Where the words making the acknowledgment is generally known to the officer taking the same, strike out the words in brackets.

3 I hereby certify that, on the _____ day of _____, 1943, at _____ in the Province of British Columbia, (whose identity has been proved by the evidence on oath of _____ who is) personally known to me, and that he is the _____ who subscribed his name to the annexed instrument as to the said instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia. IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____ British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and forty _____

Acknowledgment of Officer of a Corporation

Province of British Columbia }
To Wit: }
1, _____ of the _____ in the Province of British Columbia, make oath and say: }
1. I was personally present and did see the within instrument duly signed and executed by the part _____ thereof, for the purposes named therein. }
2. The said instrument was executed at _____ }
3. I know the said part, and that }
4. I am the subscribing witness to the said instrument and am of the full age of twenty-one years. }
Sworn before me at _____ in the Province of British Columbia, this _____ day of _____, 1943.
A Notary Public in and for the Province of British Columbia
A Commissioner for taking Affidavits within British Columbia

A Notary Public in and for the Province of British Columbia
A Commissioner for taking Affidavits within British Columbia
NOTES.—Where the words making the acknowledgment is generally known to the officer taking the same, strike out the words in brackets.

3 I hereby certify that, on the _____ day of _____, 1943, at _____ in the Province of British Columbia, (whose identity has been proved by the evidence on oath of _____ who is) personally known to me, appeared before me and acknowledged to me that _____ the maker thereof, and whose name _____ executed the same voluntarily, and _____ of the full age of twenty-one years. IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____ British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and forty _____

AFFIDAVIT OF WITNESS

11781

Kate Hahn (Mrs. Teneke)
222 - 45th. Ave. East,
Vancouver, B. C.

REAL ESTATE

October 30th, 1942.

1. This property is located on the South side of the Street and is the first house property East of Main Street. The first four or five lots are vacant and uncleared (light clearing).
2. The house is a one-storey frame house, old style, with full basement, board floor, rough state, no furnace although there is a chimney built for furnace connections. The basement has two small store rooms. The house rests on a two-foot cement base and the basement appears to be quite dry. This is an old property and the present tenant informed the inspecting officer that the evanuse had resided there about thirty years. The house requires paint, the back stairs to yard have been replaced recently and the present tenant has done some decorating. The houses on the opposite side of the street and East of this property are of a better class and consist chiefly of workers' homes and present a very neat appearance generally.
3. No Inventory (Tenant)
4. Policy Liverpool Manitoba Insurance Company for \$2,600.00.
(Not verified)
5. Mortgage \$709.27 with Interest @ 6%. (Verified)

 "1942" Assessment
 Land \$270.00
 House 750.00

 Taxes "1942" \$32.25 paid. (Verified)
6. This property is now rented to Mr. Hector MacDonald, an employee of the B. C. Electric Ry. Co. at a monthly rental of \$18.00. We suggest that this arrangement be continued.

The London & Western Trusts Company Limited
Per.....*John Hamilton*

THE LONDON & WESTERN TRUSTS
COMPANY LIMITED

EXECUTORS AND TRUSTEES

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 11 1942

455 HOWE ST.
VANCOUVER, B. C.

December 9th., 1942.

Your File No. 11781

Our File No. 6541/17

Re: Kato, Nake (Mrs.
Tosaker) - 257 E.
46th. Ave.

258-2 46th

Office of The Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
Vancouver, B. C.

*Mr. McLeod
Filed
12-11-42*

Dear Sir:

Further to our letter of the 8th. instant
in regard to Mortgage payments now owing to this Company
by the above-named evacuee.

We advise that a Mr. McLeod, a friend of
the evacuee, collected the monthly rentals on this property
and paid the funds over to the evacuee and we have been in-
formed that the last payment of rent of \$18.00 due on the
27th. of November, 1942 was handed over to the evacuee about
that date, a few days before the evacuee's final evacuation
to one of the Camp's.

The evacuee was to pay this Company the sum
of \$10.00 on the 29th. of each month, funds to be applied
on principal and interest, and is now behind two payments,
namely the 29th. October, 1942 and the 29th. November, 1942.
As the evacuee has kept the full amount of the October and
November 1942 rentals on this property instead of making
usual payments on the due dates, we are therefore retaining
the December 1942 rental of \$18.00 and the sum of \$12.00 out
of the January 1943 rental in order to bring his payments
up to date as at the 29th. January 1943.

