

13126



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: MIMOTO, Torasu

HOME ADDRESS: 2964 W. 20th Ave., Vancouver, B.C.

Now Grant Brook, B.C.

REGISTRATION NUMBER 05819 SEX: Male AGE:

OCCUPATION:

(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: Harue 9848

ADDRESS OF WIFE OR HUSBAND:

NAMES OF ANY LIVING CHILDREN: Hideo (m); Michio (m); Elko (F)

ADDRESS OF CHILDREN: 2964 West 20th Ave., Vancouver, B.C.

AGE OF CHILDREN: 12, 10 and 4 years respectively.

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

1. LOCATION AND DESCRIPTION: Declarant and wife (file 9848) are owners in common of: Lot 7 of Lot 4, Block 11, Dist. Lot 139, Group New Westminster District, Map 4610, Title 66808K.

Owner by Declarant only: Lot 2, Block E, D.L. 139 Group 1, New Westminster District Plan 5532, Title 66937K.

## 2. BUILDINGS AND OTHER IMPROVEMENTS:

(1) 2-storey, 5 room wooden dwelling house, 1 Chicken house

(2) none

3. INSURANCE (Give particulars: state where policies are) (1) \$1,500.00 Reliance Ins.Co. for 3 years ~~xxxxxx~~ to Feb. 19, 1945, premium \$8.25 has been paid, Policy #13525 in wife's possession.

4. TAXES (Amount and where payable) (1) about \$32.00 paid 1941 (2) about \$43.00 paid 1941 both payable City Hall, Vancouver, B.C.

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

(1) subject to Mortgage #77494H to Elizabeth Jamieson Wilson now James B. Allen (In Trust) Filing #22860. Balance owed \$600.00 interest of 7% paid to July 10th 1942.

6. OCCUPANCY AND LEASES (If vacant so state) Owner - has rented for \$12.00 monthly to be paid through J. B. Allan 510 Hastings St. Vancouver, B.C.

(Agent).



7. STATE WHEREABOUTS OF TITLE DOCUMENTS: (1) Land Registry Office, Vancouver, B.C.  
(2) Royal Bank, Fairview Br.  
7th & Granville, Vancouver, B. C.  
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: E. J. Wilson, now J. B.  
Allen (1 intrust)  
9. IF FARM LAND STATE CROPS SOWN

(1) Shrubs and fruit trees calued at \$450.00

(2) none

#### STATEMENT OF REAL PROPERTY OCCUPIED

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

#### STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:  
See list on wife's file (#9848)

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



4. INSURANCE CARRIED ON ABOVE PROPERTY: \_\_\_\_\_

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

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

Mr. Major - \$245.00; Mr. Turney - \$824.00; Mr. Fay - \$250.00 and about \$2,000.00 from persons whose names not available. All for gardening work done.

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)  
Declarant and wife hold shares in Standard Alberta Oil Co. Shares kept in possession of wife.

8. BANK ACCOUNTS: \_\_\_\_\_

9. LIFE INSURANCE: \_\_\_\_\_

10. INTEREST IN ANY ESTATES OR TRUSTS: \_\_\_\_\_

11. SAFETY DEPOSIT BOX: \_\_\_\_\_

**LIABILITIES:**

1. PERSONAL DEBTS: \$29.97 to Mc. & Mc. feed Co. 6th Ave. Vancouver, B.C.  
(McLean & McCarter) ✓ *Paul M.*

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 \_\_\_\_\_ day of \_\_\_\_\_ 1942.

(Signature) \_\_\_\_\_

Witness \_\_\_\_\_

FOR DEPARTMENTAL USE \_\_\_\_\_

*(Jordan Nimmo)*



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

13126

DATE July 26/43

Our File No. 13126

Full Name MIMOTO, Torasu  
(Surname in Block Letters)

Registration No. 05819

Male - Female  
(Check)

Age Mar. 27, 1888

Former Address 2964 W. 20th Ave., City

Date Evacuated 12/8/42

Naturalized - Canadian-Born - National  
(Check)

Present Address Slocan, B. C.

May 13/46 - Iron Springs, Alberta

Married - Single  
(Check)

Name of Wife Harue Mimoto #05820

Name of Husband

Name of Mother Arito, Hira

Name of Father Mimoto, Ikichi (Dec'd)

Names of Children under 16 Hideo 3/4/30

Michiko 23/7/31

Eiko 9/10/37

Requested by ECT

Registered with Custodian  
(Yes or No)

Additional Information Gardener - 2 lots of property



REGISTERED

August 24th, 1946

Mr. and Mrs. Torasu MINOTO,  
Reg. Nos. 05819 and 05820,  
Iron Springs, Alberta.

