

12841

REAL ESTATE

BUREAU POWELL STREET

FILE NO. 12541

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: UMAKOSHI Teru (Mrs. Tasoji)

HOME ADDRESS: 656 E. Cordova St., Vancouver, B. C.

REGISTRATION NUMBER 02301 SEX: Female AGE: 42

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: none

MARRIED? yes

NAME OF WIFE OR HUSBAND: Tasoji ⁵³⁰

ADDRESS OF WIFE OR HUSBAND: Angler Internment Camp

NAMES OF ANY LIVING CHILDREN: 1. Kazuhisa (M) ⁹¹² 2. Michiko (F)

3. Aiko (F) 4. Yeriko (F)

ADDRESS OF CHILDREN: 1. Angler 2,3,4. 656 E. Cordova St.

AGE OF CHILDREN: 23, 20, 17, 15 yrs.

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

1. LOCATION AND DESCRIPTION: 656 East Cordova St., City of Vancouver,

Lot 12, block 59, district lot 196, group 1, New Westminster District,

Plan 196. Title deed #39938L. (This property is in the name of

husband, Tasoji, who was interned in March.)

Reg. No. Unknown

2. BUILDINGS AND OTHER IMPROVEMENTS: One 6room, 2 storey, wooden house.

*Note: Attention of Pemberton's called
to his duplication with file no 530 (Internes).*

Sept 8/42 A. S. M.

3. INSURANCE (Give particulars; state where policies are) Policy in hands of
Pemberton Realty Co., 418 Howe St. (agent) All details unknown.

4. TAXES (Amount and where payable) \$38.00 payable City of Vancouver. 1941 paid.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)
none

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by declarant and when she
leaves the house will be rented to a Mr. Polchesky, Orwell Apartments,
456 Hastings St., Vancouver, for \$20.00 per month. Pemberton Realty Co.,
are to be the agents.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Title deeds in declarant's possession.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none

9. IF FARM LAND STATE CROPS SOWN
none

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 656 E. Cordova St., Vancouver.
6 room, 2 storey, ~~new~~ wooden house.

2. LANDLORD'S NAME AND ADDRESS:
Lives in husband's house.

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:

656 East Cordova St., Vancouver, B. C.

1 closet, 1 desk, 1 folding bed, 1 oil stove, 1 kitchen stove, 3 beds, 4 tables, 7 chairs, 6 carpets, 1 gas stove, 1 cupboard, garden tools.

These things are to be left in the basement of the house at the above address. The key will be given to the Pemberton Realty Co., 418 Howe St., Vancouver.

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: _____

none5. 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) _____

none8. BANK ACCOUNTS: _____ none9. LIFE INSURANCE: _____ none

10. INTEREST IN ANY ESTATES OR TRUSTS: _____

none11. 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 28th day of August 1942.

(Signature) _____

T. W. Makowski
M. Wright
 Witness

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

DATE July 24, 1943

Our File No. 12841

Full Name UMAKOSHI, (Teru) Mrs. Tasoji
(Surname in Block Letters)

Registration No. 02301

Male - ☒ Female
(Check)

Age Oct. 23, 1897

Former Address 656 East Cordova St., Vancouver, B. C.

Date Evacuated Sept. 9, 1942

Naturalized - Canadian-Born - ☒ National
(Check)

Present Address Bay Farms, B. C.

☒ Married - Single
(Check)

Name of Wife _____

Name of Husband Tasoji # 02300

Name of Mother (Japan)

Name of Father Deceased

Names of Children under 16 Yeriko # 15855

Requested by L.F.

Registered with Custodian (Yes or No)

Additional Information Housewife

MEMORANDUM

File Nos. 12841
Int. 530

June 8th, 1945.

TO: The File

FROM: Mr. G. B. Spain

RE: 656 East Cordova St.
Mr. & Mrs. Taseji URAKOSHI

The owner of the above property reported to Mr. Moore of Penberton & Co. that the present tenant intended to leave the premises tomorrow and remove the Hot water tank.