We would thank you to confirm our action in
this connection.

We might add that the evacuee may have required
the proceeds of the two months' rental to arrange for his
moving, etc., although he thoroughly understood that these

THE LONDON & WESTERN TRUSTS
COMPANY LIMITED

Office of The Custodian

-2-

December 9th., 1942.

payments must be provided for on the monthly due dates of the
Mortgage Agreement.

Yours truly,

John H. H. H. H.

Trusts Department

GH:MS

✓
11781-Mrs. Tosaku Naka KATO
Your file no. 6541-17

December 10, 1942. *

The London & Western Trusts Co. Ltd.,
455 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: ^{46th} 258 East 4th Avenue

We acknowledge receipt of yours of the 8th instant in respect to the above evacuee, and thank you for same.

It will be in order for you to retain \$10.00 per month out of the rental of \$18.00 per month, and apply on principal and interest of the mortgage which you hold against this property. However, we shall be obliged if you will make returns to this office each month, on the rental forms supplied you by us, so that we shall have a true picture of the situation all the time. In making monthly deductions please indicate how much of the \$10.00 is for principal and how much for interest for the information of our accounting department.

We shall need a copy of the mortgage, and ask that you kindly forward same at your early convenience.

Yours truly,

G. D. Milson,
Administration Department.

[Signature]
EES:JLH

✓
Rec'd
12-14-42

THE LONDON & WESTERN TRUSTS
COMPANY LIMITED
EXECUTORS AND TRUSTEES

TELEPHONE
MACHINE 5231
EVACUATION SECTION
Rec'd FEB 9 1943
File No. 117 1/4 3817
Ans. J. H. H. H.
Referral

455 HOWE ST.
VANCOUVER, B. C.

February 8th, 1943.

Re: Your File No. 19781 & 3817.
Our File No. 6541/17 - Naka
Kato & Tosaker Kato, 258 -
45th Ave. E., Vancouver, B. C.

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

Dear Sir:

We beg to advise you that the plumbing in the above named premises requires attention immediately. Owing to the recent severe weather the pipes have burst and caused considerable damage. We have had our plumbers inspect the system there and they advise us that it is absolutely necessary to have the plumbing replaced and put in shape, and the estimate of this cost is \$30.00 to \$35.00. As the rental of this property is only \$18.00 per month, and monthly payments against this amount of \$10.00 in regard to the mortgage, it would be necessary to arrange with our plumbers to make several monthly payments to take care of the account, and we think they would be agreeable to this arrangement.

Would you kindly give us your authorization to proceed with this work, by return mail, and oblige,

Yours truly,

John Hamilton
Trusts Department.

G.H/ER

THE LONDON & WESTERN TRUST
COMPANY LIMITED

EXECUTORS AND TRUSTEES

EVACUATION SECTION
MAY 17 1943
File No. *18. 276*
Ass. *Anderson*
Referred *Anderson*

455 HOWE ST.
VANCOUVER, B. C.

May 15th., 1943.

Your File #3817 & 11781
Our File #5541/17
Kato Naka (Mrs. Tosaku)
Kato Tosaku - 258 East
46th. Ave.

The Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

It will be necessary to replace the water tank in premises as named above. We had the Hodgson Plumbing Co. inspect the tank with a view to having it repaired or plugged and they report that it is beyond repair.

They have quoted us a price of \$18.00/20.00 to instal a new tank complete and claim to have one in stock. As this product is rather scarce on the market, we think it advisable to have this work done now.

You will recall that we did considerable work to the water system at the time of the freeze up which account we have not fully settled but are doing so monthly under an agreement with the plumbing firm and who are also agreeable to installing new tank payable on monthly terms.

We would thank you to let us have your confirmation to proceed with this work.

Yours truly,

James Macleod
Trusts Department.

GH:MF

11781
R.H.K.

258 East 46th. Ave.,
September 16, 1943.

The Custodian,
606 Royal Bank Building,
675 Hastings St. West,
Vancouver, B. C.

Dear Sir:

358 - E. 46th Ave.
11781 ✓

I herewith submit to you
a cash offer of \$800.00 (Eight hundred dollars)
for the purchase of property as described in
your catalogue as No. 402, page 13, Group "C".

Enclosed herewith is
Postal Money Order in the amount of \$80.00
(Eighty dollars) which represents 10% of the
cash offer.