Dear Sir and Madam:

In reply to your request for the balance of your funds we enclose herewith Custodian cheques in the amounts of \$147.06, \$131.20 and \$264.02, which represent your entire credit with this office.

The cheque in the sum of \$147.06 represents the balance of funds in the account of Torasu MINOTO. A statement of this account was forwarded to Mr. Minoto with our letter of May 2, 1946. On June 14, 1946 a cheque in the sum of \$500.00 was sent to Mr. Minoto and on June 20th, 1946 an amount of \$54.99 was transferred from this account to Koma MATSUMOTO's account, representing the net proceeds derived from the sale of chattels belonging to Mrs. Matsumoto but sold under the name of Torasu MINOTO, thus reducing the balance in Mr. Minoto's account to \$147.06, the amount of the cheque enclosed.

The cheque in the sum of \$131.20 represents the balance of funds in the account of Mrs. Harue Minoto, which amount is derived from the sale of chattels. On June 20th, 1946 \$8.65 was transferred from this account to Koma Matsumoto's account, representing net proceeds derived from sale of chattels belonging to Mrs. Matsumoto but sold under Mrs. Minoto's name. This amount, namely \$8.65, together with the sum of \$54.99 transferred to Mrs. Matsumoto's account from Torasu Minoto's makes a net total of \$63.64 which has been credited to Mrs. Matsumoto's account from the sale of chattels.

The third cheque, in the sum of \$264.02, represents the balance of funds standing to the credit of your joint account, being derived from the sale of jointly owned real property at 2964 West 20th Avenue, Vancouver. A statement of this account was forwarded to you with our letter of March 1st, 1946 which showed a credit balance of \$274.02, but as explained in our letter of March 1st the sum of \$1.00 has been added, and we have transferred an amount of \$10.50 to Mrs. Minoto's single account from the joint account. This \$10.50 represents payment of three months' interest in connection with the mortgage on the real property at 2964 West 20th Avenue and is therefore a charge against the joint account. Therefore, the present credit in the joint account is \$264.02, the amount of the cheque enclosed.



Mr. and Mrs. Torasu MINOTO

(2)

August 24, 1946

With reference to the monies owing to you, as you have not supplied us with more detailed information regarding your debtors there is nothing we can do to assist you in collecting these amounts.

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

Yours truly,

A. G. McArthur  
Administration Department

/ER

Ence. 3 Custodian cheques: \$147.06, \$131.30 and \$264.52  
Return Envelope



MEMORANDUM

FILE NO. 13126

August 24th, 1946

TO: Accounting Department

FROM: M. Robertson

Re: Torasu MIMOTO, Reg. No. 05819  
File No. 13126.

Proceeds credited to the above account from the sale of chattels may now be released as ownership of these goods has now been determined. The memorandum addressed to you on February 22nd, 1944 may be cancelled.



13126

June 14th, 1946.

Mr. Torasu MIOTO,  
Reg. No. 05819,  
Iron Springs, Alberta.

Dear Sir:

We have for acknowledgement your letters of June 2nd and June 10th, 1946 and enclose herewith our cheque in the sum of \$500.00.

The matter of adjustments of chattel proceeds is being attended to and when this is completed the balance of your funds will be available to you.

With reference to your letter of June 2nd regarding monies owing to you, unless you are able to supply us with more detailed information we are afraid there is nothing we can do in the matter of collecting these outstanding accounts.

Kindly acknowledge receipt of the attached cheque.

Yours truly,

A. G. McArthur,  
Administration Department

/MR  
Enc. 1

Reg'd.



13126 - 9848

May 20th, 1946.

Mr. Torasu MINOTO,  
Reg. No. 05819,  
Iron Springs, Alberta.

Dear Sir:

Re: 2964 W. 20th Avenue,  
Vancouver, B. C.

We have for acknowledgement your letter of May 13th, 1946 and note your remarks regarding the proceeds from the sale of the above property.

Please note that the above property was jointly owned by you and your wife and if you will refer to our letter of March 1st, 1946, with which we enclosed a statement showing the net proceeds derived from the sale of the real property at the above address, together with a general statement of your joint account, you will find under date of October 26th, 1943 in the general statement the following item: "Credit re Sale of Property - \$243.62".

