

11957

INFORMATION FROM R.C.M.P.

Date

11957
Jan. 8/44

Our File No. 11957.

Full Name KOBAYASHI Tomoaki
(Surname in Block Letters)

Registration No. 10888

Male - Female
(check)

Age Nov. 23, 1889

Former Address 1935 West 1st Ave., Vancouver, B.C.

Date Evacuated 23/3/42 Naturalized - Canadian-Born - National
(check)

Present Address

986 Rollands St Verdun P.Q.
c/o Sucha Singh, 1400 St. Laurent, B.C.
per letter 1/1/47
" " " " 16/1/47
" " " " 24/4/47

Married - Single
(check)

Name of Wife

(D.A.) " Moton #10889

Name of Husband

Name of Mother

(NAGAMI) Tomi (Jap)

Name of Father

KOBAYASHI Katara (Jap)

Names of Children under 16

Takanori (M) 27/11/26 # 16078
Shigeru (M) 6/10/30 Sataaki (M) 10/5/27
Mitsuko (F) 4/12/35

Requested by

A. N. Chape

Registered with Custodian

(Yes or No)

Additional Information

Gardener
owns lot & house at above address???

REAL PROPERTY SUMMARY

File No. 11957

July 28, 1947.

Re: Tomoaki KOBAYASHI (Mr.)
Reg. No. 10888


This file reveals that prior to evacuation the above Japanese person was purchasing Lot 14, Ex. N. 2 ft., Block 206, D.L. 526, known as 1935 West 1st Avenue, Vancouver, under an Agreement for Sale from the City of Vancouver.

According to Mr. H. M. Drost's letter on file dated September 5, 1942, a balance of \$600.00 was owing by Kobayashi to the City of Vancouver. A Quit Claim Deed from Kobayashi was obtained by Mr. Drost and an Assignment of the Agreement for Sale from Kobayashi to Mr. Drost's client, Chanon Singh, was obtained on July 15, 1942. The Custodian advised Mr. Drost on September 9, 1942 that as this transaction took place before Kobayashi left the City we would advise the City of Vancouver that the Custodian would have no objection to the Assignment of the above Agreement. The City of Vancouver was so advised under date of September 9, 1942.

Information on this file indicates that considerable delay occurred before settlement was made but on December 3, 1942 the City of Vancouver advised the Custodian that satisfactory arrangements had been made by Mr. Drost, solicitor for Chanon Singh, for payment of the balance due to them under this Agreement for Sale.

The above property was never declared to the Custodian, nor did Mr. Kobayashi fill in our JP form. A memo on file dated September 22, 1942 states that there is now no Japanese interest in this property.

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


E. Robertson.

LIABILITY SUMMARY

File No. 11957

July 28, 1947

Re: Tomoki KOBAYASHI (Mr.)

Reg. No. 10888

The following claims have been lodged on this file against Tomoki KOBAYASHI:

1. B. C. Electric Railway Co. Ltd.	
(A) Damaged to street car by truck driven by T. Kobayashi	\$4.50
(B) Account	1.88
2. McEwan, McFeely & Prior Ltd.	18.32
3. Pacific Coast Creditors Limited on behalf of Sweet Sixteen Limited	9.69
4. W. Jennie Seeds Limited	80.00
5. Kyuji KURUMI (File 11680)	285.00

On submitting the above claims to Mr. Kobayashi he advised that he was unable to make payment in settlement of these accounts as he had been barely able to make a living during the past four years (see his letter of March 7/46). Accordingly on July 28, 1947 the above creditors were advised to get in touch with Mr. Kobayashi direct as he had no assets of any kind in the hands of the Custodian.

6. Toshiaki SUMI (File 12818)	89.65
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Mr. Sumi was advised in August 1946 to contact Mr. Kobayashi direct in an effort to obtain settlement of his account.

7. Northern Credits Limited on behalf of Sigurdson Millwork Co. Ltd. (Judgment)	\$104.84
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The above Northern Credits Limited were advised on February 19, 1946 that Kobayashi had no assets of any kind with this office and we suggested that they contact Mr. Kobayashi direct for settlement of their claim.