Yours truly,

Frank P. Reeve

J. Sherrin
ans

\$900⁰⁰

TELEPHONE
PACIFIC (121) 4102



F. A. CLELAND
A JUSTICE OF THE PEACE
FINANCIAL & INSURANCE BROKER

REPRESENTING
SCOTTISH CANADIAN
ASSURANCE CORPORATION
THE BRITISH CANADIAN
INSURANCE CO.
RENTAL AGENT
MONEY TO LOAN

ROOM 22
830 PENDER STREET, W.
VANCOUVER, B.C.

October 4th. 1943.

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

Rec'd	OCT 5 1943
File No.	
Ans.	
Referred	

Dear Sirs:-

Re Catalogue # 402. ✓

Lot 5, Block 8, Dist. Lot 647, known as 258 East 46th Ave.
Lot 33' x 120'

This property is located on the South side of 46th Avenue, One block East of Fraser Avenue. A very old and poorly built dwelling consisting of 5 rooms, Living room, Dining room, Kitchen, two bedrooms, bath and toilet. No furnace, no fireplace. Full basement on cement foundation. Board floor in basement, badly decayed and will have to be renewed.

The floors in the main rooms are in very poor condition. The walls have been newly decorated. The dwelling requires new front steps and also new steps from the rear hall to basement. The roof is leaking badly and will have to be replaced. The exterior requires painting. The entire property has had very rough usage and is in a badly run down condition.

In my opinion the present valuation is \$900.00, in its condition.

Yours very truly,

F. A. Cleland

FAC/C .

FOUNDED 1871

**The Merchants' Marine Insurance
Company Limited**



E. L. MARSHALL
MANAGER
FOR CANADA AND NEWFOUNDLAND

OF LONDON, ENGLAND

HEAD OFFICE FOR CANADA, INSURANCE EXCHANGE, MONTREAL

VANCOUVER, B.C.

BLACK, GAVIN & CO., LTD.
MEDICAL-DENTAL BUILDING
883 HORNBY STREET
PACIFIC 8838

November 10th, 1943.

NOV 11 1943
File No.
Ans. *Referred*
Referred *out to Oranet*

The Custodian of Enemy Property,
Japanese Section,
Royal Bank Bldg.,
Vancouver, B. C.

Dear Sirs:

Re: Your File No. 11791--M. Kashino

With further reference to the above property
we have had the Discharge of Mortgage completed by
Mrs. Gregson and we are holding same in this office
pending settlement.

The amount owing is as follows:

Principal	\$ 1,200.00
Interest to November 20th, 1943.	21.00
Cost of Discharge, etc.	5.00
<u>Total</u>	<u>\$ 1,226.00</u>

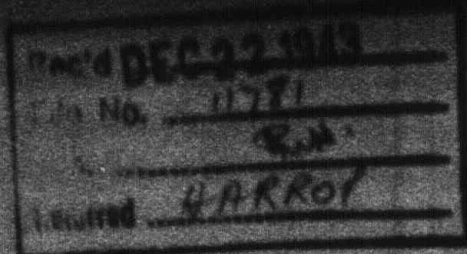
Thanking you for your attention to this
matter, we remain,

Yours very truly,

BLACK GAVIN & CO. LTD.

U.C. Beach

A. G. Black;db



Vancouver B.C.
508 E. 45 ave.
Dec. 22nd 1943.

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

Cat 408

Dear Sir:

I herewith make an application for the dwelling place, 258 E. 46 ave, Lot 5 Bl. 8, D.L. 647 making an offer of one thousand dollars. I enclose 10% of this amount in cash, and promise cash as soon as the Committee has decided in my favor. Enclosed are \$100 in cash.

Sincerely yours.

Philip Mueller

508 E. 45 ave

phone FR 3412

11781

29th December, 1943.

Philip Mueller Esq.,
508 East 45th Avenue,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 102
258 East 46th Avenue

Your letter of the 22nd instant enclosing \$100.00 in cash and offer to purchase the above property for the sum of \$1,000.00 has been received and considered.

This is to advise you 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 \$900.00.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the Transferee 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.

A statement of adjustments of taxes, etc. will then be prepared, including registration fees, and forwarded to you, after which the documents will be submitted for registration.