I called and saw the tenant and explained that the tank remains as part of the house fixtures and cannot be removed as it belongs to the landlord.

The files of both the husband and wife indicate their intention to leave a few chattels on the premises, i.e., one circulating heater and a box of sundries. The tenant had no knowledge of the heater and I am of the opinion that it was sold by the wife prior to evacuation.

There was a large box of sundries, ninety-nine percent advertisement and one percent junk. This was not worth removing and I allowed it to remain abandoned in the basement.

GBS:LEW

12841

May 18, 1944.

Mrs. Teru UMAKOSHI,
Registration No. 02301,
Bay Farms, SLOCAN, B.C.

Dear Madam:

Re: Monarch Life Pol. #106959

As requested in your letter of May 10th we now enclose Cash Surrender form from the Monarch Life in connection with the above numbered policy.

Upon receipt of this form duly signed by yourself and the beneficiary, having your signatures witnessed, together with the policy itself, we will forward same to the Insurance Company, who will give this matter their immediate attention.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

Encl.

THE MONARCH LIFE ASSURANCE COMPANY



R. F. R. BOREHAM
BRANCH MANAGER

HEAD OFFICE, WINNIPEG, CANADA.

PLEASE REFER TO POLICIES AND MORTGAGES BY NUMBER
AND ADDRESS COMMUNICATIONS TO THE COMPANY
DEPARTMENT

801-8 ROGERS BLDG.,
VANCOUVER, B.C.

Your File No.
12841

May 16, 1944.

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

Re: Policy 106959
Teru Umakoshi

EVACUATION SECTION	
Rec'd	MAY 17 1944
File No.	12841
Ans.	17/5 (18)
Referred	Gibson

Dear Sir:

As requested we enclose application for cash surrender. On receipt of this form duly signed by the assured and beneficiary, together with the policy we will give the matter our immediate attention.

Yours truly,

BRANCH SECRETARY.

LAK/BN
Encl.

EVACUATION SECTION	
Rec'd	MAY 15 1944
File No.	12841
Ans.	SMB (J.S.)
Referred	Gibson

Bay Farms,
Slocan, B. C.,
May 10th 1944.

The Custodian's Office,
506 Royal Bank Building,
Vancouver, B. C.

Re: Monarch Life Pol. #106959

Dear Sir:

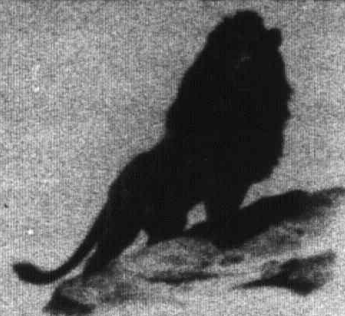
Received your letter dated May 1st in
regards to my Insurance Policy.

This is to inform you that I wish to
apply for cash surrender so will you kindly take
immediate steps in regards to this matter.

Yours truly,

.....Teru Umakoshi.....
(Mrs. Teru Umakoshi)

THE MONARCH LIFE ASSURANCE COMPANY



R. F. R. BOREHAM
BRANCH MANAGER

HEAD OFFICE, WINNIPEG, CANADA.

PLEASE REFER TO POLICIES AND MORTGAGES BY NUMBER
AND ADDRESS COMMUNICATIONS TO THE COMPANY
DEPARTMENT

EVACUATION SECTION	
Rec'd	APR 29 1944
File No.	12841
Ans.	Mr. S. (Gibson) file
Referred	Gibson

801-8 ROGERS BLDG.,
VANCOUVER, B.C.

Your file No. 12841
int. 530

April 28, 1944.

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

Re: Policy 106959--Umakoshi

Attention of Mr. Gibson

Dear Mr. Gibson:

We are in receipt of your letter of the 26th advising that you are not able to make any payment under this policy and we have marked our records accordingly. Would also advise that if this policy were up to date there would be five premiums paid in full with a cash value of \$163.00, in addition to this amount there is a dividend of \$11.05 standing as an accumulation fund, or a total of \$174.05. However, the 1943 premium of \$54.55 is outstanding and this amount, together with interest to date represents \$57.85, thus leaving a net cash value of \$116.20.

