

12520

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.

REAL ESTATE

PERSONAL INFORMATION

NAME: Nisako Kitaguchi
HOME ADDRESS: Raymond, Alta.
REGISTRATION NUMBER 0671 SEX: female AGE: 23 yrs.
OCCUPATION: 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: _____

MARRIED? yes

NAME OF WIFE OR HUSBAND: Tadashi Kitaguchi

ADDRESS OF WIFE OR HUSBAND: Raymond, Alta.

NAMES OF ANY LIVING CHILDREN: Keiko Kitaguchi

ADDRESS OF CHILDREN: Raymond, Alta.

AGE OF CHILDREN: 17 months

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

1. LOCATION AND DESCRIPTION: W. 1/2 of lot 16, Blk. 21, D. L. 200A.

Group 1, N.W.D. Plan 197

2. BUILDINGS AND OTHER IMPROVEMENTS: _____

3. INSURANCE (Give particulars; state where policies are) Inquire

Blane, Sullivan & White 821 West Hastings St. Van. B.C.

4. TAXES (Amount and where payable) To be paid by Masao & Ichiko Amano

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) Purchaser of property

6. OCCUPANCY AND LEASES (If vacant so state) _____

Land and buildings at Vancouver B.C. owned by the Government of Canada. Copy of agreement for the sale of the land and buildings to the Government of Canada. See page 10.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST.
9. IF FARM LAND STATE CROPS SOWN

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:
2. LANDLORD'S NAME AND ADDRESS:
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
4. STATE WHEREABOUTS OF LEASE:
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

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

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

CLAIM ON ANY SUCH PROPERTY

Handwritten notes: "G", "Kitsuki name", "Masao & J. Asano", "li & J.", "Kitsuki"

FILE NO. _____

4. INSURANCE CARRIED ON ABOVE PROPERTY: *\$1500 insurance*
Agents — Blane, Fullerton & White

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

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

Balance owing up to March 10th 1943 \$1051.45
To be paid by purchaser Masao & J. Asano to Vendor
Tadashi & Hisako Kitaguchi

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) *all paid up*

8. BANK ACCOUNTS: *none*

9. LIFE INSURANCE: *none*

10. INTEREST IN ANY ESTATES OR TRUSTS: _____

11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: _____

2. TRADE DEBTS: _____

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 *2nd* day of *March* 194*3*

(Signature) *Hisako Kitaguchi*

D. H. Webster
Witness

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

Date Aug. 6/43

Our File No. 12520

Full Name KITAGUCHI, (Hisako) Mrs. Tadashi
(Surname in Block Letters)

Registration No. 06171

Male - Female
(check)

Age Oct. 19, 1919

Former Address 125 West 5th. Ave., Vancouver, B. C.

Date Evacuated _____ Naturalized - Canadian-Born - National
(check)

Present Address Pathbridge, Alta.

Summit Lime Works, Crow's Nest, B.C.

✓
Married - Single
(check)

Name of Wife _____

Name of Husband Kitaguchi, Tadashi

Name of Mother SATO, Chujoye # 09450 Name of Father SATO, Tokugaro # 09402

Names of Children under 16 Kuko, 17 months on Mar 2, 1943

Requested by E.C.T.

Registered with Custodian Yes
(Yes or No)

Additional Information _____

January 27th, 1945

REAL PROPERTY CERTIFICATE

FILE NO: 5769, 9582, 12580

NAMES: Masao ASANO, Tadashi KITAGUCHI, Hisako KITAGUCHI

RE: 125 West 38th Avenue, Vancouver, B. C.
Dwelling

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, West Half (S) of
Lot 16, Block 21, District Lot 300 A,
Group 1, San Westminster District,
Plan 197

Encumbrances: Nil

Taxes: 1944 taxes of \$45.11 paid.

Noted: No. 36067

VALUATION BY APPRAISER: \$1,500.00

AMOUNT OF BID: \$1,500.00

APPROVED BY ADVISORY COMMITTEE: December 19th, 1944

AMOUNT RECEIVED BY CUSTODIAN: \$1,500.00

NAME OF PURCHASER: Evelyn Haud Rennie and Frederick Rennie

L. W. WRIGHT

WV/37
Attest.

MEMORANDUM

December 2nd, 1944.

Files: 6769 & 7232,
9582 & 12520.

TO: Accounting Department

FROM: Administration Department

Re: 125 W. 5th Avenue,
Vancouver, B. C. (No. 6th Fl.)