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

Yours truly,

F. G. Shears,
Director.

FMS

508 East 45th Ave.
Vancouver B.C.

Office of Custodian
Royal Bank Building
Vancouver B.C.

Jan 11th 1944

Rec'd	JAN 11 1944
File No.	11781
Ans.	G.W.B.
Referred	HARROP

Dear Sir,

Re 258 East 46th Ave.
Cat. No 402.

I am paying into your office today
the sum of nine hundred dollars,
\$900.00 being balance of purchase
price on above property.

The Property is to be registered in the
name of ~~Mr. J. Muller~~

Mrs Margaret Muller, British Subject
Housewife,

508 East 45th Ave.,

Name of husband.

Mr Jacob Muller

508 East 45th Ave.
blacksmith

Yours Truly,

Philip Muller.

phone. FR. 3412

January 19th, 1944.

REAL PROPERTY MEMORANDUM

FILE NO: 11781
NAME: Haka KATO
CATALOGUE NO: 402
RE: 258 East 46th Avenue, Vancouver, B.C.
Dwelling.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, Lot 5, Block 8,
District Lot 647, Group 1, New
Westminster District, Plan 2324.

Encumbrances: 16100 M. The London & Western Trusts
Co. Ltd. Mortgage for \$800.00.
Balance due Dec. 23/43 - \$610.18.
To be paid from proceeds of sale.

Taxes: 1943 taxes of \$33.59 unpaid. No arrears.

Vested: No. 35373

VALUATION BY APPRAISER: \$900.00
AMOUNT OF BID: \$1000.00
APPROVED BY ADVISORY COMMITTEE: December 29th, 1943
AMOUNT RECEIVED BY CUSTODIAN: \$1000.00
NAME OF PURCHASER: Margaret Muller

KWW/W

K. W. WRIGHT

11781

506 Royal Bank Building,
Vancouver, B.C.

19th January, 1944.

G.W. McPherson, Esq.,
Executive Assistant,
Office of the Custodian,
Victoria Building,
Ottawa, Ont.

Dear Mr. McPherson:

Re: Catalogue No. 402
258 East 46th Avenue

I am enclosing herein request for registration in the name of the Secretary of State and deed in favour of Mrs. Margaret Waller for signature of the Deputy Custodian.

This property is registered in the name of Mrs. Maki Kato. Her son, C.Q.M.S. S.A. Kato, #K76231, has been serving in the Canadian Army overseas and has returned to Vancouver.

A memorandum on our file indicates that his Mother is prepared to transfer this property to him if she could obtain the consent of the Minister of Justice.

Even if this property was registered in his name, and although he has served in the Canadian army, it is my understanding that the policy of orderly liquidation would apply. It would therefore appear to be in order for the enclosed documents to be completed and I am merely bringing this matter to your attention.

Yours very truly,

F. G. Shears,
Director.

FGS/TMR

encl.

EVACUATION SECTION	
Rec'd	JAN 28 1944
File No.	11781
Ans.	Phd
Referred	Spilcom

Slocan,
British Columbia,
January 25th, 1944.

The Custodian of Enemy Property,
Vancouver, B. C.

Dear Sir:

This is my authority to you to negotiate
and transfer my house and Lot, situated on 46th Avenue East
to my son

158 3 46

Shigeo KATO No. K76201, C. Q. N. S.

He has returned from Overseas and is now
stationed at Vancouver, B. C. At present he is living in
suite of rooms - 1544 Barclay Street and the fact of transfer-
ing this property will provide him with a home and save him
considerable money.

Trusting that you may be able to arrange
this.

Yours faithfully,

Witness
W. B. G. G. G.

KO KA KATO.

su.

THE LONDON & WESTERN TRUSTS
COMPANY LIMITED

EXECUTORS AND TRUSTEES

EVACUATION SECTION	
FEB 16 1944	
File No.	11781
Ans.	h
Referred	Cramer

455 HOWE ST.
VANCOUVER, B. C.

February 16, 1944.

Re: Mrs. Waka Kato
Mtg. re Lot 5, Blk.
8, D.L. 647 or 256
East 46th Avenue -
Our file #2176/31.

Office of The Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sirs: Attention: Mr. Cramer.

We are setting out below statement showing
the balance due on the above mortgage as at February
25th next:

To Balance Principal	\$603.23.
" Accrued interest to February 25th	2.68.
" Discharge fee	3.50.
	\$609.41

Yours truly,

A. L. Hughes

Accountant

ATW:ems

11701

March 4th, 1946.

