

12990

12996.

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: Yu Arai.

HOME ADDRESS: 5325 David st. Vancouver B.C.

REGISTRATION NUMBER 14991 SEX: female AGE: 48 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: Mozaemon 11926

ADDRESS OF WIFE OR HUSBAND: 5325 David St. Vancouver B.C.

NAMES OF ANY LIVING CHILDREN: Yuki (23yrs.), Masanobu (21), Hideko (16)
Teunee (14), Miko (12).

ADDRESS OF CHILDREN 5325 David St. Vancouver B.C.

AGE OF CHILDREN: 23, 21, 16, 14, 12 years.

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

1. LOCATION AND DESCRIPTION: 5325 David St. Vancouver B.C.

Lot 4, Block 26, D.L.37

Four room frame house.

2. BUILDINGS AND OTHER IMPROVEMENTS:

Four room frame house.

3. INSURANCE (Give particulars; state where policies are) Policy in possession of
owner. Fire & Marine Ins. Co. (1000 dollars) #60186084. TAXES (Amount and where payable) \$40/95 payable at the City hall, Van. B.C.
\$70.565. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)
none

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In possession of owner.

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: 5325 David St. Vancouver B.C.

2. LANDLORD'S NAME AND ADDRESS: Yu Arai, 5325 David St. Vancouver B.C.

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:

General household furniture in the house.

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. I appoint Mr. C. W. Griffiths of

5320 McHardy St. Vancouver, B.C. to act as my representative in all matters relating to my property, subject to the approval of the custodian."

4. INSURANCE CARRIED ON ABOVE PROPERTY: 1000 dollars#60186085. 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)

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

8. BANK ACCOUNTS:

9. LIFE INSURANCE:

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 22nd day of September, 1942.

(Signature)

Yue Srai

Charles H. Griffiths
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE November 27th, 1942

File No. 12990

11 Name ARAI, Yu (Mrs. Mozaemon)
(Surname in Block Letters)

Registration No. 14991 Male - Female Age April 25th, 1894.
(Check)

Former Address 5325 David Street, Vancouver, B. C.

Date Evacuated Oct. 16, 1942 Naturalized - Canadian-Born - National
(Check)

Present Address Tashme, B. C.

Sept 13/46 - New Denver, B.C.

Married - Single
(Check)

Name of Wife _____

Name of Husband Mozaemon - #14992.

Name of Mother Koma (Deceased)

Name of Father KANOKE, Chushi (Dec'd)

Names of Children under 16 _____

Requested by Mrs. Burraston

Registered with Custodian

(Yes or No)

Additional Information Housewife. Owner of house and lot.

REAL PROPERTY SUMMARY

JAPANESE NAME: Yu ARAI Reg. No. 14991 File No. 12990.

CATALOGUE NO: Advertised. (716020/43)

PROPERTY ADDRESS: 5325 David Street, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 4, Block 26, District Lot 37, Group 1, N.W.D., Plan 2608.

TITLE: Registered in the name of Yu ARAI.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 37073, dated October 19th, 1943.

ASSESSED VALUES: Land \$170.00
Improvements \$450.00 - \$620.00. Taxes - \$20.74.

CLASSIFICATION: This is a small 3 room dwelling built on a 33' x 99' lot in very poor condition.
The valuator reports as follows: "This is a 3-room all wooden shack (a sink is the only plumbing). No foundation. The structure is all leaning to one side and generally run down. Value for sale - \$500.00 W.G. Moore - Pemberton Realty Corporation Limited".

HISTORY OF ADMINISTRATION: Mr. C. W. Griffiths of 5320 MacHardy Street, Vancouver, was asked by Mrs. ARAI to look after her place after evacuation. He was left in charge, by the Custodian, of renting the property and collecting the rents.

The property was leased to Geo. Wingrove on a monthly basis from October 14th, 1942. Consideration \$15.00 per month payable in advance. Rents collected by C.W. Griffiths - \$270.00; besides this Mr. Wingrove owed 2½ month's rent viz., \$35.32 which was taken into account when the adjustments were made - Mr. Wingrove being the purchaser of the property.

SOLD: To George Wingrove and Ruby Luella Wingrove for \$450.00 as at August 28th, 1944.
Approval of Advisory Committee - 2nd June, 1944.

Funds released to the credit of Yu ARAI as at December 12th, 1944, against which were the following charges: Valuation - \$10.00 X Advertising - \$9.20, Registration Fees - \$2.50 = \$21.70, leaving a net credit of \$428.30 from said transaction.
X The charge of \$10.00 for valuation was made inadvertently. This should have been only \$5.00. A credit to Yu ARAI'S account of \$5.00 was put through October 31st, 1945, thereby correcting the adjustment.

Adjustments to the amount of 73 cents - Purchasers' share of Unexpired Fire Insurance Premiums and \$7.10 being Purchasers' share of 1944 Tax - \$7.83 were placed to the credit of Yu ARAI'S account.

account.

Page 2.

File No. 12990.

The following Fire Insurance Policy:-
Michigan Fire & Marine Insurance Co., Policy No. 6018608 - \$700.00,
covering on the dwelling, was transferred to Geo. Wingrove and
Ruby Luella Wingrove, 5th October, 1944.

OLD CERTIFICATE OF TITLE

No. 45918-K: Mrs. Yu ARAI declared on her JP Form, signed 22nd September, 1942,
that the Title Documents were in the possession of the owner.
Mr. Geo. Peters wrote to Mrs. Yu ARAI on August 30th, 1944, asking
her to send in her Title No. 45918-K. So far there has been no
reply to this letter.

Certificate of Title No. 110732-L in the names of George Wingrove
and Ruby Luella Wingrove, was handed to Geo. Wingrove 21st December,
1944. A signed receipt of even date acknowledging same is on file.

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

November 12th, 1946.

DAC:JS

D. A. Cramer
D. A. CRAMER.

LIABILITY SUMMARY

File No. 12990

July 3rd, 1947.

Re: Mrs. Yu ARAI
Reg. No. 14991.

This file reveals no claims against the above Japanese person but on April 5th, 1944 a claim was filed by the Department of Labour, Japanese Division, in the amount of \$50.00 against the Estate of Mozaemon ARAI (husband), file 11926, for funeral expenses incurred in connection with the burial of Mozaemon Arai.

On April 11th, 1944 and again on September 13, 1946 this claim was referred to Yu Arai for payment. On September 27th, 1946, Mrs. Arai authorized payment of the above claim from funds in her account. Accordingly a cheque for the above sum was issued on September 30th, 1946, in full payment of the above funeral claim.

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



E. Robertson,
July 3, 1947.

CHATELS SUMMARY

File No. 12990

July 3, 1947.

Re: Yu ARAI (Mrs. Mozaemon)
Reg. No. 14991.

In her JP form dated September 22nd, 1942, Mrs. Arai declared "General household furniture in the house" at 5325 David Street, Vancouver, but no inventory of these goods was given to this office by the above Japanese person. On inquiring about these chattels Mrs. Arai's daughter replied on behalf of her mother on November 6, 1942, stating they had rented the above premises to Mr. Wingrove and had requested him to look after their household furniture, and he had advised them he would leave it in the basement.

A letter on file dated November 26, 1942, from Mr. Griffiths, appointed by the Japanese to look after their properties, advised that the furniture left at 5325 David Street by the Japanese had no value and was stored as such in the basement. He stated that some things, such as mattresses, slats, sink and bath had to be burned.

Several letters were written to Mr. Wingrove, tenant, in connection with these goods and finally an undated letter was received on April 17, 1944, in which he stated very little furniture was left by the Japanese and that it was of practically no value, all being in very poor condition. The following is a list of the goods he supplied us with at that time, stating these were stored in the basement on a dirt floor:

1 stove (standard)
2 beds "
1 cabinet (standard)

1 bureau (chest of drawers and dressing room)
2 tables (standard)
4 chairs (some standard, some standard)

The following goods were sold at New Westminster Auction on May 31st, 1944 (Auction No. 12):

1 Cupboard
2 steps

Arm Chair
Bedstead and broken chairs

but the following list of goods were abandoned as having no commercial value, see Statement on file of June 16, 1944:

1 Langley Kitchen Range (burned out and cracked)
2 old beds and springs
2 homemade tables
2 broken chairs.

According to Mr. Iverson's memo on file dated June 16, 1944, all chattels found at 5325 David Street were removed and sold at auction, with the exception of a meat safe and chest of drawers which were to be sold to the tenant, Mr. Wingrove, for the sum of \$10.00. Payment of \$10.00 was received from Mr. Wingrove on October 27th, 1944 (Custodian Receipt No. 10691).

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


E. Robertson.

PERSONAL PROPERTY SUMMARY

File No. 12990

July 3, 1947.


Re: Yu ARAI (Mrs. Mozaemon)
Reg. No. 14991

CHATELS: "General household furniture in the house" was declared by Mrs. Arai in her JP form dated September 22nd, 1942. (See ChateLS Summary attached).

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

12790

August 28, 1947.

Mrs. Yu ARAI,
Reg. No. 14991,
New Denver, B. C.

Dear Madam:

We enclose herewith Custodian cheque in the sum of \$396.16, representing your entire credit with this office and being the balance of funds derived from sale of real property and chattels.

You have already been forwarded a statement relative to the sale of Lot 4, known as 5325 David Street, Vancouver, together with a statement of your general account up to October 27, 1944. A statement of your account subsequent to the above date is now enclosed, which shows a credit balance of \$396.16, the amount of the cheque enclosed.

On looking through your file we find we wrote to you on August 30, 1944 requesting you to send to us the Certificate of Title No. 45918-E relating to 5325 David Street, Vancouver. Since we do not appear to have received this Title and since the ownership of this document is in the Custodian we now ask you to send it to this office without further delay.

It would now appear that we have accounted for all the property left by you in the protected area which came under the control of the Custodian and in order that you may confirm this and acknowledge the cheque we are enclosing a stamped and addressed envelope for your convenience in replying.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER

Enc. - Custodian cheque \$396.16
Statement of Account (1)
Return envelope

cc - Department of Labour, Japanese Division,
Vancouver, B.C.

New Denver, B.C.
January 17, 1947

Office of the Custodian,
Japanese Division
Vancouver, B.C.

EVACUATION SECTION	
Rec'd.	JAN 20 1947
File No.	12990
Ans.	Jan 21/47
Referred	Chapman

Dear Sir,

Re. Mrs Y. Kawai File No 12990

Please verify the credit balance to date of
the above person's account

Thank you,

Yours truly,
F. Kawai (daughter)



CANADA

DEPARTMENT OF LABOUR

JAPANESE DIVISION

360 Homer Street,

VANCOUVER, B. C.

9th December 1946

Attention: Mrs. E. Robertson.

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

EVACUATION SECTION	
Rec'd	DEC 11 1946
File No.	42290
Ans.	Robertson
Referred	Robertson

Dear Sir,

Re: Mrs. Yu ARAI
Reg. No. 14991,
Your File No. 12990

We are advised by our New Denver Supervisor that the son of the above-named is now assigning \$33.00 a month to her and he is, therefore, of the opinion that they are not at the present time in need of Custodian funds.

We shall appreciate, therefore, if you will hold Mrs. ARAI's funds intact until further notice.

Yours truly,

M. Scoby

M. Scoby,
Welfare.

M.S./CM

12990.

October 19th, 1946.

Mrs. Yu ARAI,
Registration No. 14991,
New Denver, B. C.

Dear Madam:

We enclose herewith Custodian cheque in the amount of \$40.00 representing your remittance for the month of November from funds standing to the credit of your account with this office. This now leaves a present credit balance of \$436.16 in your account with the Custodian.

Kindly acknowledge receipt of the enclosed cheque.

Yours truly,

A.G. McArthur,
Office of the Custodian.

ER/JS

Enc. - Custodian cheque \$40.00
cc Department of Labour, Japanese Division.

11926, 12990

October 1, 1946.

Department of Labour,
Japanese Division,
360 Homer Street,
Vancouver, B. C.

Dear Sirs:

Re: Mozammon Arai, Deceased,
Registration No. 14992.

On April 5, 1944, a claim was filed by the British Columbia Security Commission against the Estate of the above deceased for the sum of \$50.00 to cover cost of his burial. At that time there were no funds available to pay this claim.

Mrs. Yu Arai, #14991, widow of the deceased, now has funds available and has consented to pay this claim. We are, therefore, enclosing our cheque, payable to the Receiver General of Canada, in the amount of \$50.00, in full settlement of this claim.

Yours very truly,

A. G. McArthur,
Administration Department.

/AC
Enc.

EVACUATION SECTION
SEP 30 1946
12990, 11926
Referred *McArthur*
out to a cleaner

Sept. 27, 1946.

Mr. A. G. McArthur,
Administration Dept.,
Office of the Custodian.

Dear Sir:

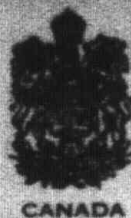
Re: File No. 12990, 11926

I have for acknowledgement receipt
of your letter of September 13, with
respect to the funeral expenses of my
late husband, Mozaemon ARAI.

I hereby give you permission to
deduct fifty dollars (\$50.00) from my
account with the Custodian.

Yours truly,

Y. Arai
.....
(Mrs.) Y. Arai.



DEPARTMENT OF LABOUR
JAPANESE DIVISION

360 Homer Street,
Vancouver, B. C.
September 27th 1946

EVACUATION SECTION	
Rec'd	SEP 18 1946
File No.	10920
Ans.	Sept 24/46
Referred	Chertier

566.16

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

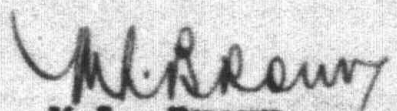
Dear Sir,

Re: Mrs Yu ARAI #14991
Custodian File #12990

According to a Statement of Account received from your office dated April 6th 1945 the above named woman had a credit balance of \$561.16.