The above property is being purchased under an Agreement for Sale by Mr. and Mrs. Asano from Mr. and Mrs. Kitaguchi. Will you please, therefore, make account No. 6769 a joint one as follows:

Waseo ASANO - Reg. No. 03074 - File No. 6769
Juichi ASANO - Reg. No. 07767 - File No. 7232

and also make a joint account of No. 9582, namely:

Tadaaki KITAGUCHI - Reg. No. 09408 - File No. 9582
Hisako Sally KITAGUCHI - Reg. No. 06171 - File No. 12520

F. Doust.

FD/ma

File No. 6560, 1913 & 1914
Subsequent to 1914

January 27th, 1915.

MEMORANDUM

To: Mr. L. J. Wright

From: Mr. L. J. Wright

Re: 1913 - Reg. No. 6560
1914 - Reg. No. 6561
1915 - Reg. No. 6562
City of Vancouver
West half of Lot 14, Blk. 22, 1st 2nd,
Group 1, 1st 2nd, Plan 197.
Certificate of Title No. 1913.

To effect herewith the following documents in connection with the sale of the above described property:

1. Original Certificate of Encumbrance.
2. Transmission in duplicate.
3. Bond in duplicate.....**WILLIAM BROWN & SONS**
1913 BOND (Joint Owners)
4. Copy of letter showing to whom sold and price paid for the property.
5. Receipts from the Administration Department confirming valuation, and approval of Attorney General.
6. Bond Property Encumbrance from Administration Department.

Certificate of Indefeasible Title No. 6560-1 is in the Land Registry Office, Vancouver, B. C.

L. J. Wright

1915
1914

MEMORANDUM

Files 12520 and 9582

March 22, 1946.

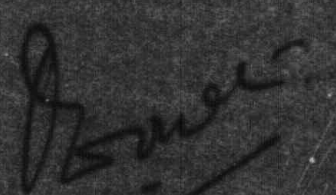
Tadashi KITAGUCHI (Mr.) - Registration No. 09408
Hisako Sally KITAGUCHI (Mrs. Tadashi) - Reg. 806172

The real property known as 125 West 5th Avenue, Vancouver, B.C., is dealt with on the Assessor files 6769 and 7232, the Master File being 6769.

The above real property was sold by Mr. and Mrs. Kitaguchi (File 9582 and 12520 respectively) under an Agreement for Sale dated November 7, 1941 for \$1650.00, of which \$500.00 was paid in cash leaving a balance of \$1150.00 with interest at five (5%) per cent.

There is a statement on file dated January 5, 1945, giving details of payments made and showing balance of Principal due as at December 19, 1944, viz. \$717.47. Copies of the statements were signed by the four interested parties and are on file 6769. The above amount, plus \$2.70 interest, making a total of \$720.17, was credited to the joint account of the Kitaguchis on March 29, 1945 and thus cleared up all payments due under this Agreement for Sale.

For any further details see the Real Property Summary on File 6769.



P. Doust.

PD/ER

9982 - 12530

June 12, 1949.

Mr. & Mrs. Tadashi KITAGUCHI,
Reg. Nos. 09408 and 06171,
Sumit Line Works,
Crest's Rest, D. C.

Dear Sir and Madam:

We thank you for Mrs. Kitaguchi's letter of May 16th and regret the delay in forwarding you the enclosed cheque due to the difficulties involved in ascertaining as to exactly who was responsible for the \$145.00 claimed by Dr. E. E. Burwell. This, however, is now all clear and we have been in communication with your sister-in-law, Mrs. Buraga, and find that at present they are unable to pay this bill.

Having already sent you all the necessary information regarding the Agreement for Sale with the Asanos we have nothing to add, and you will understand there is nothing now in your account.

On reviewing Mr. Kitaguchi's file under "Matters Owing To You" we observe the following:

"William Francis, Woodfibre, B.C. owes me \$200.00 on furniture sold to him. Collections to be made for me by Mr. A. Woods, Woodfibre, B. C."

Has this money been collected? If so, when; or on the other hand, do you wish us to take any action in this matter, as if it has not been paid we will endeavor to collect.

We would take this opportunity of thanking you for the cooperation you have shown from time to time.

Yours truly,

P. Doust,
Administration Department

PD/28
Enc. cheque for \$161.16

9561 - 12330

REGISTERED MAIL

March 22nd, 1946.

Mr. and Mrs. Tadashi KITAGUCHI,
Reg. Nos. 09408 and 06171,
Summit Line Hotel,
Craw's Bay, B. C.