8. E. H. Whitehead, 2136 Parker St., Vancouver -	\$616.00
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Mr. Whitehead wrote to us July 6, 1943 stating the above sum was owing to him from Mr. Kobayashi as Principal and Interest due under an Agreement for Sale in connection with 1935 W. 1st Avenue, Vancouver. He stated that it was a brother, Phillip K. Kobayashi, who actually owed the money to him as he repurchased this property under Tax Sale from the City and then sold it to a Hindu prior to evacuation. The Custodian advised Mr. Whitehead on July 23, 1943 that as the transaction took place prior to evacuation and the property was never registered with this office,

(over)

PERSONAL PROPERTY SUMMARY

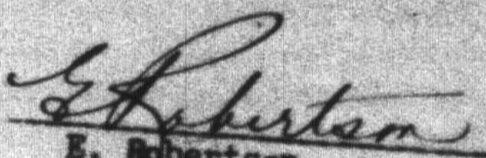
File No. 11957

July 28, 1947

Re: Tomoaki KOBAYASHI (Mr.)
Reg. No. 10888.

NO 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.

/ER

11957
11680

July 28, 1947.

Mr. Ryuji KUROKI,
Reg. No. 01793,
Vernon, B. C.

Dear Sirs

Re: Your claim of \$285.00
against Tomoaki KOBAYASHI.

On submitting your claim to Mr. Kobayashi for payment he advised that it was impossible for him to make payment at the present time. Under these circumstances and as the Custodian has no assets of any kind belonging to Mr. Kobayashi, we would suggest that you get in touch with this person direct in an effort to obtain settlement of your account.

According to information just received from the Department of Labour, Japanese Division, Mr. Kobayashi's present address is as follows:

Mr. Tomoaki KOBAYASHI,
Reg. No. 10888,
986 Rollands Street,
Verdun, Quebec.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER

11957

February 19th, 1946

Mr. Tomoaki KOBAYASHI,
Registration No. 10888,
986 Hollands Street,
Verdun, P. Q.

Dear Sir:

Re: CLAIMS

We have written to you on two or three occasions respecting seven claims lodged against you with the Custodian ---see our letters of March 29, and June 15, 1944. We cannot trace having received any reply from you and can only assume that you admit these debts but are not in a position to make payment.

We have now received a further claim from the Northern Credits Limited, 603-5 Birks Building, Vancouver, on behalf of their client, Sigurdson Millwork Co. Ltd., who hold a judgment for the amount of \$76.07 plus interest to date of \$28.77, making a total of \$104.84. They state that this whole amount remains unpaid.

Please advise us by return if you admit this judgment and also what you are prepared to do respecting the payment of this and the other seven claims against you. If it is that you are not in a position to pay, then please advise us to this effect and do not keep on ignoring our letters. To facilitate your reply a stamped and addressed envelope is enclosed.

Yours truly,

P. Douet,
Administration Department

PD/ER
Enc. 1

MEMBERS



NORTHERN CREDITS LTD.

Collections • Estates • Reports
General Finance • Insurance

803-4-5 BIRKS BUILDING
VANCOUVER, B.C.

February
16th
1946

Custodian of Enemy Property,
506 Royal Bank Bldg.,
675 W. Hastings St.,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	FEB 18 1946
File No.	11957
Ans.	1946-6
Referred	Sawit

Dear Sir:

re: Sigurdson Millwork Co. Ltd.
vs Tomoake A. Kobayashi - \$104.84 (judgment)

We are acting on behalf of our client, Sigurdson Millwork Co. Ltd., who holds a judgment by default in his favor against the above-mentioned Japanese.

The judgment we hold in our files is described as County Court file No. B1114/38, entered June 24th, 1938, for the amount of \$76.07 on which there is interest at 5%, amounting to \$28.77 to date, the total of \$104.84. The entire amount remains unpaid.

We would appreciate your attention herein and advising us if there is any hope of recovering any money on this judgment. Thanking you in advance, we are,

Yours truly,

NORTHERN CREDITS LTD.

per
FLH/ML

File No. 11977.

CLAIMS DEPARTMENT

March 28th, 1944.