Mrs Arai is now residing in our New Denver Project and is in need of funds for maintenance purposes. We shall feel obliged therefore if you will forward her a cheque for \$40.00 as soon as possible, and a further cheque for the same amount on the 17th of each month thereafter until her credit balance has been reduced to the sum of \$310.00 the amount to be reserved for rehabilitation purposes.

Yours truly,


M.L. Brown
Office Manager.

MS

11926, 12990

September 13, 1946.

Mrs. Yu ARAI,
Registration No. 14991,
New Denver, B. C.

Dear Madam:

Re: Mosaemon ARAI, Deceased.

We wrote to you on April 11, 1944, advising that the B. C. Security Commission had filed a claim against you for recovery of the sum of \$50.00 to cover the funeral expenses in connection with the burial of your late husband, Mosaemon Arai. You advised us on April 20th, 1944, that you were unable to pay this claim at that time.

As you now have a balance of \$566.16 to your credit with the Custodian, we would be pleased to have your instructions to pay this claim for you from your account.

Yours truly,

A. G. McArthur,
Administration Department.

/AC

12990

April 6th, 1945.

Mrs. Yu ARAI,
Reg. No. 14991,
Tashme, B. C.

Dear Madam:

Re: Catalogue No. _____ (Adv. Nov. 20/43).
5325 David St., Vancouver, B. C.
4/26/37/63.1/2608.

Please be informed that the above property has been sold as of August 28th, 1944 for the sum of \$450.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

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 this sale appears on an attached statement, and the proceeds have been credited to your account. We are also enclosing a general statement of your account up to date which includes the net figure to which reference has already been made.

Yours truly,

P. Doust,
Administration Department

PD/ER
Enc.

cc to B. C. Security Commission.

STATEMENT RE SALE OF:

Name: ARAI, Yu

Catalogue No: Adv. Nov. 20/43

File No: 12990

Street Address: Vancouver.

Reg. No. 14991

Legal Description: 1/26/37/Op. 1/2608

Date of Sale and Adjustments August 23, 1944.

Sale Price \$ 450.00

~~Stamp Duty~~ \$

Charge for Valuation 10.00

Charge for Advertising 9.20

Land Registry Office Transmission Fee 2.50

Encumbrances:

~~Mortgage~~~~Mortgage~~~~Mortgage~~~~Other charges~~

Adjustments:

Fire Insurance .73

Taxes 7.10

~~Water~~

21.70 \$ 457.83

Net Proceeds credited to your account

436.13

Date: April 5, 1945.

Compiled by: George Peters.

File No. 12990
Reg. No. 14991

Yu ARAI (Mrs.)

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 December 21	Balance as per statement sent Valuation fee for \$10.00 shown on previous state- ment should be \$5.00		\$ 561.16 5.00	
1946 September 25	Cheque to you	40.00		
October 2	Department of Labour - funeral expenses	50.00		
October 19	Cheque to you	40.00		
November 21	Cheque to you	40.00		
		<hr/>	<hr/>	
		\$ 170.00	\$ 566.16	
				<hr/> <hr/>
				CR \$ 396.16
Accounting Department August 28th, 1947				
August 28, 1947	Cheque to you			
				<hr/>
				NTL
				\$396.16

File No. 12990
Reg. No. 14991

TRIAL

Date	Particulars	Debit	Credit	Balance
1943 November 26	Rents collected	\$	\$ 15.00	
1943 May 5	Tax arrears - 1940-42	66.45		
November 17	Rents collected 14 Jan. to 15 Nov (11 mos @ \$15.00)		165.00	
1944 January 6	Repairs to porch & Stairs	97.00		
February 1	Land Registry Office - Certificate of Discharge	1.00		
April 6	1943 Taxes	20.90		
July 5	1944 taxes Proceeds Auction Sale Rents collected 16 Nov/43 to 15 Aug/44 (7 mos @ \$15.00)	20.74	2.81 135.00	
August 26	Balance rents to date		5.32	
	Credit re Sale of Property		436.13	
October 27	Sale of sundry chattels		10.00	
		<u>\$ 206.10</u>	<u>\$ 769.26</u>	

CR \$ 563.16

MEMORANDUM

December 30th, 1944.

TO: File No. 12990
FROM: Administration Department

RE: CHATELS

5325 David Street, Vancouver, B. C.
Mrs. Yu ARAI, Registration No. 14991.

The "JP" Form stated that there was "general household furniture in the house". The party appointed by the Evacuee to look after the property, Mr. C. W. Griffith, stated in his note to us of November 26th, 1942 that none of the furniture left at the house was of any value. In any event there were only a few items involved and of these the following were sold at public auction on May 31st, 1944 - New Westminster Auction 12:

Cupboard
2 Steps
Arm Chair
Bed Stead and broken chairs

The tenant, Mr. Wingrove, paid \$10.00 to us for a Meat Safe and Chest of Drawers.

No other chattels are involved and this closes the matter.


P. Doucet.

PD/ER

12990

December 8, 1944.

Mr. & Mrs. George Wingrove,
5325 David Street,
Vancouver, B. C.

Dear Sir and Madam:

Re: 5325 David Street
4/26/37/1/2608

Title to the above described property has now been received in your names and is ready for delivery. Relevant insurance policy which has been assigned to you is also ready for delivery.

Adjustments as of August 28th as shown on the enclosed sheet have been calculated and a balance of \$48.05 has been charged to you.

Will you please telephone this office for an appointment to conclude this matter in order that statement of adjustments may be approved and certain releases signed by you prior to delivery of title.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

Advertised Sale
File No. 12990
5325 David Street, Vancouver
4/26/37/1/2608

December 8, 1944.

GEORGE WINGROVE & MUBY LOUELLA WINGROVE
(purchasers)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at August 28, 1944)

	DEBIT	CREDIT
Purchase price	\$450.00	
Cheques received		\$450.00
Registration fees on deed - \$450.00	4.90	
Insurance premium - 18.9% x \$3.85	.73	
Purchaser's proportion of 1944 taxes - 125/365 x \$20.74	7.10	
<u>Rent owing:</u>		
June 16th to July 15th)		
July 16th to August 15th) 2 x \$15.00	30.00	
August 16th to August 27th - 11/31 x \$15.00	5.32	
Balance owing by purchaser		48.05
	<u>\$498.05</u>	<u>\$498.05</u>

BALANCE OWING BY PURCHASER \$48.05

File No. 12990
5325 David Street
Vancouver/4/26/37/1/2608

Receipt of Certificate of Title No. 110732-L is by us hereby acknowledged
and we agree that all adjustments and incidents connected with the sale to
us of property covered by the said certificate have been settled.

Receipt is also acknowledged of copy of Michigan Fire & Marine Insurance
policy No. 6018608 which has been assigned to us.

Dated at Vancouver, B. C., this 24 day of December 1944.

Geo. Wingrove

File No. 12990.
Advertised.

November 27th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Yu ARAI
City of Vancouver
Lot 4, Blk. 26, D.L. 37,
Sp. 1, N.W.D., Plan 2608.

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated September 28th, 1944, we attach herewith the following documents in connection therewith.

1. Copy of application number 110731-L, dated September 28th, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 110732-L, dated September 28th, 1944, registering the property in the names of George Wingrove and Ruby Luella Wingrove (Deed).
3. Duplicate of Transmission dated September 20th, 1944.
4. Duplicate of Deed dated September 20th, 1944 - Secretary of State to George Wingrove and Ruby Luella Wingrove.
5. Certificate of Indefeasible Title number 110732-L, dated November 18th, 1944, covering the above property in the names of George Wingrove and Ruby Luella Wingrove.

D. A. Cramer

DAC:JS
Attach.

ESTABLISHED 1912

A. S. Matthew & Company, Ltd.

GENERAL AGENTS AND MANAGERS FOR BRITISH COLUMBIA

FOR
OCCIDENTAL FIRE INSURANCE CO.
MICHIGAN FIRE AND MARINE INSURANCE CO.
NEW ZEALAND INSURANCE CO. LTD.
FIDELITY (FIRE) UNDERWRITERS
GUILDHALL INSURANCE CO. LTD.

A. S. MATTHEW, NOTARY PUBLIC
MANAGING DIRECTOR



CABLE ADDRESS: MATTHEW - VANCOUVER
CODE: WESTERN UNION

TELEPHONE: Pacific 5145
PRIVATE EXCHANGE

402 WEST PENDER STREET
VANCOUVER,
BRITISH COLUMBIA

EVACUATION SECTION	
Rec'd	OCT 13 1944
File No.	12990
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

October 12th, 1944.

S. M. Gibson, Esq.,
Insurance Dept.,
Japanese Evacuation Section
506 Royal Bank Bldg.,
City.

Dear Sir:-

Re: Your File No. 12990 - Michigan Fire & Marine
Policy No. 6018608

We have for acknowledgment your letter of October 5th and return copy of the above numbered policy to which we have attached signed copy of the transfer and consent form.

Also attached is endorsement cancelling the \$300.00 coverage on household furniture but as the policy expires in March of next year the return premium would only be .15¢ so we have shown this as nil.

There were also some other forms in your communication of the 5th which do not appear to pertain to our office and we are returning them herewith.

Yours very truly,
A.S. MATTHEW & CO. LTD.

[Signature]

FIRE INS. DEPT.

H.

12990

December 8, 1944.

Mr. & Mrs. George Wingrove,
5325 David Street,
Vancouver, B. C.

Dear Sir and Madam:

Re: 5325 David Street
4/26/37/1/2608

Title to the above described property has now been received in your names and is ready for delivery. Relevant insurance policy which has been assigned to you is also ready for delivery.

Adjustments as of August 28th as shown on the enclosed sheet have been calculated and a balance of \$48.05 has been charged to you.

Will you please telephone this office for an appointment to conclude this matter in order that statement of adjustments may be approved and certain releases signed by you prior to delivery of title.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

12990

September 20th, 1944.

Mr. G. W. Wingrove,
5325 David Street,
Vancouver, B. C.

Dear Sir:

Re: Mrs. Yu ARAI

We have a note on our file that it was agreed between the above, yourself and this office that you pay the sum of \$10.00 for a Metal Safe and Chest of Drawers owned by the above, and we cannot trace that this amount was paid by you.

In order that this small matter may be cleared up we shall be glad if you will remit to this office by return the \$10.00 in question. Your cheque should be made payable to the "Custodian of Enemy Property".

Thanking you,

Yours truly,

P. Douet,
Administration Department

PD/ER

12990

August 31, 1944.

Mr. C. W. Griffiths,
5320 MacHardy Street,
Vancouver, B. C.

Dear Sir:

Re: 5325 David Street,
426/37/1/2608,
Advertised Nov. 20, 1943.

This property the rents for which you have been collecting, is the subject of an expected sale direct through the purchaser the effective date of which sale should be August 28, 1944.

The tenant is the applicant to purchase. In these circumstances, neither rents should be collected nor charges incurred after the date mentioned. If it has not already been done, it will be appreciated if you will bring your reports for rentals and disbursements up to that date, sending them, with remittances, to this office as soon as possible.

You will be informed when the sale is finally concluded.

Yours truly,

George Peters,
Administration Department.

GP:AS

12990

August 30, 1944.

Mrs. Yu ARAI,
Reg. No. 14991,
Tashme, B. C.

Dear Madam:

Re: 5325 David Street,
4/26/37/1/2608.
Advertised November 20, 1943.

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A statement showing the result of this sale will be sent to you when the matter is concluded.

Kindly send either to this office or to the Land Registry Office, Vancouver, B. C. Title No. 45918-K covering this land.

Yours truly,

George Peters,
Administration Department.

GP:AS

12990

August 28, 1944.

Mr. G. W. Wingrove,
5325 David Street,
Vancouver, B. C.

Dear Sir:

Re: 5325 David Street
4/26/37/1/2608

This will acknowledge receipt of your letter of August 12th in which you enclosed your cheque for \$450.00 the full amount of the purchase price for the above property after an allowance of \$50.00 for putting in a sewer and new sink, etc., has been deducted.

We note that you wish this property to be registered in the name of George Wingrove, Train Clerk, and his wife, Ruby Luella Wingrove, of 5325 David Street, Vancouver, B. C., and that you are both British Subjects.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance, and if accepted, adjustments will be calculated as of the date of this letter.

Yours truly,

F. C. Shears,
Director.

GP:EB

Vancouver B.C.
Aug. 12th.

Japanese Custodian
Vancouver B.C.

Dear Sir

Please find enclosed cheque for the property
at 5325 David St. Vancouver as you previously accepted
my offer of \$500.

This is being covered by a cheque for \$450. I
have already submitted a letter covering work being
done by me and completed by putting sewer and new
sinking etc. to the extent of \$50.

Trusting this will meet with your approval re
my conversation last Thursday.

Yours truly

G.W.

George Wingrove

*George Wingrove, Train Clerk,
Ruby Luella Wingrove,
5325 David St.
Baptist Subjects.*

*\$450.00 sent
to wife*

Rec'd	AUG 14 1944
File No.	✓ 12990
Ans.	
Referred	

12990

July 6th, 1944.

Mr. C. W. Griffiths,
5320 MacHardy Street,
Vancouver, B. C.