Dear Sir and Madam:

Your files have been finally reviewed and we are closing same. This letter is merely to confirm that in forwarding you a cheque for \$500.00 with our letter of April 23, 1945 and a cheque for \$181.16 with our letter of June 14, 1945 this represented the whole of the balance of funds standing to your credit in connection with the proceeds derived from payments received by us from B. & J. Jones under the Agreement for Sale by them to you of the real property at 125 West 5th Avenue, Vancouver, B.C.

As you are aware, the selling price of the property was \$1650.00, of which \$500.00 was paid in cash at the date of the Agreement, namely November 7, 1941. This left a balance of \$1150.00 and as we sent you a detailed statement with our letter of January 5th, 1945 relating to payments made and the balance outstanding, there is no need for us to supply you with any further figures on this matter.

It will be appreciated that this letter is merely a recapitulation of previous correspondence, but when closing out our files it is necessary for us to have such a final letter as this on our file.

As we have accounted for all the property of every kind left by you in the protected area which vested in the Custodian, we shall be glad if you will kindly acknowledge this letter by signing the attached copy and returning it to this office in the enclosed stamped and addressed envelope.

Yours truly,

P. Doust,
Administration Department

PD/ER
Enc. 2

Personal Property
Summary

File No. 12520

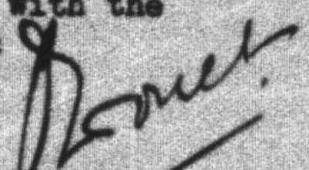
March 22, 1946.

Re: Hisako KITAGUCHI (Mrs. Tadashi)
Registration No. 06171.

Specified Articles: No Specified Articles are revealed on this
file.

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:



P. Douet

PD/ ER

9522, 6767,
12520

March 22, 1943.

Mr. Tadashi Mitaguchi,
Japanese Registration No. 09406,
Raymond, Alberta.

Dear Sir:

We duly received your letter of the 2nd instant enclosing forms relating to your wife's registration, for which we thank you. We also thank you for the receipts sent us in connection with the house you sold to Mr. Asano, and note that you make the balance of Principal due as at March 10th, \$1,051.45.

Respecting the last paragraph of your letter, we very much regret that the agents who are handling this matter, viz., Messrs. Blane, Fullerton & White Limited, are still having great difficulty in getting arrears of rent paid up by your tenant, Mr. R. Duncan, but we have taken this matter up with them again and as soon as we have any definite information to give you will write you further.

In your letter you state that ten payments of \$20.00 per month are due, but we would point out that we sent you \$20.00 in November, which covered June and July 1942 payments, so that there are eight payments outstanding, viz., August/December, 1942, and January/March, 1943. We hope it will be possible to send you at an early date two or three months' payments on account.

Yours truly,

P. Doucet,
Administration Department.

FD:BT

9962, 12522,
6759, 7222

December 20th, 1944.

Mr. Tadashi KITAGUCHI, Reg. #6436 and
Mrs. Kinako Sally KITAGUCHI, Reg. #6471,
Sweet Lane Hotel,
Crest, N. C.

Dear Sir and Madam: Re: 12522, 12522, 6759, 7222.

We enclose cheque for \$100.00 which is the maximum amount available in the Account account from rentals received from the above property. The cheque, you will observe, is made out to your wife and yourself as both your names are given as registered owners of the above property which is being purchased from you by Mr. and Mrs. Asano under an Agreement for Sale.

We would take this opportunity of informing you that the above property is in course of sale for \$1500.00 and in due course your account will be credited with the balance due to you from the Asanos under the Agreement for Sale.

Some little time will elapse before this sale is completed but you will be written on the matter as soon as possible.

As we have not sent you funds for some time we thought it advisable at this stage to send you the \$100.00 referred to above.

Yours truly,

F. Grant,
Administration Department.

20/21

Enc.

6769, 7232, 13520
and 9582

December 20th, 1944.

Mr. Masao ASANO and
Mr. Juichi ASANO,
Reg. Nos. 03074 and 07767,
Carai, B. C.

Dear Sirs:

Will you please note that from funds standing to your credit, namely \$107.41, we have forwarded to Mr. and Mrs. Kitaguchi today a cheque for \$100.00 which leaves your account with a credit balance of \$7.41. Please note that this account has been made into a joint account as the property is being purchased by both of you.

We would take this opportunity of informing you that this property is in course of sale for \$1500.00 and you will appreciate that from the proceeds of the sale it will first be necessary for us to pay the balance still outstanding to Mr. and Mrs. Kitaguchi under the Agreement for Sale. A statement will be prepared by this office showing the amount due and in due course a further statement will be sent to you showing the net proceeds to be credited to your account from the sale, together with an actual statement of your account showing the total credit balance.

You will understand, therefore, that this is merely a preliminary advice that your property is in course of sale.