Tosooki KOBAYASHI - Reg. No. 10688

CREDITORS:

✓ 1. B.C. Electric Railway Co. Ltd.	\$ 4.50
(Damage to street car by truck driven by T. Kobayashi)	
✓ 2. McLennan, McFeely and Prior Ltd.	18.32
3. Sweet Birtola Ltd.	9.69
(Pacific Coast Creditors Limited)	
✓ 4. B.C. Electric Railway Co. Ltd.	1.88
5. Wm. Rennie Seeds Ltd.	80.00
6. Kyuji KUROKI (File 11680) ✓	285.00
7. Toshiaki SUMI (File 12818)	89.65

*These
creditors
should
be
contacted
Kobayashi
direct
July 28/44*

*any job done
should be entered
the debt direct*

No acct. as at Mar. 28/44.

NOTE: No claims on KOBAYASHI's wife's file No. 11327.

11957-14327

September 9, 1943.

Mr. Tokechi KOSAYASHI,
Registration No. 10833,
c/o Mr. Sucha Singh,
North Kamoops, B. C.

Dear Sir:

Since November of last year we have written to you several times sending you Property Declaration Forms and requesting you to register your assets with us.

Last time we wrote to you was on July 21st, asking you to complete and return to us either the 'JP' Property Declaration Form or the yellow card but we have still received no reply from you. We also enclosed forms and card for your wife's declaration.

As you may have mislaid the cards sent to you we now enclose two more.

If you have no property of any kind remaining in the Protected Area please fill up, sign and return to us the enclosed cards, one for yourself and one for your wife.

We enclose a stamped and addressed envelope for your reply.

Yours truly,

D. H. Chope,
Administration Department.

DHC/HES
Enc. 3.

2136 Parker street
Vancouver B.C.
July 6th-1943

EVACUATION SECTION	
Rec'd	JUL 6 1943
File No.	50921427 11957
Ans.	
Refered	Scout

To the :-
Custodian
Japanese Section
506 Royal Bank Building
Vancouver B.C.

Sirs

On August 18th-1937 an Agreement of Sale was made between this writer as Vendor and Phillip K. Kobayashi as purchaser for a property described as lying and being in the City of Vancouver known as Lot 14. Block 206. Sub-Division 526. Postal address 1935 West 1st Ave Vancouver B.C.

A clause in the said Agreement called for the purchaser to pay to the City of Vancouver arrears of Taxes totaling Three hundred and twenty five dollars (\$325.00) in the Citys Consolidation Scheme.

This was not lived up to.

The City took possession.

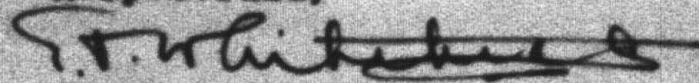
This Phillip K. Kobayashi together with his parents his brothers and his sisters continued in possession for a while as tenants paying as such to the City of Vancouver direct, till:-

A brother of the said Phillip K. Kobayashi repurchased the Property under a Tax sale from the City, the Kobayashi family continued in possession till:-

This brother in question resold the Property to an outside party (Hinda) prior to evacuation by your Office.

I beg to make claim the sum of Six Hundred and sixteen dollars (\$16.00) being Principal and interest as per the Agreement to January 1943 due and owing.

Respectfully


(E.H. Whitehead)

D. E. McTaggart, H. C.
Cooperation Council

A. E. Lord
City Solicitor

T. F. Chase J. B. Roberts
R. H. Baker (as acting solicitor)
E. N. R. Elliott



ADDRESS ALL CORRESPONDENCE
TO CITY SOLICITOR

CITY HALL
VANCOUVER, B.C.
November 14th, 1942.

Custodian of Enemy Alien Property,
506 Royal Bank Building,
675 West Hastings Street,
Vancouver, B. C.

Attention Mr. Milson

Dear Sir:-

Re: Your File No. 11957

I wish to thank you for your letter of the 13th instant.

With regard to the arrangement made by Kobayashi and Chanon Singh, I may say that in spite of numerous assurances from Mr. Drost, so far Singh has made no effort to adjust the arrears. Communications have been passed between the Lands Department and Mr. Drost since May 12th last. On that date, Chanon Singh undertook to pay the arrears at once. In view of the time that has elapsed since then, there seems little possibility that he will carry out his undertaking at this time.