Dear Sir:

Re: 5325 David Street, Vancouver.
Mrs. Yu ARAI

With reference to your note on the June Rental Statement, we would like to point out that this property has been independently valued and is now in the course of sale to Mr. Wingrove for \$500.00, and it is up to him to see that a proper toilet is installed and thus abate the nuisance of which you complain. We have little doubt that Mr. Wingrove will give this his immediate attention and if he does not then no doubt you will get in touch with the Health Authorities.

Respecting the last paragraphs of your note, we are afraid you are under a misapprehension with regard to funds that have been available for repairs and taxes. When we took the property over there were heavy arrears of taxes, and these have been paid up to date; further, we would remind you that in January last we paid \$97.00 to Mr. Hallman for repairs to the rear porch and stairs. Mr. Wingrove bought the property knowing the condition of the outside toilet, and the independent valuation took into account the general state of the property.

The writer regrets to learn of your indisposition and sincerely trusts that you will soon be restored to health. We would take this opportunity of thanking you for all the trouble you have taken in connection with this property, and we feel that you should be reimbursed in some way for the time you have spent. If, therefore, you care to send in an account we will see if we can get the owner to reimburse you. We would suggest that 5 per cent of your total collections of rent would be a reasonable figure, and this would be in line with the figure we pay to our ordinary agents.

Yours truly,

P. Douet,
Administration Department.

PD/ER

RS.- Will you kindly see that rent for the month ending July 14 is forwarded as promptly as possible?

12990

URGENT

July 14th, 1944.

Mrs. Yu ARAI,
Reg. No. 14901,
513 - 5th Avenue,
Tashua, B. C.

Dear Madam:

Re: 5125 David Street

This property is being negotiated for sale to Mr. Wingrove, the tenant, for \$500.00 but as the sewer connection has not yet been put in, due to the lack of funds—as apart from the cost of the sewer connection, namely \$41.00, which has to be paid to the City of Vancouver—there will be the connection to the house and installation of the toilet, which will run into quite a sum of money. According to the agreement you made with Mr. Wingrove, this sewer connection should have been put in, but in view of the rear porch of the house collapsing some time ago it was necessary to rebuild this and prepare foundations for the toilet and sink, to be put in at a later date.

Mr. Wingrove spent quite a lot of money on the property himself and we advised you on October 27th, 1943 of an expenditure of \$49.00 by Mr. Wingrove, details of which were sent to you—this apart from other monies he had expended.

In view of the heavy expense that Mr. Wingrove will now have to go to for a connection to the sewer, he is prepared to pay \$500.00 for your house provided an allowance of \$50.00 is made to him, and as we consider this a very reasonable proposal we shall be glad to know that you agree with this. Please give this matter your immediate attention and return the copy of this letter signed, thus confirming that you agree to this arrangement. We might say that Mr. Griffiths, who has been handling this property on your behalf, is in agreement with this arrangement.

Yours truly,

PD/ER

Cc to Mr. Griffiths.

P. Douet,

Administration Department.

AGREED:

Mrs. Yu ARAI - 14901.

MEMORANDUM

TO: The File No. 12990
FROM: Mr. Iverson

June 16, 1944.

Re: ARAI, Yu (Mrs.)
5325 David St.,
Vancouver, B.C.

All the remaining chattels found at the above address, excepting those to be sold to tenant have been removed and sold at auction.

This file can now be closed in so far as chattels are concerned.

To be sold:

1 Meat Safe

In use by tenant 1 Chest of Drawers

The above items were
examined by Mr. Anderson
and myself, we considered
the amount of \$10.00 as a fair
value

WJI/GM

W. J. Iverson
W. J. Iverson
Protection Department

DATE..June 16, 1944.....

FILE NO..12990.....

NAME.....ARAI, Yu (Mrs.).....

ADDRESS..5325 David Street, Vancouver, B.C.....

I have examined the undermentioned articles
found at the named address and am convinced that they are of
no commercial value. They have therefore been abandoned.

- ✓ 1 Langley Kitchen Range (Burnt out and cracked)
- 2 Old Beds & Springs
- ✓ 2 HM Tables
- 2 Broken Chairs

[Signature]
.....

1.990

June 12th, 1944

Mr. George Wingrove,
5325 David Street,
Vancouver, B.C.

Dear Sir:

Re: 5325 David Street,
Vancouver, B.C.

Your letter of May 28th in which you offer to purchase the above property for the sum of \$500.00 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 \$500.00 being the full purchase price for the above property.

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.

Yours truly,

F.G. Shears,
Director

FGS:lm
Encl.

Date. June 8th, 1944.....

REAL PROPERTY MEMORANDUM

File No. 12990

Name..... ARAI, Yu (Mrs.)..... Registration No. 14991

Re: Catalogue No. Advertised Nov. 20, 1943.
Address: 5325 David Street, Vancouver, B. C.
Legal Description: 4/26/37, Gp. 1, NWD, Plan 2608.
Dwelling.

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 45918-K Whereabouts: In owner's possession.

Registered owner: ARAI, Yu (Mrs.) Reg. No. 14991

Property: City of Vancouver, Lot 4,
Block 26, District Lot 37,
Group 1, New Westminster District,
Plan 2608.

B. Charges.

Registered: None

Vesting: Filing 37073 - 18/10/43.

Unregistered: No evidence found.

Taxes: 1943 taxes paid - \$20.90 net.
1944 taxes—statement attached. *\$20.74 not paid*
Water: Water paid by tenant (He owes \$10.40 on latter
half of 1943 and first half of 1944).
Insurance: \$700.00 - Dwelling)
300.00 - contents) Expires March 23, 1945.

Assessed Value: Land: \$170.00 Improvements: \$450.00

Valuation by Appraiser: \$500.00

Amount of Bid: ~~\$500.00~~ 450.00

Approved by Advisory Committee: June 2nd, 1944.

Paid as shown in attached letter: \$450.00 paid. \$50 deducted for repairs.

Name of transferee as attached letter: Mr. George Wingrove.

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding furniture or equipment)

Leasehold: (State period, consideration & unusual clauses and whether including or excluding furniture or equipment)

Tenant has first opportunity to purchase—tenant is purchaser.

Chattels: Particulars of those stored on the premises.

A few old chattels on premises—will probably be purchased by tenant.

Named Agent: Property has been handled all along by C. W. Griffiths,
appointed representative of Arai.

NAME ARAI, Yu (Mrs. Hozanemon)

REGISTRATION NO. 14991

FILE NO. 12990

The following chattels were sold by public
auction at New Westminster, B. C. on May 31, 1944.

Cupboard	\$.25
2 Steps	1.00
Arm Chair	1.00
Bed Stead & broken chairs	1.75

Total	(Auctioneer's Fees \$ 0.40	
	(Advertising 0.11	\$ 4.00
Less Expenses:	(Moving 0.52	
	(Rent 0.16	\$ 1.19
Net Proceeds Credited:		\$ 2.81

Members of Custodian Staff Present.

Mr. Iverson

Extracted from Auctioneering list No.

New Westminster 12.

Remarks. *no inventory on file*

5325 Davis

Dear Sir.

Rec'd	MAY 29 1944
File No.	12990 X
Ans.	
Entered	HARROP

Please accept this as my bid on property of above address "Arias Property." This is the second offer I have made on this property account of renting same. Having lived here over two years on this place at a great inconvenience and expense. I am asking you to give this your fullest

P.S.

Am leaving for my

annual holidays and will

be away till June 12th.

Yrs.

consideration and will offer
the sum of \$500. I could have
bought this property before
the people moved away for the
same offer as I suggested in
first bid. and having payed
considerably monies fixing
this place up fit to live in
I believe that this property is
getting good value for its
owner. Hoping that you
will give this your fullest
consideration I remain

George Wingrove
5326 David St.

12990

19th May, 1944.

Mr. George Wingrove,
5325 David Street,
Vancouver, B.C.

Dear Sir:

Re: 5325 David Street.

Your letter submitting an offer to purchase the above property for the sum of \$400.00 has been received and considered.

We are not able to accept this tender. No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$500.00.

If you should wish to submit another offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

Yours truly,

F. G. Shears,
Director.

PMH

MEMORANDUM

May 15th, 1944.

TO: Mr. F. G. Shears

FROM: Administration Department

Re: 5325 David St., Vancouver, B.C.
No Cat. number - advertised
separately November 20th, 1943.

The attached offer to purchase by the tenant, Mr. G. Wingrove, should not have been directed to me personally, but doubtless this was done as I have seen the tenant on various occasions at the office.

I would mention that the property is not connected to the sewer and we have an estimate of \$129.50 for this work, including the installation of a toilet, etcetra. In addition, \$41.00 will have to be paid to the City of Vancouver for the actual sewer connection. I thought it would be as well to mention the above when this tender is being considered---hence this memo.

The City Health Department, under date of April 11th, 1944, wrote us that complaints had been received lately with regard to the unsanitary conditions of the outside toilets at these premises. The work of connecting up to the sewer, etcetra, should be proceeded with as soon as possible. This matter has been receiving our attention.

There are insufficient funds to have this work done as past funds have been used for arrears of taxes and other urgent repairs apart from what the tenant has done. We spent, a little time back, \$77.00 in connection with rebuilding the back porch which had collapsed, etc.

P. Douet.

PD/ER

5325 David
St
Vancouver.
P. Dorel Esq
Admin. Dept.

Rec'd	MAY 15 1944
File No.	12390
Ans.	
Referred	HARROP

Sir I the undersigned
herewith submit an offer
to the property known as
the Aria Place 5325 David
St. Vancouver. Owing to the
expense I have gone into and
the inconvenience of same in
regards to sanitation etc.

I hereby make an offer of
Four hundred dollars \$400⁰⁰ for
same. Trusting this will meet
with your approval

I remain George Wignore
6328 David
Vancouver.

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA
May 6th, 1944.

File 12990, 5325 David Street.

Lot 33 by 99. No lane.

This is a 3-room all wooden shack (a sink is the only plumbing).
No foundation. The structure is all leaning to one side and generally
run down.

Value for sale \$5.00

\$500⁰⁰

PEMBERTON REALTY CORPORATION LIMITED.

W. G. Moore

W. G. Moore.

WGM-JM

12990

May 4th, 1944.

Mr. George Wingrove,
5325 David Street,
Vancouver, B. C.

Dear Sir:

RE: Mrs Yu ARAI - 5325 David Street,
Vancouver, B. C.

We have your letter of the 29th April, and note that you would like to make an offer to purchase this property. However, you did not state what your offer is, so please advise us - at this stage there is no need for you to send any cash with your offer. If your offer is not accepted, you will be advised of the price at which the property will be sold. We are in the meantime taking no action with regard to the toilet, sewer, etcetera, as if you purchase the property, you will of course have this work done.

Yours truly,

P. Douet,
Administration Department.

PD/ML

66 - 5

EXHIBIT No. _____

DATE _____

FILED BY _____

12990

May 4th, 1944.

Mr. C.W. Griffiths,
Plumber,
5320 MacHardy Street,
Vancouver, B. C.

Dear Sir:

RE: 5325 David Street, Vancouver, B. C.
Tenant - Mr. G. Wingrove.

We thank you for your recent letter giving us the price on the work to be done at the above address, and would say that as the tenant, Mr. G. Wingrove, is apparently desirous to purchase this property, we are taking no action in the meantime, regarding the toilet, sewer, etcetera.

We thank you for your remittance, and enclose our receipt herewith.

Yours truly,

P. Douet,
Administration Department.

PD/ML
Enc.

EXHIBIT No. 66 - 5

DATE _____
FILED BY _____

EVACUATION SECTION	
Rec'd	MAY 2 1944
File No.	12990
Ans.	
Referred	Donet

Vancouver. B.C.

April 29th.

P. Donet Esq.,
Administration Dept.

Sir, In regards to the Japanese property File #12990 I would like make an offer to purchase same. In regards to chattels of same it would be suitable to see same on Thursday next as that is my day off and would be home at that time.

This is a very poor building and would likely have to be torn down. I could purchase the next lot to same and rebuild if arrangements could be made. The lumber in the house could be used to an advantage.

I could come down on Thursday after you have looked over the place.

Yours truly,

George Wingrove
5325 David St.
Vancouver.

Dwelling house at David Street, Property of Mrs Yu Arai.

Tenant Mr G Wingrove.

EXHIBIT No.

66 - 5

Re Plumbing.

Vancouver City Plumbing regulations do not allow roughing in except in full, that is, the pipes for bath and wash basin must be completed. The question of installing the fixtures (Bath and basin) can be added at any time later at will of tenant or owner.

This price therefore covers the complete rough work and the setting up of toilet and sink. Also covers the excavation of ground and laying of 4 inch vitrified tile sewer pipe up to the street property line, depth of same to conform to the grade provided by city, and finish 12 inches below ground at Stack outlet. (Approx 60 feet.)

† Galv water supply with Stop and waste, tees provided for future Hot water, bath and basin supply.

\$ 127.50.

2.00.

129.50

Labour and material.

Plumbing Permit.

(One hundred and twenty nine dollars and Fifty Cents)

C.W.Griffiths Plumber.

5320 Mac Hardy Street Vancouver.

April 2 6th 1944.

To Mr Douet.

Japanese Security Commission.

12990

EVACUATION SECTION	
Rec'd	APR 25 1944 513-5th. Avenue,
File No.	12990 Tashme, B.C.,
Ans.	April 20th. 1944.
Referred	<i>Soyet</i>

over to open

Office of the Custodian,
Japanese Section,
Vancouver, B.C.

Dear Sirs;

Re. the two letters that were dated the 11th. and 14th.
advising us that we had a credit balance of \$53.44 and from that
you wished to pay the sum claimed by the B.C. Security Commission.

We are self supporting in Tashme and have received very little
maintenance from the Commission. This has only been able because
all the children have been putting all their wages into buying
food, medicine, etc. for our invalid mother and family. This the
commission knows and that is why they consented to pay that sum.