Mrs. Saka KATO,
Registration No. 05648,
Bay Farms,
Sloven, B. C.

Dear Madam:

Re: Catalogue No. 402
258 E. 46th Ave., Vancouver, B.C.
5/8/647.

With reference to the sale of the above real property in January 1944, about which you have been fully advised, we enclose for your records a revised statement showing the net proceeds of this sale, together with a statement of your account, which shows a credit balance of \$266.74 in May, 1944. Since that date there has been credited to your account the sum of \$3.50 being the net proceeds from the sale of some odd chattels, so that the present credit balance in this account is \$270.24.

We would again remind you that there is a claim against you of \$2.33 by the B. C. Electric Railway Company and in view of your failure to reply to our previous letters, will you please note that unless we hear from you by March 20th we shall pay this amount from your account.

Yours truly,

P. Donnet,
Administration Department

PD/ER
Enc. 2.

STATEMENT RE SALE OF:

Catalogue No: 402
 Street Address: 298 E. 46th Ave.,
 Legal Description: Vancouver, B.C.
 5/8/67.

Name: KATO, Saka

File No: 11761

Reg. No: 09646

Date of Sale and Adjustments January 12, 1966

	Debit	Credit
Sale Price		\$ 1000.00
Real Estate Agents Commission	\$ 50.00	
Charge for Valuation	5.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	4.50	
Encumbrances:		
Unpaid Vendor		
Mortgage	609.41	
Arrears of Taxes		
Other Charges		
Adjustments:		
Fire Insurance		5.80
Taxes	1.01	
Water	.42	
	<u>674.84</u>	<u>1005.80</u>
Net Proceeds credited to your account		330.96

Date: February 8, 1966

Compiled by: ... George Peters

Debit

File No. 11761
Reg. No. 05646

Date	Particulars	Debit	Credit	Balance
March 25	Balance as per statement sent Advertising property	\$ 4.00	\$ 293.47	
May 11	Proceeds Auction Sale Land Registry Office - Certificate of Emancipation	1.00	6.27	
May 26	Cheque to you	30.00		
		<u>35.00</u>	<u>299.74</u>	

GR \$ 266.74

Catalogue No. 412

File No. 11701

258 East 46th Avenue

5/8/47

ACCOUNTS

As of January 12, 1944 - 12 days.

Debit purchaser

Registration fees on Deed. \$1,000.00	\$ 6.00
10/72 x \$11.00 Insurance premium	5.80
(on 8/8/45)	

Total debits

\$ 11.80

Credit purchaser

11/265 x \$33.59 Seller's proportion of taxes for 1944	\$ 1.02
11/104 x \$ 7.00 Water	.42
Rent collected from Jan. 12 to Feb. 26 - 45/31 x \$17.10	24.82

Total credits

\$ 26.25

Less total debits

11.80

Net credit due to purchaser

\$ 14.45

as to Mrs. Margaret Miller.

Catalogue No. 402
File No. 11781
258 East 46th Avenue
5/8/647

Receipt of Certificate of Title No. 98080-L is by me hereby acknowledged and
I agree that all adjustments and incidents in connection with the sale to me
of property covered by the said certificate have been settled.
Receipt is also acknowledged of Liverpool-Manitoba Assurance policy No. 29741
together with assignment thereof in quadruplicate.

Dated at Vancouver, B. C., this 22 day of March 1944.

Mrs Margaret Muller

Catalogue No. 402
File No. 11781

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

Dear Sirs:-

Re: 258 East 46th Avenue

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,

Mrs. Margareth Muller
Signed

Envelope No. 422

File No. 13761

235 East 46th Avenue

5/8/47

ADJUSTMENTS

As of January 12, 1944 - 12 days.

Debit purchaser

Registration fees on Bond, \$1,000.00	\$ 6.00
30/72 x \$11.00 insurance premium (on. 5/8/45)	5.80

Total debits

\$ 11.80

Credit purchaser

11/365 x \$33.99 Seller's proportion of taxes for 1944	\$ 1.01
11/365 x \$ 7.00 Water	.42
Rent collected from Jan. 12 to Feb. 26 - 45/31 x \$17.10	24.82

Total credits

\$ 26.25

Less total debits

11.80

Net credit due to purchaser

\$ 14.45

as to Mrs. Margaret Miller.