In any event Singh is not recognized by the City as having any interest in the property whatsoever. What the City desires is the privilege of exercising its right to foreclose the interest held by Kobayashi. Singh or anyone else interested in the property will have 90 days from the date of service of the notice within which to pay the arrears. If Singh has any intention of purchasing the property, he will in no way be prejudiced if by holding a Quit Claim from Kobayashi, he can pay the arrears and then be recognized as a purchaser of the property.

What I should be obliged for at this time is a letter from you stating that you have no objection to the City serving a notice of foreclosure with respect to Kobayashi's interest.

Yours truly,

City Solicitor.

ENRE:NM

11957

November 13, 1942

The City Solicitor,
City Hall,
Vancouver, B. C.

Dear Sir:

Re: KOBAYASHI, Tomoaki

We are in receipt of your letter of November 9
in connection with Lot 14, Block 206, D. L. 526.

As we understand that this property has
been quitclaimed by T. Kobayashi to Chanon Singh,
we have taken the matter up with Mr. H. M. Drost,
Solicitor for this party, and in a conversation
with the latter, he has stated that he is making
arrangements with his client to attend to the payment
of arrears due and suggested that your Department
get in touch with him.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

1957
D. C. McTaggart, N. C.
Corporation Counsel

A. E. Lord

City Solicitor

F. T. Chase

J. B. Roberts

R. H. Baker

E. N. R. Elliott

OFFICE OF THE CUSTOMS
AND EXCISE
JAPANESE SECTION

RECEIVED
NOV 10 1942

Custodian of Enemy Alien Property,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:-

Re: Lot 14, Block 206, D. L. 526
and Tomoaki Kobayashi

I wrote you on August 3rd about the above-named man with regard to his purchase from the City of the above-described property. At that time Kobayashi was seeking the approval of the City to an assignment which he proposed to give of his Agreement for Sale to Chanon Singh. On September 9th last, you wrote stating that you did not object to the assignment to Singh.

Since that time neither Kobayashi nor Singh have done anything with respect to the payments due under the Agreement for Sale and as a result said payments are well in arrears and long overdue.

The matter came before the Committee on Properties on Friday last and I was instructed to take foreclosure proceedings against Kobayashi under the powers contained in the City Charter. These powers provide for the City to serve a 90 Day Notice on the purchaser and if the arrears due under the Agreement for Sale are not paid within the said 90 days, all the interests of the purchaser therein are cancelled.

The Committee was advised that any such action was subject to your approval. I am therefore writing to learn if you have any objection to the City protecting its interest by following this course. An early reply will be appreciated.

Yours truly,

A. E. Lord

City Solicitor.

ENRE:NM

PLEASE ✓
ADDRESS ALL CORRESPONDENCE
TO CITY SOLICITOR

CITY HALL
VANCOUVER, B. C.
November 9th, 1942.

11957

August 14th, 1942.

H. M. Drost, Esq.,
Barrister & Solicitor,
678 Howe Street,
Vancouver, B.C.

Dear Sir:

Re: Tomoaki KOBAYASHI

We are in receipt of a letter from the City Solicitor as follows:

'The above-named purchased Lot 14, Ex. N.2 ft., Block 206, D.L. 526, known as 1935 West 1st Ave., from the City on March 28, 1939. The sale price was \$900.00, payable \$150.00 cash, and the balance at the rate of \$20.00 per month.

Kobayashi did not keep up his payments and now owes \$567.99 for principal and \$44.06 for interest. His equity in the property is accordingly not very great. He has used it in conjunction with his sawdust fuel business. Mr. H.M. Drost, Solicitor on behalf of his client, Chanon Singh, has submitted an assignment of the Agreement for Sale for approval. If the assignment is approved, the Assignee will pay up the balance in full.

The City is willing to confirm the Assignment provided your approval is obtained. I would be glad if you would kindly let me have your approval thereof.'

The above mentioned was evacuated some weeks ago and is now at Hope, B.C., and pursuant to the Official Regulations, the Custodian has taken charge of his affairs. Will you be kind enough to let us have a copy of the Agreement which Kobayashi signed in favour of your client, Singh, and be good enough to also advise as to the status of payments due thereunder. An early reply to this letter will be appreciated.