Trusting this is the information you require.

Yours truly,

[Signature]
BRANCH SECRETARY.

LAX/BN

12841
Int. 530

April 26, 1944.

The Monarch Life Assurance Company,
801-8 Rogers Building,
VANCOUVER, B. C.

Dear Sirs:

Re: Policy No. 106959
Teru UMAKOSHI

Kindly refer to your letter of April 11th and letter from Mrs. Teru UMAKOSHI dated April 4th, a copy of which you enclosed for our information.

We referred the matter of paying premiums on this policy to the husband, Tasoji UMAKOSHI, P/W A-612. We have received from the Internment Camp a message from him in which he states as follows:

"I wish to state that I have no intention to pay my wife's insurance premium, mentioned in this letter, from my funds with the Custodian."

Under these circumstances, naturally, we are unable to pay the premium on the wife's policy.

Referring to her letter of April 4th, I see in the 2nd paragraph she asks that if the premium cannot be paid, she would like to know the present cash value of the policy and would be glad if you would advise us accordingly at your early convenience.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

12841
Int. 530

April 26, 1944.

Mrs. Tasoji (Teru) UMAKOSHI,
Registration No. 02301,
Bay Farms, SLOCAN, B. C.

Dear Madam:

Re: Monarch Life Pol. #106959

Further to our letter of April 13th, we have received communication from your husband in which he states as follows:

"I wish to state that I have no intention to pay my wife's insurance premium, mentioned in this letter, from my funds with the Custodian."

Under these circumstances, we are unable to make payment on your life insurance policy above numbered from funds in this office standing to the credit of your husband.

We have today asked the Monarch Life to advise us of the present cash value of the above numbered policy and as soon as that information is received, we will forward it on to you.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

BT for life policy
monarch life policy

12241
Int. 530

April 13, 1944.

Mrs. Taseji (Teru) UMAKOSHI,
Registration No. 32301,
Bay Farms, SLOCAN, B. C.

Dear Madam:

Re: Monarch Life Pol. #106959

In reply to your letter of April 4th, addressed to the Monarch Life Assurance Company, we have written to your husband to ascertain whether he wishes us to pay the premium and arrears on your policy above mentioned.

The rental moneys from your property are in your husband's name and it is therefore necessary that we receive his authority to pay outstanding premiums on your life insurance policy.

We will communicate with you further upon hearing from your husband.

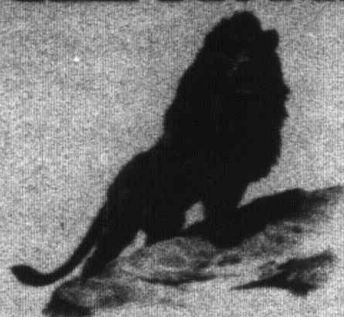
Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

27/5/44

THE MONARCH LIFE ASSURANCE COMPANY



R. F. R. BOREHAM
BRANCH MANAGER

HEAD OFFICE, WINNIPEG, CANADA

Rec'd	APR 12 1944
PLEASE REFER TO POLICIES AND MORTGAGES BY NUMBER AND ADDRESS COMMUNICATIONS TO THE COMPANY	
Ans.	<i>J. M. G. (J)</i>
Referred	<i>Gibson</i>

801-8 ROGERS BLDG.,

VANCOUVER, B. C.

April 11, 1944.

Office of the Custodian
506 Royal Bank Bldg.
Hastings & Granville
Vancouver, B. C.