11701

March 20, 1944.

Mrs. Naka KATO,
Registration No. 05648,
Bay Farm,
Sloan, D. C.

Dear Madam:

Re: Catalogue No. 402
258 East 46th Avenue
5/8/647

Please be informed that 258 East 46th Avenue has been sold as of January 12, 1944 for the sum of \$1,000.00 which is equal to or in excess of the value attached to these premises by an independent appraiser.

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

The net result of the sale is as follows:

Sale price		\$ 1,000.00
Less Real Estate Agent's Commission @ 5%	\$ 50.00	
* Taxes plus interest	33.76	
* Payment of mortgage	<u>609.43</u>	
	\$ 693.17	<u>693.17</u>
Net credit to your account		\$ 306.83

These funds are available to you in the usual way.

Yours truly,

George Peters,
Administration Department.

GP:ED

cc to D. C. Security Commission.

Vancouver B.C.
508 East 45th. Ave.
March 28th. 1944

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

EVACUATION SECTION	
Rec'd	MAR 30 1944
File No.	11781
Ans.	
Referred	Peters

Dear Mr Peters:

Re File No. 11781

This is to acknowledge receipt of \$14.45 in cheque form,
representing closing of adjustments on sale of Property Re:
Catalogue No. 402, 258 East 46th Avenue.

The present tenant Mr Frank Reeve has also been notified
of arrears in rent and where to forward future payments.

Our sincere thanks to you and your staff for your hospitality
and very good nature in handling this property for us. Be assured,
it was a pleasure in meeting you and making your acquaintance.

Very cordially yours,

Mrs M Muller

Mr. T. (Helen) KATO

File No. 11781
Reg. No. 05648

Date	Particulars	Debit	Credit	Balance
1943 January 18	Rents collected Mortgage Interest Commission	\$ 19.37 10.63 1.60	\$ 36.00	
February 11	Rents collected Commission - London & Western Trust Mortgage Interest	.90 6.52 3.48	18.00	
March 19	Rents collected Commission Interest Repairs & Maintenance	.90 3.42 13.20	18.00	
April 13	Rents collected Commission Interest Repairs & Maintenance	.90 3.42 13.68	18.00	
May 11	Rents collected Interest Commission Repairs & Maintenance	3.42 .90 13.68	18.00	
June 11	Rents collected Commission Repairs & Maintenance Interest	.90 13.68 3.42	18.00	
August 12	Rents collected Commission Repairs & Maintenance Interest	1.80 10.92 23.28	36.00	
September 3	Gk 5010 - Meter rates Jan-June, July-Dec./43 for 258 E. 46th	11.75		
October 8	Gk 5651 - Appraisal Fees	5.00		
October 23	Rents collected Interest Commission	31.20 1.80	36.00	

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943				
October 23	Custodian Ck 5010 - refunded Sundry	\$ 14.75	\$ 11.75	
December 29	Rents collected Interest Commission	41.84 2.70	54.00	
1944				
January 11	Balance of purchase price - 258 E. 46th Ave. - Cat. # 402		900.00	
January 13	Deposit re purchase of 258 E. 46th Ave., - Cat. # 402		100.00	
January 28	Ck 7842 - City of Vancouver taxes - 258 E. 46th	33.59		
February 9	Ck 8070 - City of Vancouver - interest on taxes	.17		
February 16	Rents collected Commission Interest	.90 10.00	18.00	
February 19	Ck 8262 - Paying off Mortgage 5/8/64/1/WMD/2324 - Cat 402	609.41		
February 28	Ck 8391 - Registration of transmission & discharge	10.50		
March 22	Ck 8904 - Mrs. Mary Miller - closing adjustments	14.45		
March 25	Ck 9003 - London & Western Trust Co. - commission re sale of 258 E. 46th	50.00		

CR \$293.47

11781

March 4th, 1946.

Mrs. Saka KATO,
Registration No. 05648,
Bay Farm,
Sloan, B. C.

Dear Madam:

Re: Catalogue No. 402
258 E. 46th Ave., Vancouver, B.C.
5/3/647.

With reference to the sale of the above real property in January 1944, about which you have been fully advised, we enclose for your records a revised statement showing the net proceeds of this sale, together with a statement of your account, which shows a credit balance of \$266.74 in May, 1944. Since that date there has been credited to your account the sum of \$3.50 being the net proceeds from the sale of some odd chattels, so that the present credit balance in this account is \$270.24.