On the other hand we have needed that credit to buy things for mo
mother but she feels that the money should be used to make the
required additions.

Thanking you,

Yours truly,

M. Arai
for Masanobu Arai

MEMORANDUM

April 19th, 1944.

TO: Mr. Green

FROM: Administration Department

Re: 5325 David Street
Mrs. Yu ARAI
File No. 12990

With reference to our conversation of yesterday morning, you will see our letter to the tenant, Mr. Wingrove, on file and perhaps at some opportune time you will have the chattels looked at.

P. Douet.

PD/ER

April 21, 1944.

To: Mr. Spain

From: Mr. Green

Will you kindly make a check of the above premises. The Japanese merely declared general household furniture and this seems never to have been inventoried by an agent. The tenant gives the following list of items, all in poor condition, enclosed in his letter received here April 17th:

1 stove ✓	1 cabinet	1 bureau
2 beds ✓	2 tables /	4 chairs.

HFG/ms

EXHIBIT No. 66 - 5

DATE

FILED BY

P. Douet, Esq.
Administration Dept.

5325 David St.
Vancouver.

EVALUATION SECTION	
APR 17 1944	
File	
Referred	Douet

Dear Sir.

Your letter of April 5th in re-
gards to furniture left on premises.
There is very little that was left and
practically of no value. I will enclose
a list of such.

Your letter of April 13th in regards
to purchasing this place you told me
that it was necessary to bid as I would
have first opportunity to meet the high-
est bidder.

This place has been sadly
neglected and very poor condition
The house is needing foundations
very badly and it will take a large
sum of money to fix same to be safe
to live in. However if the place can
be purchased at a reasonably
(over)

I figure I will be interested. I trust
that this will meet with your approval
and would like to know how this
can be arranged. I believe you have
a letter on your file now we made
a direct contact with someone but they
were not interested at all at that
time. The one has now been around
so get to look the place over in view
of buying it.

Yours truly
George M. Ingalls

Apr 17/44

- 1 store
- 2 Beds
- 1 Cabinet
- 1 Bureau
- 2 Tables
- 4 Chairs

This would be
of no value to
any one wishing to
buy as all are very
poor condition.

This is all in the basement on
a dirt floor where it was
stored after we moved in.

Geo. Wingrove

Letter is in
claim file in
real property
section

This was attached to Mr. Wingrove's undated letter, received by the Custodian on April 17/44, relative to purchase of the real property. The letter reads, in part, as follows: "Your letter of April 5th in regard to furniture left on premises. There is very little that was left and practically of no value. I will enclose a list of such".

12990

April 13th, 1944.

EXHIBIT No. 66 - 5

DATE.....
FILED BY.....

Mr. G. A. Rogers,
Chief Sanitary Inspector,
Health Department,
City of Vancouver,
City Hall,
453 West 12th Avenue,
Vancouver, B. C.

Dear Sir: Re: 5325 David Street.
 Owner Mrs. Yu Arai

We are in receipt of your letter of the 11th instant and note you have received complaints regarding the insanitary condition of the outside toilet at the above premises. The funds we accumulated in connection with ultimately installing the necessary plumbing and sewer connections were utilized to rebuild the back portion of this house---this has been done and provision made for a toilet, etcetra.

We would explain further that this property was heavily in arrears with taxes and these had to be paid.

We have not received any complaint from the tenant for some time regarding the outside toilet but we have some funds on hand and are ascertaining the cost of now installing the toilet, and also connecting up the sink with the sewer.

We will be writing you again on this matter just as soon as we get an estimate for the work, and we take it that it will be necessary for us to write you regarding the sewer connection which we believe will cost \$41.00.

Yours truly,

P. Douet,
Administration Department

PD/ER

12990

EXHIBIT No. 66 - 5

DATE

FILED BY

April 14th, 1944.

Mrs. Yu ARAI,
Registration No. 14991,
Tashme, B. C.

Dear Madam:

In our letter of April 11th we informed you that you had a credit balance of \$74.34 but would advise that this should be \$53.44 as we recently paid the 1943 taxes amounting to \$20.90.

In connection with this property we are now faced with having to connect up the house with the sewer, install a toilet, etcetra, the foundations of which were put in when we had the outside porch repaired, as previously advised you.

The City of Vancouver Health Department now insists that this work be put in hand forthwith owing to complaints received, so there is no way of delaying this work.

You are aware that your property has been offered for sale, and of course all work put in on the premises will enhance the value.

Yours truly,

P. Douet,
Administration Department.

PD/ER

EXHIBIT No. 66-5

DATE _____
FILED BY _____

HEALTH DEPARTMENT

STEWART MURRAY
M.D., D.P.H.
MEDICAL HEALTH OFFICER



EVACUATION SECTION	
APR 12 1944	
TELEPHONE FAIRMONT 2711	
Referred	<i>Haust</i>

VANCOUVER, B. C.

April 11th, 1944.

W. L. 453-44

Custodian of Alien Property,
675 W. Hastings St.,
Vancouver, B. C.

Attention Mr. Douet

Dear Sirs:-

Re: 5325 David Street.
Owner - Mrs. Uy Arai.

Complaints have been received lately of the
insanitary condition of the outside toilet at the above
noted premises.

Your letter of Feb. 2nd, 1943, File #12990,
stated that funds were being accumulated for the purpose
of installing the necessary plumbing and sewer connection.

In view of the condition now existing, I would
advise proceeding with this work as soon as possible
and will be glad to hear from you as to your decision.

Yours truly,

A large, stylized handwritten signature, likely of the Chief Sanitary Inspector.

GAR:EM

CHIEF SANITARY INSPECTOR.

12990 & 11926

April 11th, 1944.

Mrs. Yu ARAI,
Registration No. 14991,
Tashue, B. C.

Dear Madam:

We have received a letter from the B. C.
Security Commission which reads as follows:

Re: Hossason ARAI - #14992
Deceased

We wish to make claim for recovery of the
sum of \$50.00 from the estate of the above deces-
ed to cover the cost of funeral expenses paid by
this Commission in connection with his burial.

For your information, Mr. Arai died at Tashue,
January 23rd, 1944.

You have at the moment standing to your
credit in our books \$74.34, and we shall be glad to
know if it will be in order for us to pay the Commis-
sion the amount they claim from these funds.

Yours truly,

P. Douet,
Administration Department.

PD/ER

12990

April 5th, 1944.

Mr. C. Wingrove,
5325 David Street,
Vancouver, B. C.

Dear Sir:

With reference to the odd bits of furniture which we understand were left with you at the time you took possession of 5325 David Street, will you kindly confirm that the mattress, etcetra, had to be destroyed on account of its condition, and let us know what the position is in regard to the rest of the furniture.

We have a pencil note on our file that it was in very poor condition and was stored in the basement, but possibly it is no longer in existence now. We are anxious to clear up this point so your early advices will oblige.

A stamped address envelope is enclosed to facilitate your reply.

Yours truly,

P. Douet,
Administration Department

PD/ER
Enc.

12990

January 8th, 1944.

Mr. C. W. Griffiths,
5320 MacHardy Street,
Vancouver, B. C.

Dear Sir:

Re: (Mrs.) Yu ARAI -
5325 David Street, Vancouver.

We are in receipt of your remittance of \$30.00, which according to our records covers rentals due from Mr. Wingrove from November 15th, 1943 to January 14th, 1944, so that this rental position is now right up to date.

We would like to take this opportunity of thanking you for the trouble you have taken in looking after this property and we regret that we have had to worry you about rental arrears, due to the attitude of the tenant. Now that the rentals have been brought up to date we trust Mr. Wingrove will see that same are paid regularly to you on the due date.

Yours truly,

P. Douet,
Administration Department.

PD/ER

5320. Mc Hardy Street.

Vancouver. B.C.

Jan 4 th 1944.

Repairs to Porch at 5325 David Street. Vanc. (Mrs YU ARIA.)

Repairs to rear porch and stairs at above house as per

Contract \$97.00. (Ninety Seven dollars)

E.B.Hallman, 4579 Rupert Street Vanc B.C.

I hereby certify that the work has been completed acc to Spec,
and is satisfactory as to workmanship and material used.

(I may add that the delay in carrying out this work was due to
the difficulty in securing material)

The tenant Mr Wingrove promises payment of overdue rent within
four days, I will remit to you as soon as I receive it.

Chas. W. Griffing

To Mr Dowd.
File 12990

12990

January 4th, 1943.

Mr. Chas. W. Griffiths,
5320 McHardy Street,
Vancouver, B. C.

Dear Sir:

Re: 5325 David Street
Mrs. YU ARIA

We thank you for your report of the 4th instant in connection with the repairs to the rear porch and stairs at the above, and are glad to note that this work has been completed to your satisfaction. We enclose our cheque, made out to Mr. Hallman, for \$97.00 and shall be glad if you will kindly pass this on to him.

We note what you say regarding the arrears of rent, and trust we shall receive within the next few days the amount due from the tenant, Mr. Wingrove.

Yours truly,

P. Doust,
Administration Department.

PD/ER
Enc.

*Please have receipt sent
us in due course.*

12970

December 30th, 1943.

Mr. C. W. Griffiths,
5320 MacHardy Street,
Vancouver, B. C.

Dear Sir:

Re: Mrs. Yu ARAI -
5325 David Street

With reference to our letter of the 17th instant, we regret that up to the time of writing we have received no further remittance from you for two months rent due from Mr. Wingrove, namely, the rent due November 15th and December 15th.

We are at a loss to understand why this rent has not been paid and we are sending a copy of this letter to Mr. Wingrove to inform him that we expect this rent to be paid by return. The amount of the rent is so small that we just do not understand the delay in payment—will you please telephone the writer in the morning regarding this matter?

Yours truly,

P. Douet,
Administration Department.

PD/ER

cc to Mr. G. Wingrove,
5325 David Street
Vancouver, B. C.

Mr. Wingrove: Will you please see that this matter has your immediate attention, as it should be quite unnecessary for Mr. Griffiths or this office to have to continually worry over arrears of rent.

P. D.

5320 Mc Hardy Street

Dec 22 1943.

File
12990.

Sir,

Re--- Repairs to Porch, rear of Mrs Arai's house David St.

All work acc to contract by Mr Allman has been done, with the ~~same~~ exception of the two sashes which are difficult to secure.

Order as been placed with Fletcher Wells for these, but no delivery as yet despite frequent phoning.

I will notify you as soon as the work is completed. I thought ~~you~~ you would like to know what has been done and the cause of the delay in completion. ✓

To Mr Douet.

From C.W.Griffiths.

OK Jb.
✓
22/12

12990

December 17th, 1943.

Mr. C. W. Griffiths,
5320 MacHardy Street,
Vancouver, B. C.

Dear Sir:

Re: Mrs. Yu ARAI -
5325 David St.

With reference to the above property, according to our records Mr. Wingrove, the tenant, has only paid rent up to November 15th and as this rent is payable monthly in advance he is now two month's rent in arrears.

In view of the work we have agreed to do at this property, will you kindly get in touch with Mr. Wingrove and see that he pays you the \$30.00 rent due---there is no excuse for him being frequently in arrears with such small rental, and it should be unnecessary for both you and ourselves to have to worry about collecting the rent from this tenant.

We shall appreciate your prompt attention to this matter.

Yours truly,

P. Douet,
Administration Department.

PD/ER

Ad inserted November 20th, 1943

DEPARTMENT OF THE SECRETARY OF STATE OF CANADA
OFFICE OF THE CUSTODIAN

REAL PROPERTY FOR SALE BY TENDER

The Secretary of State of Canada, acting in his capacity as Custodian, hereby offers for sale by public tender such interests as are vested in him in the following commercial, residential and unimproved properties situate in the City of Vancouver:

Lot 198, Town of Hastings, except the South 2 feet, City of Vancouver, known as 2798 Yale Street, being a 7-room, 2-storey dwelling.

Lot 21, Block 60, D.L. 264A, Group 1, New Westminster District, Plans 333 and 1771, known as 1823 East First Avenue, being a 6-room, 2-storey house.

Lot 36, Block 40, D.L. 196, Group 1, New Westminster District, Plan 196, known as 331 Powell Street, being a 2-storey frame store with rooms above.

Lot 5, Block 43, D.L. 196, Group 1, New Westminster District, Plan 196, known as 698 Alexander Street, being an 11-room frame dwelling with store adjoining.

Lot 36, Block 51, D.L. 181, Group 1, New Westminster District, Plan 196, known as 785 East Cordova Street, being a 7-room, 2-storey house and garage.

Lots 12 and 13, Block 35, D.L. 196, Group 1, New Westminster District, Plan 196, known as 254-55-56-57 Powell Street, being a 3-storey frame building with stores on ground floor and rooms above.

Lots 9 and 10, Block 23, Town of Hastings Suburban Lands, Group 1, New Westminster District, Plan 309A, being Vacant Lots in the unit block on Renfrew Street.

Lots 11 and 12, Block 23, Town of Hastings Suburban Lands, Group 1, New Westminster District, Plan 309A, known as 23 Renfrew Street, being a 6-room, 2-storey dwelling.

West 1/4 of Lot 19, Block 465, D.L. 526, Group 1, New Westminster District, known as 2955 West Sixteenth Avenue, being a 1-storey store building with 2 rooms at rear.

Lots 1 and 2, Block 11, D.L. 302, Group 1, Map 177, New Westminster District, known as 2600-4-14-16-18-20 Yukon Street, being a 2-storey frame store building with rooms above.

Lot 4, Block 26, D.L. 37, Group 1, New Westminster District, Plan 2608, known as 3325 David Street, being a 4-room dwelling.