Attention Mr. Gibson

Re: Policy 106959--Unakoshi

Dear Sir:

Attached find copy of letter which we have received from the assured and for your information would advise that the above numbered policy was taken out in 1939 for \$1,000 with an annual premium of \$54.55. Four premiums are paid in full while the 1943 premium is outstanding and the 1944 premium falls due on the 18th of April. The total amount required to bring the policy up to date is \$112.35. There is a dividend of \$11.05 standing to the credit of this policy as an accumulation fund.

We attach copy of this letter as you may wish to forward same to the assured in taking the matter up with her.

Yours truly,

LAX/MW
Encl.

BRANCH SECRETARY.

COPY

Slocan, B. C.
April 4th 1944.

Monarch Life Assurance Co.
801 Rogers Bldg.
Vancouver, B. C.

Dear Sir:

As you know how difficult it is for me to make payment for insurance policy at this time. I would like to know whether it is possible to deduct this amount from our rental moneys which the Custodian have on hand.

I would appreciate very much if you will talk this matter over with the Custodian and if it is cannot be done I would like to know the amount of money which will be forwarded to me if I take my insurance policy out.

Thanking you for your immediate attention regarding this matter.

Yours truly,

Teru Umakoshi

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Umakoshi Teru (Mrs.)

File No. 12841

Bay Farms, B.C.

Reg. No. 02201

Company Monarch Life

Agency Vancouver

Policy No. 106959

Premium - \$ 54.55

Payable: Annually, Semi-annually or monthly

Month April Day 18

REMARKS:

letter sent 14/7/23

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

September 24, 1942

Rec'd	SEP 25 1942
File No.	
Ans.	
Referred	<i>Wright</i>

Department of the Secretary of State,
Office of the Custodian,
912 - Royal Bank Bldg.,
Vancouver, B. C.

Attention ~~Miss Carroll~~
Re: P/W A-612, UMAKOSHI, Tasoji. File #530

Dear Sirs:

Confirming our telephone conversation of today's date,
we have been reporting to the Department of the Secretary of
State, Office of the Custodian, 506 Royal Bank Building, under
the name of Mrs. T. Umakoshi, File #12572.

12841

We would be pleased if you would obtain this file from
this department as it contains the full information.

*Have asked
for this file
Mr. McLean*

Hoping this is the information you desire, we remain,

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED

[Signature]
Rental Department

GHJ:WH

File

To the Secretary of State acting
in his capacity as Custodian.

I UMAKOSHI Teru (Mrs. Tasoji), Police
registration No. unknown, hereby request

you to release to me the under-noted property stored
at 656 East Cordova St., Vancouver.,
and I release you from any claim whatsoever with
respect to such property.

Description of Property:

1 heater

1 box of odds and ends

Dated this 21st day of September 1942.

Approved

Registered by Custodian
D.M. Chope.

Teru Umakoshi
(Japanese sign here)

PP S. Asse

NOTE:

The Custodian is advised that the B.C. Security Commission will pay transportation charges up to 1,000 pounds (which amount includes the free baggage allowed by railroad company on tickets), and any charges over this amount will have to be for the account of the individual Japanese evacuee.

12841 *But Jan McPherson*
ESTABLISHED 1887

Mikson

Pemberton Realty Corporation Limited

OFFICE OF THE REGISTRAR
REVENUE SERVICE
RECEIVED
7661 RT-4

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA
September 16, 1942

*Copy made for
Int. file 530*

*Int. file
550*

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

Re: Mrs. UMAKOSHI
File #530 & File #~~12841~~ 12841

Dear Sirs:

Mrs. Tasoji Umakoshi has now vacated 656 East Cordova Street. The property is now rented to Mr. Joe Kulchisky from September 20th, at \$20.00 per month.

Mrs. Umakoshi has sold all her furniture with the exception of one quaker circulating oil heater, which has been left on the premises for the use of the tenant. There are a few miscellaneous articles such as picture frames left in the basement which the tenant will sign for. When the tenant calls at the office we will forward you this inventory.

*Sum
12841*

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED

[Signature]
Rental Department

GHJ:WH

*Tasoji Umakoshi
Int. File #530*