Yours truly,

K. W. Wright

For the Authorized Deputy of the Secretary
of State and/or Custodian

KWR/PB

11957

August 14th, 1942.

Arthur E. Lord, Esq.,
City Solicitor,
Vancouver, B. C.

Dear Sir:

Re: Tomoaki KOBAYASHI

We are in receipt of your favour of the 3rd instant and are today communicating with Mr. H. M. Drost, Solicitor for Chanon Singh. We will write you again about this when further information is obtained regarding the payments due under the Assignment.

Yours truly,

K. W. Wright

For the Authorized Deputy of the Secretary
of State and/or Custodian.

KWW/PB

11957

Shears ✓

D. E. M. Taggart
Corporation Counsel

A. E. Lord
City Solicitor

T. T. Chase J. B. Roberts
R. H. Baker



ADDRESS ALL CORRESPONDENCE
TO CITY SOLICITOR

VANCOUVER, B. C.
August 3rd, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
AUG 4 1942

Custodian of Enemy Alien Property,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:-

Re: Tomoaki Kobayashi

The above-named purchased Lot 14, Ex. N.2 ft., Block 206, D. L. 526, known as 1935 West 1st Avenue, from the City on March 28, 1939. The sale price was \$900.00, payable \$150.00 cash, and the balance at the rate of \$20.00 per month.

Kobayashi did not keep up his payments and now owes \$567.99 for principal and \$44.06 for interest. His equity in the property is accordingly not very great. He has used it in conjunction with his sawdust fuel business. Mr. H. M. Drost, Solicitor, on behalf of his client Chanon Singh, has submitted an assignment of the Agreement for Sale for approval. If the assignment is approved the Assignee will pay up the balance in full.

The City is willing to confirm the Assignment provided your approval is obtained. I would be glad if you would kindly let me have your approval thereof.

Yours truly,

Arthur E. Lord
Per *[Signature]*
City Solicitor.

ENRE:NM

Provisional Feb/43

FILE NO. 11957

SUMMARY OF REAL PROPERTY OR INTEREST THEREIN:

OWNED BY KOBAYASHI, Tomoaki REG. NO. 9222

(1) Nature of Interest:

(a) Owner: Certificate of Title or unregistered Deed held by City of Vancouver

(b) Part owner (joint or in common)

Co-owners

(c) Holder of the right to purchase

Equity \$

Vendor

(d) Holder as Mortgagee

Equity \$

Mortgagor

(2) Cert. of Title No. _____ In the name of City of Vancouver

(3) Property address 1925 - W 1st Ave Mun City of Van

(4) Legal description Lot 14 on N 2', Block 206, Dist. 526

4th, N.W.D. L.R.O. Vancouver

(5) Vested in the Custodian _____ Certificate of Encumbrance _____

(6) If Agricultural Lands: Type of Farm _____

Acreage _____

Crops _____

S.S.B. No _____

(7) ASSESSED VALUE: LAND \$ 200.00 IMPROVEMENTS \$ 1200.00

(8) Appraised value if any: Land \$ _____ Improvements \$ _____

(9) Taxes: Current \$ _____ Arrears \$ _____

(10) Water or other rates: Current \$ _____ Arrears \$ _____

(11) Encumbrance: _____ Date _____ Amount \$ _____ Matures _____

Payments: Prin. \$ _____ Due _____ Bal. owing \$ _____

Int. rate _____ Due _____ Total owing \$ _____ (R.2.)

(12) Judgments or other charges _____

(13) Leased or rented to _____ Amount \$ _____

All or part _____ Chattels included _____

Terms _____

Total owing \$ _____

(14) Insurance: Agent _____ Company _____

Pol. No. _____ Amount \$ _____ Premium \$ _____ Exp. date _____

(15) If liquidated: Amt. realized \$ _____ Cash \$ _____ Outstanding \$ _____

(16) Agent _____

Dated this _____ day of _____, A.D. 1943.

Rec'd. by Accounting Dept. _____

Compiled by: _____

A.D. 1943

(no need for card)

1123