Lot 26, Block 96, D.L. 196, Group 1, New Westminster District, Plan 196, known as 481-53 East Georgia Street, being a rooming-house with store front on ground floor.

Subdivision 1 of Lots 16 and 17, in subdivision "C," D.L. 318, 324 and part of 325, Group 1, New Westminster District, Plan 6152, known as 1035 South West Marine Drive, being a 7-room dwelling and garage.

Lots 1 and 2, Block 1 of Block 4, D.L. 322, Group 1, New Westminster District, Plan 3065, known as 7805 Ontario Street, being a 6-room dwelling and garage.

Lot 3, Block 8, D.L. 318, Group 1, New Westminster District, Plan 1749, being a vacant lot in the 6796 Block Selkirk Street.

Lot 11, Block 103, D.L. 340, Group 1, New Westminster District, Plan 560, known as 3023 Waterloo Street, being a 5-room dwelling and garage.

Lots 27 and 28, Block 219, D.L. 326, Group 1, New Westminster District, Plan 590, known as 1887 West Second Avenue, being a 6-room dwelling and shed.

Lot 7, Block 394, D.L. 326, Group 1, New Westminster District, Plan 1276, known as 1134 West Eleventh Avenue, being a rooming-house.

Lot 1 and the North 20 feet 7 inches of Lot 2, Block 1, Subdivision "A" of the North East Quarter of Section 51, Town of Hastings Suburban Lands, Plan 1722, being a Vacant Lot on the South West Corner of Twenty-Second Avenue and Boundary Road.

AND

Parcel B, Reference Plan 1166, D.L. 791, Group 1, New Westminster District, being approximately 2 acres of unimproved land in the District of North Vancouver, being the South East Corner of Pipe Line Road and Dollarton Road.

Lot 12, and the East 17 feet of Lot 13, Block 13, of the North Half of Lot 116, Group 1, Map 1236, known as 4035 Frances Street, Burnaby, B.C., and being an 8-room dwelling.

Tenders for the purchase of such property interest vested in the Custodian will be received subject to the following terms and conditions:

1. Each tender must be for one of the parcels described, but a separate tender may be filed for each of several parcels.
 2. A tender offering for parcels in the alternative will be considered an offer only for the parcel first named.
 3. A certified cheque payable to the order of "The Custodian" for ten per cent. (10%) of the amount offered must accompany each tender.
 4. Each tender must be in a separate sealed envelope addressed to "The Custodian," 912 Royal Bank Building, 675 West Hastings Street, Vancouver, B.C., and each envelope must be marked on the outside "Tender for Real Estate."
 5. Tender must be for purchase for cash.
 6. All adjustments will be made at the date of conveyance.
 7. Properties will be sold subject to existing leases and encumbrances, if any.
 8. The Custodian reserves the right to cancel every accepted tender and to refund the deposit at any time prior to delivery by him of the conveyance.
 9. The properties are offered for sale without any warranty whatsoever by the Custodian of location or condition of buildings or improvements.
- Cheques in respect of unaccepted bids will be returned in due course. Neither the highest nor any tender will necessarily be accepted.

Tenders will be received by the undersigned up to Noon, Daylight Saving Time, on the Eleventh Day of December, 1943. Further particulars may be obtained during office hours any day up to Noon on the 10th day of December, 1943, and arrangements made with the undersigned to inspect the said premises.

DATED at Vancouver, British Columbia, this 20th day of November, 1943.

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

12990

November 10, 1943.

Mr. G. Wingrove,
5325 David Street,
Vancouver, B. C.

Dear Sir:

Re: Mrs. Yu ARAI

We have been in communication with Mrs. Arai regarding the work to be done at the rear of her house, and we have today written to Mr. Griffiths for the work to be put in hand provided rent due is brought up to date immediately, i.e. two months' rent ending November 15th.

Apparently Mrs. Arai will not sell her property privately, and therefore in due course we anticipate that this house will be advertised for sale. However, same will not be disposed of without your having the opportunity of purchasing.

Yours truly,

P. Douet,
Administration Department.

PD:BS

P.S. We enclose copy of Mrs. Arai's letter, and shall be glad to have your comments re same.

12930

November 10, 1943.

Mr. C. W. Griffiths,
5320 MacHardy Street,
Vancouver, B. C.

Dear Sir:

Re: Mrs. Yu ARAI -
5325 David Street.

We have received an estimate from Mr. E. B. Hallman for \$97.00 for work to be done at the rear of the above property as copy attached, and if you consider same is satisfactory we shall be glad if you will arrange for the work to be put in hand on the understanding that Mr. Wingrove, the tenant, pays his rent up to date. Two months' rent is due, viz. for the month ending October 15th and November 15th—\$30.00 in all.

We have been in communication with Mrs. Arai, who agrees that this work should be put in hand, but apparently she is not willing to sell her property privately, and this at a later date we anticipate will be advertised for sale.

Please remit as soon as possible the two months' rent due from Mr. Wingrove, and in due course we will pay Mr. Hallman's account when you confirm that the work has been done to your satisfaction.

Thanking you,

Yours truly,

P. Douet,
Administration Department.

PD:BS
encls.

Tashome, B. C.

Nov. 2, 1943

Mr. Domet
Administration Dept.

EVACUATION SECTION	
REC'D	NOV 6 1943
File	2990
Ans.	
Referred	Don't put to you

Dear Sir:-

Am in receipt of your letter of the 27 inst.
Thank you for the enclosed papers.
Please go ahead with repairs - paying for
same with funds accumulated from rent
received plus further rents which will be
to hand in the near future. - This is in
order with the agreement drawn up by
the parties concerned prior to our evacuation.
Re "Expenses re house" submitted by Mr.
Wengrove. - re electric light bill outstanding
(Paid) - Mr. Wengrove agreed & promised to
pay for same in exchange for our coal &
wood. Other neighbors wished to buy same
but Mr. Wengrove wanted fuel in exchange
for looking after our light bill. Also he
has not sent any money for the cabinet he
is using & promised to buy, although it
was a year since our removal
Thank you very much for your

pl. 11/10/43
11/10/43

letter.

Writing for mother. —

(Miss) J. Ward

EXHIBIT No. 66 - 5
DATE
FILED BY

12990

October 27, 1943.

Mrs. Yu Arai,
Japanese Registration No. 14991,
Tashme, B. C.

Dear Madam:

Re: 5325 David Street, Vancouver.

With reference to our letter of the 4th instant, we understand from Mr. Wingrove, the tenant, that he has not yet heard from you in connection with the offer he made to you to purchase the above property. As already advised you, if this house is not sold privately then it will be advertised for sale. In the meantime, we would advise that the porch and steps are now in such a dangerous condition that they are beyond repair, and as provision has to be made for space for a toilet, bathtub etc., it is proposed to build a new porch complete as per estimate attached, the cost being \$97.00--the toilet etc. would be taken care of later.

Some little time back you requested us to advise you what repairs etc. had been done by the tenant, and we enclose copy of Mr. Wingrove's note to us regarding this which shows an expenditure of \$49.00, apart from labour in cleaning up the premises, nails, and odd lumber.

In view of the urgency of this matter, if you are not going to sell the property to Mr. Wingrove, we would propose to have this work put in hand forthwith, paying for same from funds we have accumulated from rent received plus further rents which will be to hand in the near future. If the property is sold, then of course the work referred to would be undertaken by the tenant.

Will you please, therefore, advise us one way or the other, as something must be done immediately regarding the back portion of the house.

In order to facilitate your prompt reply, a stamped and addressed envelope is attached.

Yours truly,

P. Douet,
Administration Department.

PD:BS
ENCLS. 3

EVACUATION SECTION	
Rec'd	OCT 26 1943
File No.	12990
Ans.	
Referred	Donet.

4579 Rupert Street, Vanc.

Oct 23 rd. 1943.

To effect repairs at 5325 David Street. (Mrs Yu Arai) for
CUSTODIAN OF JAPANESE EVACUEE PROPERTY, per Mr P Donet.

Porch at rear of house.

To rebuild steps, under pin floor, provide 6x6 supports, concrete blocks, 2x8 joist, shiplap outside covered with building paper and slats, re-roof and flash same to house, install two sash (24x36 18x36.) and frames, one door and frame at top of stairway. 18x8.
Inside to be finished with V joint (No trimmings inside or out)
Flooring laid on existing with building paper between. One door lock & sash fasteners.

Am informed that there is two bundles of shingles in the basement left by owner, have figured on one bundle only to do roof.

I understand from Mr Griffiths that the Tenant will finish the outside also trimmings of windows and door, so have cut down on these items.

All work to be done to the satisfaction of Mr Griffiths who I understand is responsible to you for confirmation.

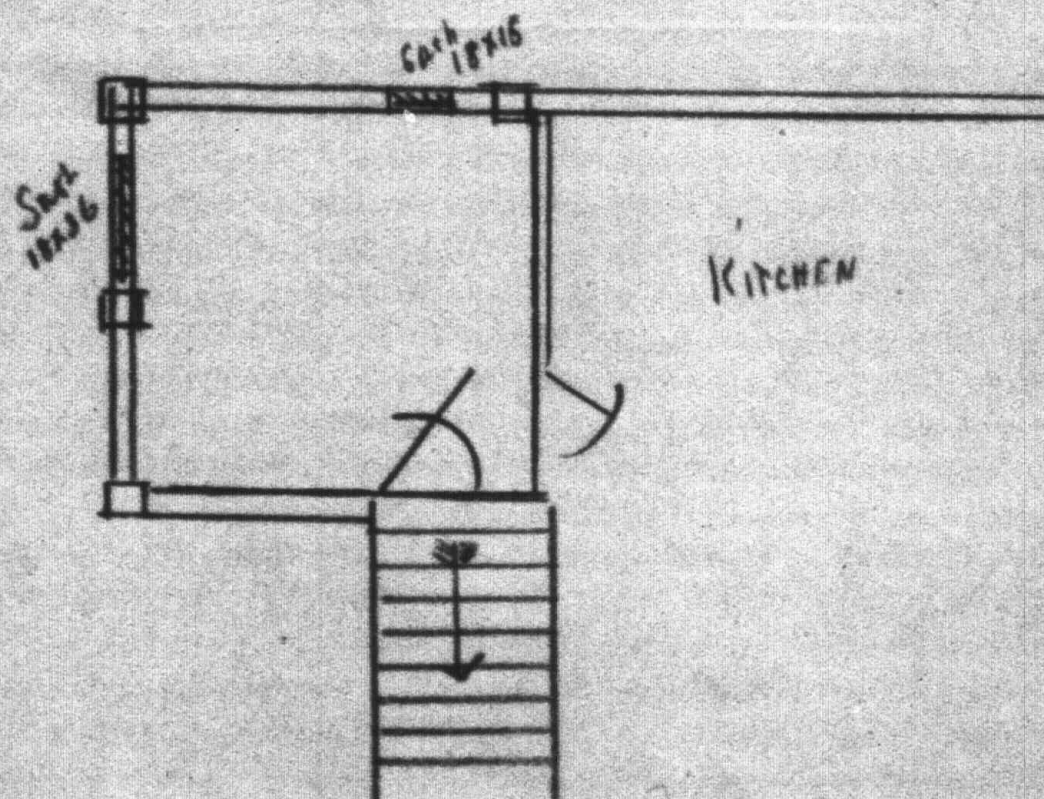
LABOUR AND MATERIAL as above specification

97.00

(NINETY SEVEN DOLLARS)

NINETY SEVEN DOLLARS

E. B. Hallman



12990

October 4, 1943.

Mr. G. Wingrove,
5325 David Street,
Vancouver, B. C.

Dear Sir:

Re: Mrs. Yu ARAI

Some little time back you were desirous of purchasing the property of the above which you at present rent, and this is to advise you that if you still wish to do so, as this property was inadvertently not included in the Catalogue of Japanese real property for sale, we have no objection to your communicating direct with Mrs. Arai and if a price can be agreed between you, the sale can be effected. Payment would, however, have to be made through this office.

Mrs. Arai's address is--Mr. Yu Arai, Registration No. 14991, Tashme, via Hope, B. C.

We would add that if this property is not sold privately to you, it will later be advertised for sale but before being sold, you would be given the opportunity of purchasing at the highest bid, in view of the Agreement made when you rented the premises.

Yours truly,

P. Douet,
Administration Department.

PD:BS

12990

October 4, 1943.

Mrs. Yu Arai,
Japanese Registration No. 14991,
Tashme, B. C.

Dear Madam:

Re: 5325 David Street

On looking through your file we do not think we have made it clear to you that although your property was inadvertently excluded from the Catalogue of Japanese real property for sale, it will be included in a supplementary catalogue with other property that has not been put up for tender, or it will be advertised for sale sooner or later.

In these circumstances we have advised your tenant, Mr. Wingrove, that if he still wishes to purchase your property at a price to be agreed between you, this office would have no objection to the sale, but payment for the property would have to be made to this office and funds would be credited to you and remitted to you according to requirements.

As you may be receiving a letter from Mr. Wingrove on this matter, we thought we would make it clear to you that because this property has not been offered for Public Tender it could be sold privately.

Yours truly,

P. Doucet
Administration Department.

PD:BS

12990

September 2, 1943.

Mr. C. W. Griffiths,
5320 MacHardy Street,
Vancouver, B. C.

Dear Sir:

Re: Mrs. Yu AHAI - 5325 David Street

We thank you for the remittance of \$15.00 handed us by your Representative this morning covering rent for the month ending August 15, 1943—our receipt was given to the gentleman who called.