We would again remind you that there is a claim against you of \$2.33 by the B. C. Electric Railway Company and in view of your failure to reply to our previous letters, will you please note that unless we hear from you by March 20th we shall pay this amount from your account.

Yours truly,

P. Doust,
Administration Department

PD/ER
Enc. 2.

c. Left Laidman.

STATEMENT RE SALE OF:

Catalogue No: 402
 Street Address: 258 E. 46th Ave.,
 Vancouver, B.C.
 Legal Description: 5/8/647.

Name: KATO, Baka

File No: 11761

Reg. No: 05648

Date of Sale and Adjustments January 12, 1946

	Debit	Credit
Sale Price		\$ 1000.00
Real Estate Agents Commission	\$ 50.00	
Charge for Valuation	5.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	4.50	
Encumbrances:		
Unpaid Vendor		
Mortgage	609.41	
Arrears of Taxes		
Other Charges		
Adjustments:		
Fire Insurance		5.80
Taxes	1.01	
Water	.42	
	<u>674.34</u>	<u>\$ 1005.80</u>
Net Proceeds credited to your account		331.46

Date:.... February 6, 1946

Compiled by:.... George Peters

File No. 11701
Ref. No. 05608

Debit

Date

Particulars

Debit

Credit

Balance

March 25

Balance as per statement sent
advertising property

\$ 4.00 \$ 293.47

May 11

Proceeds Auction Sale
Land Registry Office - Certificate of Emancipation

1.00 6.27

May 26

Cheques to you

30.00
35.00 \$ 301.74

GR. \$ 266.74

11781

August 18, 1947.

Mrs. Naka KATO,
Reg. No. 05648,
New Denver, B. C.

Dear Madam:

Up to the time of writing we have not received a reply to our letter to you of July 14th, 1947, relative to the ownership of chattels removed from 258 East 46th Avenue, Vancouver and sold at public auction in your name.

In the absence of a reply from you by September 4th, 1947, we shall transfer from your account to our Chattel Suspense Account the proceeds derived from the sale of the above-mentioned chattels until correct ownership of these goods has been determined.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER

MEMORANDUM

File No. 11781

September 2, 1947

Sgt. Raka KATO, Reg. 05648

Mr. Reid advised me today that the above Japanese person's son was in the office on Saturday morning making enquiries in connection with the price obtained for his mother's real property at 258 E. 46th Avenue, Vancouver, and chattels.

He said his mother was unable to read English and he was therefore going to write to her for the copies of statements regarding real property sent to her by the Custodian and would then call again at this office on September 13th, to discuss this matter. Presumably it is with a view to lodging a claim on behalf of his mother.

h.k.

Real Property: Independently valued by Cleland
on Oct. 4, 1943 for \$900.00

Sold Dec. 29/43 for \$1000.00, but after all charges
and mortgage paid, net credit of \$325.66 was
placed in account 11781.

Chattels: Mrs. Kato declared "none" in space provided for declaration
of chattels and before releasing funds from sale of those
found on the premises occupied by Katos prior to evacuation.
A letter was written asking if Mrs. Kato left goods at that
address or those stored there were goods belonging to friends
or relatives. The file reveals that a son, Sgt. Kato, was
given permission to remove any belongings of Mrs. Kato in
March 1944 and subsequent to that a memo of Mar. 24/44 reveals
that we were advised by the purchaser of this property that
there were still some chattels in the basement. These were
removed and sold under Mrs. Kato's name.

B 2¹/₂ for Ref. 30/47



CANADA

DEPARTMENT OF LABOUR
JAPANESE DIVISION

360 Homer Street,
Vancouver, B. C.
October 14th 1947

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

EVACUATION SECTION	
Rec'd	OCT 17 1947
File No.	11781
Ans.	Oct. 17/47
Referred	E. Robertson

Dear Sir,

Re: Mrs Naka KATO #05648
Custodian File #11781

We have received a request from the above named that the balance of her funds in your hands be forwarded to her. According to our records she has a credit balance of approximately \$269.00.

Your kind attention to this matter will be appreciated.