Yours truly,

F. Doust,
Administration Department.

FD/ER

9582, 12520
6769, 7232

17520
March 29th, 1945.

Mr. and Mrs. Tadashi KITAGUCHI,
Reg. Nos. 09408 and 06171,
Summit Line Works,
Crow's Nest, B. C.

Dear Sir and Madam:

Box 125 E. 5th Avenue, Vancouver, B.C.

Will you please note that your joint account has been credited with the sum of \$720.17, representing the balance of Principal due as at December 19th, 1944 in the amount of \$717.47, plus five per cent Interest to January 16, 1945 of \$2.70, this being the date on which all adjustments were made relating to this property. The above relates to the Agreement for Sale between yourselves and H. and J. Asano, and with the above payment this matter is now cleared up.

There is now a credit balance in your joint account of the above amount, namely \$720.17, and these funds are available to you in the usual manner.

Yours truly,

P. Doust,
Administration Department

PD/ER

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 5121

PLEASE REFER TO

FILE NO. 12520-9582

506 ROYAL BANK BLDG.
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

April 6th, 1945.

Mrs. Hisako Sally KITAGUCHI,
Registration No. 06171,
Sumit Line Works,
Crow's Nest, B. C.

EVACUATION SECTION	
Rec'd	APR 13 1945
File	12520, 9582
Ret	Donet

Dear Madam:

At your husband's request our Insurance Department are paying the premium on his life insurance policy, in the amount of \$39.01, and in order to keep our records clear please confirm by signing the attached copy of this letter that you are in agreement with our charging the above sum to your joint account—there will be left in this joint account, after payment of the above, the sum of \$661.16.

A stamped and addressed envelope is enclosed to insure your prompt reply.

Yours truly,

P. Douet,
Administration Department

PD/ER
Enc.

I AGREE TO PAYMENT OF ABOVE PREMIUM (\$39.01) FROM THE JOINT ACCOUNT

Hisako Sally Kitaguchi
Hisako Sally KITAGUCHI, #06171.

April 23rd, 1943.

Mr. & Mrs. Tadashi Kitaguchi,
Reg. Nos. 09408 and 06171,
Summit Line Works,
Crow's Nest, B. C.

Dear Sir and Madam:

With reference to your letter of the 10th instant we enclose our cheque for \$500.00 from funds standing to your credit, paid by the Assnco as the balance due to you under the Agreement for Sale in connection with 125 W. 5th Avenue, Vancouver, B. C. This now leaves you with a credit balance of \$181.16. You will recall that our Insurance Department recently paid from your account \$39.01 to the Mutual Life Assurance Company.

We note from your letter under reply that you owe monies to two of your relatives who loaned you funds to purchase the above house. As there are no claims on their files against you we are able to remit this money to you and must just leave it to you to settle with your two relatives.

We find on file a claim against Miss Sally Kitaguchi, 125 W. 5th Avenue, Vancouver (we presume this claim is actually against Mrs. H. Sally Kitaguchi) by Dr. W. L. Durrell for \$145.00, being the balance due on a 1941 account. We shall be glad to know if you agree to this amount; if so, we will pay same from balance of funds on hand. If you do not agree, please give us full particulars relating to this matter. We also find that there is an amount of \$3.36 claimed as owing by you to O. Kondo Company, the claim being under date of Feb. 10, 1942. Here again, please advise if we may pay the claim; if not, send us the receipted account.

We are most anxious to clear up your file and account with minimum delay so shall be glad if you will give this your prompt attention.

Yours truly,

P. Doust,
Administration Department.

PD/EN
Enc.

May 9th, 1945.

Mrs. Tadashi (Hisako Sally) KITAGUCHI,
Registration No. 06171,
Summit Line Works,
Grow's Nest, B. C.

Dear Madam:

We have your letter of the 2nd instant and have noted carefully all you say regarding the two claims mentioned in our letter of April 23rd. There is no intention on our part to withhold the balance of your funds but you will appreciate we must be quite clear with regard to these debts and from what you say they are not your debts. If you will please give us the full name and address of your sister-in-law, we will write to her regarding the amount owing to Dr. Burwell. Is her name "Haraga"---your letter is not quite clear.

We thank you for sending us your Certificate of Marriage which we return to you by registered mail as we should not like same to get mislaid.

The balance of your funds will be forwarded to you after we have had confirmation from your sister-in-law. In the meantime we have no doubt the \$500.00 sent to you recently will be sufficient for your immediate requirements.

Yours truly,

P. Doust,
Administration Department

PD/ER
Enc.
Registered Mail