Respecting your letter of even date, will you please give us a rough idea of the cost of repairing the back stairway if this is possible, and alternatively the approximate cost of a new set of steps including the rough in for a toilet and sink—which is what we presume you have in mind. Does the above entail the back porch being repaired or renewed, or will the rough in you mention obviate this? We are not quite clear on this point.

We regret that Mr. Wingrove still does not pay his rent monthly in advance, which means that funds available for any work to be done are \$15.00 less than they should be. You might point this out to Mr. Wingrove and endeavour to get him to send us a further \$15.00 which was due on the 15th of August.

Thanking you,

Yours truly,

P. Douet,
Administration Department.

PD:BS

66 - 5

EXHIBIT No.

11 Feb. 1948.

DATE

FILED BY

J.W. G. Hunter

To Mr Donay

Japanese Security Commission,

Attached please find Rent from Mr Wingrove for the month
ending Aug 15 th 1943.

A few days ago I was over at this house, and noticed the unsafe
condition of the back stairway,

A new set of steps is required, but it does not seem economy to
do this unless the back porch was repaired or renewed.

I would suggest that I take steps to rough in for a toilet and
sink, payment for this could be deferred until funds are available
If the plumbing roughing in was thus commenced, some action on
your part to get the sewer laid might be expected.

Sewer connection has been long over due, the City might well wait
for taxes until the house has been made inhabitable and sanitary.

Yours sincerely Chas W Griffiths

Sep 2 nd 1943.

12790

July 30, 1943.

*Sent to July 15
recd 31/7
[Signature]*

Mr. C. W. Griffiths,
5320 MacHardy Street,
Vancouver, B. C.

Dear Sir:

Re: Mrs. Yu ARAI

With reference to the property of the above at 5325 David Street and copy of our letter of July 14th to the tenant, Mr. G. Wingrove, which we sent you, we regret that up to the time of writing we do not appear to have received rent due for the month ending July 15th and August 15th. We shall be glad if you will obtain this rent immediately from Mr. Wingrove and forward same on to us.

In view of our letter of July 14th to Mr. Wingrove, we do not understand the delay in remitting this rent, and your prompt attention will therefore be appreciated.

We are sending a copy of this letter to Mr. Wingrove for his information and would say that unless payment is made promptly we shall be forced to take action in this matter, which we are reluctant to do.

Yours truly,

P. Douet,
Administration Department.

PD:BT

c.c. - Mr. G. Wingrove.

12990

July 14, 1943.

Mr. G. Wingrove,
5325 David Street,
Vancouver, B. C.

Dear Sir:

Re: Mrs. Yu ARAI

We had occasion to write recently to Mr. C. W. Griffiths, reminding him that we had not received rent for the months ending June 15th and July 15th, but since then have received rent for the former month. We now learn from Mr. Griffiths that the reason why this rent is in arrears is because the plumbing previously discussed has not been installed. Due to lack of funds it has been impossible to provide a proper toilet etc., but we would advise you that this action of yours does not help matters at all. We must ask you, therefore, to pay to Mr. Griffiths immediately the rent due for the month ending July 15th and also for the month ending August 15th, as this will also be due in a day or so.

You are aware that your rent is payable monthly in advance, and we cannot have this rent getting into arrears.

Will you kindly, therefore, give this matter your immediate attention, and oblige.

Yours truly,

P. Doust,
Administration Department.

PD:BT

c.c. - Mr. C.W. Griffiths.

P.S. In our letter of the 4th of June, we requested you to let us have a short statement giving particulars of the amounts you have expended on the house since you have occupied same, and as we do not appear to have received this information, shall be glad to have same at an early date.

File 12990.

Rentals of 5-325 David St. Yane. (Owner Mrs. Yu Arai)

The tenant. One Wingina is so disappointed over the failure to install plumbing in the house, that to use his own words, "I am holding out on them".

Probably he will continue to be a month behind. So if you want to have the payments up to date you had better write him.

I have not received any statement from him regarding the improvements or expense of papering and painting. These should be placed on record.

Sincerely,
C. W. Griffiths

RECEIVED
DEC 12 1943
File No.
Ans.
Referred <u>Letter</u>

12990

July 6, 1943.

Mr. C. W. Griffiths,
5320 MacHardy Street,
Vancouver, B. C.

Dear Sir:

Re: Mrs. Yu ARAI

With reference to the property of the above at 5325 David Street, Vancouver, we cannot trace having received rent for the month ending June 15th, neither that for the month ending July 15th. We shall be glad, therefore, if you will kindly let us have the \$30.00 now due from Mr. Wingrove, the tenant.

Yours truly,

P. Douet,
Administration Department.

PD:BT

P.S. Since writing the above, the writer on his return from lunch found your statement and \$15.00 on his desk, for which our receipt is attached. This, however, only covers rent to the 15th of June, and we shall be glad if you will obtain from Mr. Wingrove the remaining \$15.00 due, covering the month ending July 15th.

12970

June 4, 1943.

Mr. G. Wingrove,
5325 David Street,
Vancouver, B. C.

Dear Sir:

Re: Mrs. Yu ARAI

With reference to your recent call on us, we would advise that we have now heard from Mrs. Arai and she does not wish to dispose of her property. As, however, in all probability this property will be offered for sale in the not distant future, you will have the opportunity of offering for same when it is advertised.

At the moment we have insufficient funds to have the house connected up to the sewer and make provision for a toilet etc., but we hope to be able to take care of this later on.

In the meantime, the Japanese owner has requested us to obtain a statement from you giving details of the amounts you have expended on the house, and perhaps you will kindly let us have this in due course.

Yours truly,

P. Douet,
Administration Department.

PD:BT

C.C. - Mr. C. W. Griffiths,
5320 MacHardy Street.

Mr. P. Douet
Office of the Custodian
Dear Sir:—

Jacksonville, Fla.
May 27 MAY 29 1943
File No. 12990
Ans. _____
Referred _____

In reply to your communication re sale of
house to tenant Mr. Wingrave on Duval St.

Mother (Mrs. Yu). Does not wish to dispose
of the property (even though the outlook on the
cause of our removal from home is gloomy, we
have not given up hope for a return to Canadian
citizenship).

As the taxes have been met for two years
the rental payments will build up so that the
sewer, toilet room and properly connected up
sink can be installed in due course.

As far as the Health authorities condemning the
property is concerned, mother is leaving this
matter in the hands of Mr. Griffiths, her friend,
on McHardy St.

Would it be possible for you to get from the
tenant, Mr. Wingrave, a statement of the amount
expended on the house or give same to Mr. Griffiths
so we may know where we stand. The margin
between the low rent and the expense he has
met can then be determined.

Thanking you on behalf of mother. Mrs. Yu Anai.

Yours truly
Y. Anai

12990

May 11, 1943.

Mrs. Yu (Hosamon) Arai,
Japanese Registration No. 14991,
Tashme, B. C.

Dear Madam:

With reference to your property at 5325 David Street, we have received a call from the tenant, Mr. G. Wingrove, who advises that in order to make the house habitable he has had to spend a considerable sum on interior decorations etc., and he is not prepared to put out any more money. We have recently paid arrears of taxes covering 1940-1942, amounting to \$68.46, and at present there is a credit balance of only \$21.54 in your account.

You are aware that your property is not connected with the sewer, and neither is there a toilet. A sink has been installed by the tenant, but the toilet goes into a rock pit, which is unsatisfactory, as it should be connected with the sewer. We feel that the Health Authorities may insist on this work being put in hand, and the total cost of the work, according to an estimate we have received from Mr. Griffiths, plumber who handled your affairs before you left, would be about \$200.00, which would include the cost of preparing a back porch or toilet room.

Mr. Wingrove, the tenant, complains that the present state of affairs is very unsatisfactory, and requests that something be done immediately with regard to connecting the house to the sewer etc. Alternatively, he has made an offer of \$300.00 for your property, and we shall be glad to know if you are prepared to accept this, bearing in mind that Mr. Wingrove has already spent an appreciable amount on the property. If a complaint is made to the Health Authorities, we fear the property may be condemned and it will be impossible to rent same unless the work above mentioned is completed. In these circumstances, we shall be glad to know if you are prepared to accept Mr. Wingrove's offer of \$300.00 cash, and your early reply will be appreciated.

Yours truly,

P. Doust,
Administration Department.

PD:BT

12990

May 4, 1943.

Mr. C. W. Griffiths,
5320 MacHardy Street,
Vancouver, B. C.

Dear Sir:

Re: Mrs. Yu ARAI

We thank you for your remittance of \$15.00 covering rent for month ending April 15th, and attach our receipt hereto.

We would advise that we have paid 1940, 1941, and 1942 tax arrears on Mrs. Arai's property at 5325 David Street amounting to \$68.46, and as soon as we have funds on hand, which should be in the next month or so, we will arrange for the City Sewer Department to install the sewer connection.

Yours truly,

P. Douet,
Administration Department.

PD:BT

Encl. 1

12990

April 9, 1943.

Mr. G. W. Griffiths,
5320 MacHardy Street,
Vancouver, B. C.

Dear Sir:

Re: Yu ARAI (Mrs.) 5325 David Street

We thank you for your remittance covering rent for the month ending April 14th in connection with the above, and enclose our receipt herewith.

With regard to the question of the installation of sanitary conveniences at this property, we would advise that including this month's rent, we have a few dollars in excess of the taxes due on this property which go back to 1940--including interest and clearing up 1940/1942 taxes, the amount is \$68.19, which as previously stated we feel should be paid before connecting up the sewer etc.

Are we correct in assuming that there would be no object in putting in the sink unless the connection to the sewer was first taken care of? According to an estimate you sent us some little time back, the City connection would cost \$41.00 and there would be a further \$15.00 for connection up to the house. If the toilet was left for the time being, what would be the total cost of installing a sink?

If the tenant is prepared to advance the money for the above work, we would be willing to have same put in hand and not receive any rent for the next few months. We regret there are no funds available and none apparently are forthcoming from Arai.

Yours truly,

P. Douet,
Administration Department.

PD:BT

P.S. We have not yet paid the taxes and might pay say half of the amount due and put say \$40.00 towards the above work. Providing the tenant would advance some funds as indicated above, part of the work might be put in hand in the near future. Will you let us know what you think about this?

12990

February 22, 1943.

Mr. C. W. Griffiths,
5320 MacHardy St.,
Vancouver, B. C.

Dear Sir:

Re: Mrs. Yu ARAI

We thank you for the information you give us at the foot of our letter of the 12th of February regarding the property of the above.

We feel with you that taxes must be paid prior to the expenditure contemplated, and are therefore arranging to pay the taxes due, viz. \$63.00 odd when funds are to hand.

We will consider later on the work involved.

Yours truly,

P. Douet,
Administration Department.

PD:BT

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 12990

EXHIBIT No.

66-5 (14 pages corr.)

D. 11 Feb 1948

February 12, 1943.

FILED BY

J. W. G. Hunter

approved by me

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

Mr. C. H. Griffiths,
5320 McHardy Street,
Vancouver, B. C.

SECTION
FEB 15 1943
File No. 12990
Ans.
Referred

Dear Sir: Re: Mrs. Yu ARAI, 5325 David St.

With reference to the note on the January rental statement recently to hand, we would advise that as there are unpaid taxes amounting to \$63.76 on this property, we are hesitant to have the sewer connection from the main sewer to the property fixed up at a cost of \$41.00.

However, you might kindly let us know what the cost would be to complete the connection to the house plumbing (if any) and what the approximate cost would be of fixing up a toilet and sink. In order to keep the cost down, possibly you could procure the above items second-hand, but we await your news on the above in due course.

Thanking you for the trouble you are taking with this matter, we remain,

Yours truly

[Signature]

P. Douet
Administration Department.

PD/MFP

Mr. P. Douet

It was your suggestion that we make this house sanitary by providing sewer, toilet & sink instead of paying the taxes.

For myself I have no choice, but the tenant wants the improvements. I personally would rather close the property of taxes if it was mine, but I think the tenant is entitled to some consideration on a 15% rental that should only be about 10.00. The cost of a toilet and sink probably finished would be about the sum as separate sheet attached.

Yours sincerely, Chas. W. Griffiths

45.00
of bal 15

pay later
from

HEALTH DEPARTMENT

STEWART MURRAY
M.D. D.P.H.
MEDICAL HEALTH OFFICER



VACUATION SECTION	
Rec'd	FEB 9 1943
File No.	12990
Ans.	
Referred	Donet

25th
\$45.00
VANCOUVER, B. C.

Feb. 3th, 1943.

R. P. Alexander, Esq.,
Assistant Manager,
Custodian of Alien Property,
506 - 675 West Hastings St.,
Vancouver, B. C.

Attention Mr. Douet

Dear Sir:-

Re: 5325 David Street,
Mrs. Yu Arai.

In answer to yours of the 2nd instant, the cost of the City's portion of the sewer connection from the main sewer to the property line is \$41.00. This is a set charge. The owner is then responsible for the work done on the property and will have to engage a sewer man or plumber to complete the connection to the house plumbing.

A permit is required for any plumbing installations. The inspection fee for the sewer connection is included in the \$41.00 permit fee, which permit is taken out with the Sewer Department, 5th floor, City Hall.

If any further information is desired, do not hesitate to call.

Respectfully yours,

A handwritten signature in cursive script, likely belonging to the Chief Sanitary Inspector.

GAR:EM

CHIEF SANITARY INSPECTOR.

12990

February 2, 1943

Vancouver City Hall
Health Department
Vancouver, B. C.