Yours truly,

A. Scarby

for
J. F. MacKinnon
Commissioner

*Chatter - 350
8.27
#1177*

*267.91 total
11.77 Chatter
256.14 due*

Mr. Adams

*269.00
269.00*

1270

October 17th, 1947

Mrs. John J. J.
 Mrs. J. J. J.
 Mrs. J. J. J.

Dear Sirs:

In accordance with your request we enclose herewith Custodian cheque in the sum of \$296.14, leaving a balance of \$11.77 in your account which is derived from sale of chattels at auction in your name.

You have already been forwarded a statement relative to the sale of Lot 1, known as 296 E. 46th Avenue, Vancouver, together with a statement of your general account up to May 26, 1944, which showed a credit balance at that time of \$296.14. Since then the following entries have been made, making a present credit balance of \$207.91 in your account:

May 26/44	Balance as per statement sent	\$296.14	\$296.14
Feb. 26/45	Provisional Auction Sale		0 296.14
Mar. 26/45	Payment of balance of B. C. Electric account for light	\$11.77	207.91
			\$207.91 CR

On July 14, 1947 we wrote to you advising that some chattels were removed from 296 E. 46th Avenue, Vancouver, and sold at public auction in your name but as you declared you had no chattels in the protected area when registering your assets with the Custodian on October 24, 1942, we asked you to let us know what goods, if any, were left by you at the above address, or if chattels were left there by friends or relatives of yours. As no reply was received to our letter of July 14th we again wrote to you on August 16, 1947, but still no reply was received. However, on August 20th last your son called at this office stating you were unable to read English and that he was going to obtain from you copies of the statements we had sent to you relative to your property and would then call and discuss the matter with us. At the time of writing, however, we had not been received from either you or your son, and under these circumstances the funds from sale of chattels, namely \$11.77 as mentioned above, are being held for identification.

In order that the funds from sale of these chattels may be credited to the correct account, your attention to our letters of July 14th and August 16, 1947 is requested. In the absence of a reply from you by November 15th, 1947, we shall transfer the above balance of \$11.77 to our Chattel Suspense Account.

Yours truly,

/s/ J. J. J.
 J. J. J.
 J. J. J.

J. J. J.
 J. J. J.
 J. J. J.

11761

October 17th, 1947

Mr. E. R. Adams,
Supervisor,
Department of Labour,
Japanese Division,
New Denver, B. C.

Dear Sir:

Re: Mrs. Naka KATO, #05648

Attached is a copy of letter we have today written to Mrs. Naka Kato, which is self-explanatory.

As her son, who was in the office on August 30th, 1947, advised that Mrs. Kato was unable to read English and we have been endeavoring to obtain a reply from her relative to chattels which were removed from premises formerly owned by her, we shall appreciate it if you will kindly see that the contents of the above-mentioned letter are understood by her.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER



DEPARTMENT OF LABOUR
JAPANESE DIVISION

New Denver, B. C.,
October 27th, 1947.

Mr. E. Robertson,
Office of the Custodian,
506 Royal Bank Building,
Hastings & Granville Sts.,
VANCOUVER, B. C.

EVACUATION SECTION	
Rec'd	OCT 29 1947
File No.	11781
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

Dear Sir:

Re: Mrs. Naka KATO, #05648
Your File 11781

Your letter of October 17th in connection
with the above.

We have questioned Mrs. Kato regarding the
chattels left by her at 258 East 46th Avenue, Vancouver.
She states that chattels left there consisted of: Chairs,
Tables, 1 large Crock, 1 small Crock, 1 small Buddhist Shrine,
Light Bulbs, Extensions cords and other small stuff.

(Mrs. Kato also states that she has not yet
received your letter with cheque for \$256.14 as per copy sent
to me.)

*Received
to day.*

Yours very truly,

[Signature]
E. R. ADAMS,
Supervisor

ERA:CTH

11781

October 30th, 1947

Mrs. Saku Kato,
Reg. No. 03618,
New Denver, B. C.

Dear Madam:

In accordance with the information you gave to Mr. Adams relative to chattels you left at 256 E. 46th Avenue, Vancouver, we now enclose Custodian cheque in the sum of \$11.77, representing your entire credit with this office and being the net proceeds derived from sale of all chattels found at the above address and sold at public auction in your name.

Your file and account with this office are now being closed.

Yours truly,

E. Robertson,
Office of the Custodian.

/s/

Enc. - Custodian cheque \$11.77

cc - Department of Labour,
Japanese Division, Vancouver.