Attention: Mr. G. A. Rogers

Dear Sirs:

Re: Mrs. Yu ARAI

With reference to the property of the above at 5325 David Street, Vancouver (legal description: Lot 4, Block 26, D.L. 37), we understand this property is not connected to the sewer and its owners would like this done when funds become available. We are accumulating such funds with which to pay taxes, etc., and thought we would bring this matter to your attention so that in due course you can advise us what the cost of this connecting-up will be.

We would mention that a toilet, sink, etc. will be installed in due course.

Awaiting your advice in due course, we are,

Yours truly,

P. Couet
Administration Department

PD:NDS

Attached. 15 dollars.

rental of 5325. David St.
as recorded

Re Seiner Connection

Seiner Dept. Bill of Fare. require a
Cheque for \$41⁰⁰ to put in the
Connection up to property line.

After the next-payment of rent-
Feb. you will have sufficient to
cover this outlay.

I will call personally with
the next rent and arrange same
with you

Chas. E. Gypson
5320 MacHardy St.

Jan 1/43.

12990

November 27, 1942.

Mr. C. E. Griffiths,
5320 McHardy Street,
Vancouver, B. C.

Dear Sir:

Re: Mrs. Yu ARAI

Referring to your call on us this morning, please find our official receipt attached for one month's rent ending December 14th for the property of the above. As mentioned this morning, we think it would be as well to have the toilet fitted as soon as possible, but appreciate the difficulty of getting the necessary materials. We are glad to note you have instructed the tenant to keep a detailed account of what he spends on improvements so that when all the work is done we shall know exactly where we are.

Yours truly,

P. Doust,
Administration Department.

PD:BT

Enclosure.

Nov 26th 42

None of the Furniture left-
in the House. is of Value.
It will be stored as such in
Barrenment.

Some had to be ^(burned) burned, such
as "Mattress's and Stab's."

"Sink Back, Floor & Walls"
were rotten with Moisture

a New Smt. has been fixed
by Tenant - Temporarily
and the House now looks
tenantable.

I have advised the Wm. Grove to
keep a detailed list of
improvements for future
reference. for Mrs. Arai

E. M. G. Griffiths

Spain
Laslme, B.C.

November 6, 1942

Office of the Custodian,
Protection Department,
Mr. G. B. Spain,

NOV 11 1942

Dear Sir:—

Mother being ill I am writing
in reply to your communication
dated November 3, 1942 re file
no. 12990.

We rented the house to Mr.
Wingrave. The household furniture
we asked him to take care of for
us. He said he'd leave it in the
basement for us as do as we
wished with them.

He rented the house
unfurnished as Mr. Wingrave was
bringing his own furniture.

Thank you

Yours truly,
J. Ann. (daughter)

File 12990.

AGREEMENT

MADE THIS DAY SEPTEMBER 28th., 1942 RELATING TO

RENTAL-----of No. 5325 DAVID STREET VANCOUVER B.C.

from

OWNER: Mrs Yu Arai

By

TENANT: Mr. G. Wingrove.

SUBJECT TO: JAPANESE CUSTODIANS APPROVAL

Rent to be Fifteen Dollars(\$15.00) per month, tenant to assume Water Rate. Both Rent and Water Rate to be

PAID TO JAPANESE CUSTODIAN at
ROYAL BANK BLDG. VANCOUVER, B.C.

After Tax Arrears-----have been paid, Sewer Connection to be put in, followed by Toilet and Sink, (as rentals accumulate.)

The tenant, Mr. G. Wingrove to have first choice of Purchase, if the house is held for DISPOSAL (on account of improvement effected during tenancy.)

Signed this 28th Day of Sept. 1942

Yu Arai 5325 David Street, Vancouver B.C.

G. Wingrove Price Road Collingwood East, Vancouver B.C.

Phas. M. Griffiths 5320 McHardy Street, Vancouver B.C.

witness and

Representative of the above Owner. Mrs Yu Arai.

Rent to commence 1/1/42
15/1/42

12990

September 28, 1942.

Mr. C. W. Griffiths,
5320 McHardy Street,
Vancouver, B. C.

Dear Sir:

Re: Mrs. Yu ARAI

With reference to your call on us this afternoon with Miss Arai regarding the property of the above at 5325 David Street, Vancouver, we confirm that you act for Mrs. Arai as requested by her in her declaration, and note that the premises have been rented for \$15.00 per month, the tenant to pay water rates. After tax arrears amounting at present to about \$64.00 are taken care of, a sewer connection is to be put in, followed later by a toilet and sink---this all as agreed by Mrs. Arai with the tenant, Mr. Wingrove.

For your information we enclose copy of our circular letter No. 32, which we send to all agents appointed by Japanese to look after their property, and we also enclose copy of circular letter No. 44, together with a supply of rental statement forms, and shall be glad if you will use these forms each month when sending in to us the rent collected from the tenant.

It is understood that regarding the sewer connection etc., this work will not be put in hand until estimates have been submitted to this office, and approved by us.

Yours truly,

P. Dofet,
Administration Department.

PD:BT

Enclosures 2.

Adm. No. 20,1943

DEC - 9 1947

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

12990

Pursuant to the notice issued on the 26th day of September, 1947, I submit the following claim:

- (1) NAME ARAI YU (RCMP) Reg. No. 14991
(Print) Surname Given Name
- (2) Pre-Evacuation Address 5325 DAVID ST., VANCOUVER, B.C.
- (3) Present Address NEW DENVER, B.C.
- (4) REAL ESTATE
- (a) Street Address (if any) 5325 DAVID ST. VANCOUVER B.C.
City or Municipality, Province
- (b) Legal description (lot number, block number, section number, etc.)
A 2722
LOT 4
BLK 26
D.L. 37
- (c) Type of Real Property (cross out words which do not apply):
(i) ~~Farm~~
(ii) ~~Residence~~ Type of business _____
(iii) ~~Business~~
(iv) ~~Any other type of property (describe)~~
- (d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) SOLE OWNER
- (e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - \$ 350.00
(ii) Buildings - - - - - \$ 1200.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ _____
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 1550.00
(v) Amount at which Custodian sold property and credited your account - - - - - \$ 450.00 OK
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - - - \$ 1100.00
- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation
5325 DAVID ST., VANCOUVER, B.C.
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
HOUSE
- (c) How stored or packed at time of evacuation
AS WAS

(over)

- (d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

TENANT'S CARE AND CUSTODIAN

- (e) Itemized description of personal property which is the subject of the claim:

1. <u>KITCHEN STOVE</u>	Estimated Value \$ <u>5.00</u>
2. <u>DINING TABLE</u>	Estimated Value \$ <u>5.00</u>
3. <u>CHAIRS</u>	Estimated Value \$ <u>4.00</u>
4. <u>DRESSER</u>	Estimated Value \$ <u>5.00</u>
5. <u>CHEST OF DRAWERS</u>	Estimated Value \$ <u>20.00</u>
6. <u>BLINDS</u>	Estimated Value \$ <u>5.00</u>
7. <u>DOOR MATS</u>	Estimated Value \$ <u>5.00</u>
8. <u>MEDICINE CABINET</u>	Estimated Value \$ <u>1.00</u>
9. <u></u>	Estimated Value \$ <u>50.00</u>
10. <u></u>	Estimated Value \$ <u></u>

RECEIVED \$10.00

TOTAL CLAIM FOR PROPERTY LOSS \$ 40.00

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

- (f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e)) - - - - - \$ 140.00

- (6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)
INVALID - NEW DENVER PREFERRED
- (b) Do you require the services of an interpreter at the hearing? Yes or no YES

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA,
of
TO WIT:

I, you son
of New Denver
DO SOLEMNLY DECLARE THAT:

in the Province of British Columbia

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the Village
of New Denver
in the Province of B.C.
this 6 day of December
A.D. 1947. David Brown

you son
A Commissioner &c.

N.B.—THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

AS I AM AN INVALID I HAD TO WRITE TO MY SON FOR CONSULTATION

Name of Claimant **ARAI, T.**Case **66**Custodian File **12990**

<u>REAL PROPERTY</u>										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
450.	39.20 12.50 10.70									39.20
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
5.00	3.00	00.90	60%	5.00	3.00	10.00	1.20	5.10		
TOTAL RECOMMENDATION										44.30

12990

December 28th, 1950

Mrs. Yu ARAI,
96 Chisholm Avenue,
Toronto, Ontario.

Dear Sir: ~~xxx~~ Madam:

Re: Japanese Property Claims Commission

Case No. 66

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... \$ 44.30.

Cheque in your favour is enclosed for \$ 41.74 and we have paid the Co-Operative Committee .. \$ 2.56 for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS:BK
P. S.

You will note that Legal Fees of \$2.56 have been deducted from the amount of the Award and paid to the Co-Operative Committee although no signed authority has been received from you.

EVACUATION SECTION	
Rec'd	JAN 12 1951
File No.	12990
Ans.	
Returned	

96 Chisholm Ave.,

Toronto, Ont.,

Jan 10, 1951.

Custodian Of Enemy Property,
506 Royal Bank Bldg.,
Vancouver, B.C.

Att'n: Mr. F. G. Shears.

Dear Sirs;

Re: Japanese Property Claims Commission.

Thankyou for your letter and enclosed cheque
of 28 December 1950.

According to your letter, the sum of \$2.56 has
been deducted from the amount of my claim award as
legal fees forwarded to the Co-operative Committee.
However, I have received a statement from the Comm-
itteethat no legal fees were due and that since our
award was so low we were to receive a rebate. I have
enclosed the statement from the Committee.

I trust that you will give this matter your
immediate attention.

Yours truly,

OK

.....Yu. Arai

(Mrs Yu. Arai)

EVACUATION SECTION
Rec'd JAN 12 1951
File No.
Ans.

AUTHORITY TO PAY FEES TO CO-OPERATIVE COMMITTEE ON
JAPANESE CANADIANS.

Name: ARAI, Yu

Case No. 66

Registration No. 14991

Yu Arai
96 Chisholm Avenue
Address. Toronto

December 9, 1950
Date.

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

Dear Sir:

Re: Japanese Property Claims Commission.

I am indebted to the Co-Operative Committee
on Japanese Canadians for services rendered through it
in this matter in the sum of \$ nil

I hereby authorize you to deduct the said
amount from the sum payable to me with respect to my
claim herein and to pay the amount so deducted to the
said Co-Operative Committee on Japanese Canadians.

Yours truly,

Yu Arai

12990

January 20, 1951.

Mrs. Yu ARAI,
96 Chisholm Ave.,
Toronto, Ont.

Dear Madam:

Re: Japanese Property Claims Commission
Case 66

We have your letter of January 10th in regard to the sum of \$2.56 which was previously deducted on account of legal fees payable to the Co-Operative Committee.

We now understand that no legal fees were due to that Committee, and we enclose herein cheque for this amount in your favour.

Yours truly,

F. G. Shears,
Director.

FQS/GN
Encl.

BRIEF

Notes in Defence

Kamloops
11 Feb. 48

Yu ARAI

File No. 12990

Case No. 66 ✓

Claims:

1. Land and Buildings
2. Chattels

Claim 1:-

		Sold for	Claim
Land	\$350.00		
Bldgs.	1200.00		
	<u>\$4700.00</u>	\$450.00	\$4250.00

Trans. pgs 9-11 to Ex.4: re repairs required by health or other authorities.

Trans.pgs.12-14. House of poor construction, built between 1928 & 1931.

Reimbursement, apprais

Claim 2:-

Chattels		Sold for
	50.00	
	5.00	Auction 60%
	20.00	Sold with real property ✓
	15.00	Left with agent.
✓	10.00	Abandoned.

Trans.Pgs 8 & 9. Exhibit 4 re condition of house and chattels.

*Jeep motor and
Inverness art*

Submission: Real and Personal Property sold for fair market value, and the balance of personal property claimed for had no value.

RWN/mw

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E
(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

10

Kamloops, B. C.,
February 11th, 1948.

IN THE MATTER OF THE CLAIM OF
YU ARAI

PROCEEDINGS AT HEARING.

20

APPEARANCES:

J.W.G. HUNTER, Esq., appearing for the
Dominion Government.

R.E. McMASTER, Esq., appearing for the
Claimant.

A. WATSON, Esq., Secretary.
G.N.R. UPTON, Esq., Official Interpreter.
G. HAMBLETON, Esq., Official Reporter.

30

M. Arai,
In Chief.

MR. McMASTER: My lord, in this case the claimant is the mother of the witness who I am now calling. She is at New Denver and I understand is there because she is in ill health and she has asked that her son be permitted to give evidence on her behalf.

MABANOBU ARAI, a witness called on behalf of the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. McMASTER:

10 Q Witness, I produce to you the claim form. Do you recognize your mother's signature on that claim form? A: Yes, that is the signature.

Q Were you personally present when she swore that declaration or not? A: No, I was not.

THE COMMISSIONER: The fact that it appears to be sworn will be taken as sufficient.

MR. McMASTER: Q: Witness, would you mind advising the Commissioner as to your present age?

20 A I am twenty-six years of age.

THE COMMISSIONER: Q: Twenty-six? A: Yes.

THE COMMISSIONER: Speak up, Arai, because all of us must hear you.

MR. McMASTER: Q: You would be about twenty when you were evacuated then; is that correct?

A Yes.

Q Witness, the statement that I have made to the Court is correct, that your mother is an invalid and lives at New Denver; is that correct?

30 A Yes.

3
M. Arai,
In Chief.

Q And is unable to appear before the Commissioner, and she has asked you to give evidence on her behalf?

A Yes.

Q Prior to your evacuation did you live with your mother at the Coast?

A: Yes, sir.

Q In Vancouver was it?

A: Yes, sir.

Q Did you instruct Mr. Leckie to draw this statement on behalf of your mother with respect to the real property?

A: Yes, sir.

10 Q Would you be good enough to sign it, please?

A (Witness complies).

Q Are the contents of that statement true to the best of your recollection and information?

A Yes.

MR. McMASTER: I file that as Exhibit 1, my lord.

(STATEMENT MARKED EXHIBIT NO. 1).

20 MR. McMASTER: I draw attention, my lord, to the fact that this property is situated at 5325 David Street in Vancouver. It has four rooms on the main floor and two rooms upstairs, unfinished. It is out in the Collingwood District and in a good residential area, mainly an Occidental area. The property was purchased, my lord, for \$850.00, and considerable improvements were put on it. I have the deed of purchase dated April 7, 1928. I don't think I need to file that. If my friend would like to just take a look at it --? And then the statement of the claimant is that he lived at home and that he is familiar with the property and with regard to the appraiser's report, which I presume my

30

friend will be filing, which was dated in May, 1944, this witness disagrees with the description of the house as being "a shack", and also disagrees with its valuation of the property at \$500.00.

Q Now, witness, have you caused any inquiries to be made with respect to the value of houses comparable with this house in the City of Vancouver?

A "Inquiries", does that mean now or before I was evacuated?

10 Q No, I mean either now or before -- at any time?

A Yes, sir.

Q Would you just briefly tell the Commissioner what inquiries you have caused to be made and what information you received as a result of those inquiries?

A I wrote to the neighbour that lives across the street.

Q Would you give the name, please?

20 A Mrs. Johnson, and her address is 5336 David Street. She lived across the street from us and she is a very good neighbour. I wrote to her because when I was in Vancouver last she told us that our house was sold and re-sold again after; the tenant, Mr. Wingrove, who rented it and bought it from the Custodian, had re-sold it. She said it was not quite a year after buying it and she wrote me the letter towards the end of January, if I remember right now, saying that it was sold for a little over \$2300.00 -- I forget the figure, but it is in the letter. Another fellow bought it after that
30 again for \$4300.00.

Q How did she advise you as to what changes in the property Mr.--is it Wingrove?

A Wingrove.

Q --Mr. Wingrove had made between the time of buying it from the Custodian and reselling it about a year later?

A: He put in a cement basement and he put in a toilet, that was all.

MR. HUNTER: I am sorry, my lord, could I have the last sentence read, please?

10 (Answer read by Reporter).

THE COMMISSIONER: Q: When was this property sold by the Custodian?

MR. McMASTER: Perhaps my friend would advise us.

MR. SHEARS: August 28th, 1945.

THE COMMISSIONER: How much money?

MR. SHEARS: \$450.00.

MR. McMASTER: Q: Now to the best of your knowledge, witness, was your mother at any time charged with the sum of \$97.00 for the erection of a porch and the putting in of a toilet?

A: Yes, sir.

Q By the Custodian?

A: Yes, sir.

The Custodian sent the plans to us and we okayed it.

Q And was your mother also charged with the sum of \$49.00 by the Custodian for certain repairs to the premises that Mr. Wingrove had made?

A He was given credit for it.

Q Yes, on the rent.

A: Yes.

Q Now do you know anything about the sale of any property near your premises which took place in

30 or about 1942?

A: The property

across the street and below us was sold for \$1200.00 and I believe the house was not as good as ours.

Q Yes. What sort of a house was it?

A Well, it had no basement. It was of similar structure but it had no basement and it was a little smaller.

Q Yes, and how did the size of the lots compare?

A Well, it was a similar sized lot, though.

10 Q You would say the properties were somewhat comparable?

A Yes.

Q And it sold for how much? A: \$1200.00.

Q Do you know in what year? A: It was about a year before we evacuated.

Q That would be around 1941? A: No, about 1940, I guess.

Q About 1940. Do you know of any other property which sold around your place around the time you evacuated?

20 A: I couldn't say offhand.

Q Now, witness, did you ask Mr. Leckie to prepare a statement, with regard to your mother's personal chattels, and give him the information?

A Yes.

Q Is that the statement? A: Yes, that is the statement.

Q Would you be good enough to sign it, please?

A (Witness complies).

30 Q Are the statements contained in that true, to the best of your knowledge and recollection?

A Yes.

MR. McMASTER: I file that as the next exhibit, my lord.
(STATEMENT MARKED EXHIBIT NO. 2).

MR. McMASTER: On behalf of my learned friend I would
file, my lord, the analysis of claim which shows,
of the items with respect to which claims are made,
three items not found, a dresser and blinds and
door mats, for each of which the claimant has
claimed \$5.00.

10

(CLAIMS ANALYSIS MARKED EXHIBIT NO. 3).

MR. McMASTER: I draw attention to the statement which
has been filed by the witness as to personal
chattels.

20

"Description of storage of goods: All of the
above were in the house when my mother and I left
in October, '42. The key was given to Mr. Griffiths,
a neighbour. I understand Mr. Wingrove, the tenant,
to whom my mother rented her house, moved in a
few days later. My sister advised the Custodian
in November, 1942, of the renting to Wingrove and
of his agreement to have the chattels placed in
the basement and to look after same."

I understand, my lord, these premises were
sold on August 28th, '44, for \$450.00 and that the
appraisal which was made in May '44 was for \$500.00
and the assessed value of the land is \$170.00 and
on improvements \$450.00.

That is all. Your witness.

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MR. HUNTER: It is submitted that the real property
and the personal property sold was sold for its

fair market value. It is submitted that the balance of the personal property claimed for had no value.

THE COMMISSIONER: Yes.

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Arai, did you know this Mr. Griffiths who was looking after your property? A: Yes, sir.

Q Did you ever have any correspondence with him?

10 A Yes, we did.

Q I beg your pardon? A: Yes, we did.

THE COMMISSIONER: Speak up, please, now, Mr. Arai.

MR. HUNTER: Q: I just wondered whether you would know his signature and writing if I showed you a letter. Would you know whether that is his writing and signature? A: Yes, that is his signature, yes.

MR. HUNTER: This is a letter dated November 26th, 1942, my lord.

20 THE COMMISSIONER: This is the tenant, is it?

MR. HUNTER: This was the agent who was looking after the property, my lord.

THE COMMISSIONER: Oh yes, go on.

MR. HUNTER: It says, "None of the furniture left in the house is of value. It will be stored as such in the basement. Some had to be burned, such as mattresses and slats. Sink back, floor and walls were rotten with moisture. A new sink has been fixed by tenant temporarily and the house now
30 looks tenantable. I have advised Mr. Wingrove to

keep a detailed list of improvements for future reference." Signed, C.W. Griffiths.

MR. McMASTER: My lord, before that letter is filed, I would like to inquire from my learned friend as to whether it was in the file when the file was produced to me or to Mr. Leckie.

MR. HUNTER: I presume it was, my lord. I just pulled it off the file.

MR. McMASTER: Thank you.

10 THE COMMISSIONER: What is the date of the letter?

THE SECRETARY: November 26, 1942, my lord.

(LETTER MARKED EXHIBIT NO. 4).

MR. HUNTER: What do you wish us to do, my lord, inasmuch as-- for instance, here is a mass of correspondence relating to the condition of the property from the various people like the Health Department -- do you want somebody from the Custodian's Department to prove that it was received?

20 THE COMMISSIONER: Well my thought would be that you are going to have to prove that by someone who writes from the Department.

MR. HUNTER: From the Department?

THE COMMISSIONER: From the Health Department. It all comes from the Health Department, does it?

MR. HUNTER: No, there is the odd letter here. The house, as you probably know, was considered unsanitary and we were forced to fix it up, and there are letters there from the Health Department and answers from the Custodian and correspondence back and forth.

30 THE COMMISSIONER: I would be disposed to accept it for

what it is worth, but if your friend attacks the factual basis for it, then you will appreciate that I can't give very much value to these unsupported letters. It puts you in much the same position as claimants' counsel have been in regard to proof by affidavit, and so on.

10 MR. HUNTER: Well, that is what I am anxious to find out because I don't want to go to any more expense than is necessary. On the other hand, I don't wish to embarrass my friend by putting in something that he doesn't consider will stand up.

MR. McMASTER: I would like to ask my friend as to whether this correspondence refers to repairs that were required to be made to the premises which were made, in fact, and which were charged to the claimant.

MR. HUNTER: Yes, that is so.

20 MR. McMASTER: Well such being the case, my lord, I don't think that it is very relevant because obviously these repairs were made, the matters complained about in these letters were dealt with, and it was charged against the claimant and the property was in the shape it was when it was sold, and the claimant had expended the money to put it into that shape.

THE COMMISSIONER: Well you will get the benefit of that, Mr. McMaster. I will receive the correspondence for what it is worth and naturally I will hear argument on the whole thing when it comes
a along later.

30 MR. HUNTER: It all seems to be relating to repairs,

M. Arai,
Cross-Exam.

and so forth. I suggest it be filed as one exhibit.

THE COMMISSIONER: Very well. Call it "letters relating to repairs which were required to be made by public Health authorities and which repairs were made". Does that meet the situation from your point of view, Mr. McMaster?

MR. McMASTER: And charged to the claimant.

10 THE COMMISSIONER: And charged to the owner or the claimant.

MR. HUNTER: I would suggest there is no need to read this into the record, my lord.

THE COMMISSIONER: No, none. You can file it and I will have to read it. I don't think there is any purpose in taking the time now to read it.

MR. HUNTER: I thought I would go over it and indicate, so it will be on the record, what it refers to.

THE COMMISSIONER: Very well.

20 MR. HUNTER: First is a letter from the Custodian to Griffiths relating to certain repairs which they dismissed and the question of unpaid taxes.

Next, a letter from Griffiths to the Japanese Security Commission mentioning certain repairs which it will be necessary to have made, the steps, toilet, sewer connections.

THE COMMISSIONER: Couldn't we describe it generally as correspondence relating to repairs required to be made by the Health or other authorities?

MR. HUNTER: I think so, my lord.

30 THE COMMISSIONER: All right.

M. Arai,
Cross-Exam.

(CORRESPONDENCE MARKED EXHIBIT NO. 5).

MR. HUNTER: Q: Mr. Arai, what type of a basement did

you have here? A: It was a full basement
but it had a dirt floor.

Q: Dirt floor? A: Yes.

Q: What were the walls? A: The walls were shiplap
and shingles on the outside.

Q: They weren't brick or concrete, just boards up
against the earth? A: Oh, we had a high

10 basement, it wasn't dug out of the ground.

Q: There was no excavation? A: No exca-
vation.

Q: I see. In other words, the house was what -- on
cedar posts? A: Yes, sir.

Q: And this cellar that you talk of was above ground,
below the main floor of the building, and really
made out of shiplap, nailed against the cedar posts,
I presume? was it? A: As far as
I remember, I guess that is right.

20 Q: I am sorry, I didn't hear that.

A: As far as I remember I believe that is what it was.

Q: I see. And how high was the basement?

A: There were six feet, I guess.

Q: In other words, the first floor of the house, or
the floor of the house, was about six feet above
the ground, is that correct?

A: Yes.

Q: And was approached by steps, was it?

A: Yes, sir.

30 Q: Did you buy this house new? A: My dad

M. Arai,
Cross-Exam.

built it.

Q He built it? A: Yes.

Q When did he build it? A: Soon after
he purchased the property.

Q I see. What was your dad's occupation?

A At that time he was a confectionery store.

Q Operated a confectionery store? How many rooms in
this house -- you say four rooms?

A Two unfinished upstairs.

10 Q I see. Did you use the upstairs? A: Yes.

Q Did you have a staircase? A: Yes.

Q How big was the upstairs? A: It was the
whole length of the house.

Q I see. Was it a square house or pitched roof?

A Pitched roof.

Q And how tall would the house be from the main floor
up to the peak?

20 THE COMMISSIONER: I think it is fair to estimate somewhere
between 20 and 25 feet; there are many such places in
South Vancouver.

MR. HUNTER: Well, the reason I am asking this, my lord,
is that our valuator doesn't show anything like that
up there at all; apparently considered they weren't
even rooms.

MR. McMASTER: Maybe he didn't go upstairs.

THE COMMISSIONER: Q: I take it, it was an attic, was it,
Arai? You got upstairs and there was a roof over
the ground floor ceiling and then above it was
unfinished?

30 A By "unfinished" I mean we had -- the room was liveable,

but I mean it wasn't papered, finished, like downstairs, you know.

Q Was it boarded? A: It was all boarded and had a fir floor in it and it was all, you know, liveable up there, completed, and yet not finished.

MR. HUNTER: Q: The toilet was an outside toilet, wasn't it? A: Yes.

Q No basement in the house? A: We had a basement.

Q No basin? A: Well, --

THE COMMISSIONER: Q: Wash basin. A: No.

MR. HUNTER: Q: Just a sink? A: Just a sink.

Q Hot water? A: No.

Q Just cold water? The building was out of plumb, wasn't it? A: No, I don't think so.

Q Do you know? A: Not for sure but it didn't look that way.

MR. HUNTER: That is all, my lord.

THE COMMISSIONER: Q: Do you know when your father built it, approximately? A: I think he started building right after he got the property and I think we were able to move in around '30 or '31.

MR. HUNTER: My lord, the deed is dated 7th of April, 1928.

THE COMMISSIONER: Q: Well, it is fair to say it was built by your father between 1928 and 1931? A: Some place between that.

M. Arai.

THE COMMISSIONER: Any re-examination, Mr. McMaster?

MR. McMASTER: None, my lord.

THE COMMISSIONER: Thank you, Mr. Arai.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify the foregoing to be a true and accurate transcript of the proceedings herein.

Gordon Hambleton

"G. HAMBLETON"
Official Reporter.

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