The statement enclosed with our letter of May 2nd, 1946, refers to your single account only.

Our Protection Department will be writing to you respecting that part of your letter dealing with chattels.

On going through your file we do not appear to have received a reply to our letter to you of March 10th, 1943 in which we asked for further particulars concerning the several persons against whom you claim a considerable amount of money. In order to refresh your memory we enclose herewith a copy of that letter, and as stated therein will be willing to approach them on your behalf if we are supplied with sufficient information to find them.

Yours truly,

A. G. McArthur,  
Administration Department

AGM/ER  
Enc. 1



12th February, 1946.

MEMORANDUM

Re: Sale of Catalogue No. 387  
3100 Block West 19th Avenue

On October 4th Mr. Sedgwick made an offer on behalf of a client for the purchase of the above property for \$550.- having been informed by this office that this was the minimum acceptable price. (Our Valuator's appraisal was for \$550.- but the C.P.M. was \$700.-)

Mr. Sedgwick on being advised his offer would have to be rejected stated that his client would be prepared to raise his offer somewhat but was doubtful about bringing it to \$700.-

In view of the wrong information given to Mr. Sedgwick I agreed that we would accept \$700.- less a commission of 5%, to which Mr. Sedgwick as a Solicitor would be entitled if he wished to claim a commission.

While the deed is registered in the name of Mr. Sedgwick we were given to understand that it was purchased by him in trust on behalf of a client.



F. G. Shears,  
Director.



13126

December 19th, 1945.

Mr. Torasu MINOTO,  
Registration No. 05819,  
Slocan City,  
B. C.

Dear Sir:

Respecting the second paragraph of your letter of the 15th instant requesting that funds be forwarded to you, we would advise that on taking up this matter with the Department of Labour, Japanese Division, here, they advise us that as you have signed up to be repatriated to Japan and have elected to receive maintenance from the above Department rather than live on your assets with the Custodian, your funds will be frozen until repatriation. The Department of Labour, Japanese Division, advise that so far as clothing is concerned, this matter should be taken up by you with your local Supervisor.

We would mention that your credit balance at the moment is \$38.59 as a little over \$150.00 had to be paid out for arrears of taxes for 1943/5 on the vacant land on 19th Avenue, Vancouver, which has recently been sold for \$700.00, as advised you. The net proceeds from this sale will be somewhere in the neighborhood of \$500.00, which in due course will be credited to your account.

From the above it will be seen that your total credit balance will be in the neighborhood of \$550.00.

Yours truly,

P. Doust,  
Administration Department

PD/ER

cc Dept. of Labour ✓



13126

October 29, 1945.

H. J. Sedgwick, Esq.,  
Barrister & Solicitor,  
703 Royal Trust Building,  
626 West Pender Street,  
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 387  
3100 Blk. West 19th Ave.  
Lot 2, Blk. E. D.L. 139

Your cheque for \$55.00 and letter of October 18th in which you offer to purchase, for your client, the above property for the sum of \$700.00, have been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely, \$645.00.

Kindly advise the full name, address and occupation of the person in whose name this property is to be registered and also state whether or not the proposed registered owner is a British Subject, using the enclosed form.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, they will be signed and returned.

After the documents have been registered a statement of adjustments of taxes, etc. will be prepared, including registration fees, and forwarded to you.

Yours truly,

F. G. Shears,  
Director.

GP:EB  
Enc.



13126 - 9848

December 21, 1943.

Mr. and Mrs. Torasu MIMOTO,  
Registration Nos. 05819 and 05820,  
Albany, N. C.

Dear Sir and Madam:

Re: Catalogue No. 390  
2964 West 20th Avenue  
7/10/1943

Please be informed that 2964 West 20th Avenue has been sold as of October 26th for the sum of \$900.00 which is equal to or in excess of the value attached to these premises by an independent appraiser.

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

The net result of the sale is as follows:

Sale price		\$900.00
Less mortgage plus interest to 12/10/43	\$610.50	
Less commission @ 5%	<u>45.00</u>	<u>655.50</u>
Net credit to your account		<u>\$244.50</u>

These funds are available to you in the usual way.

Yours truly,

F. H. Russell,  
Administration Department.

FHR:MA  
cc B. C. Security Commission



STATEMENT RE SALE OF:

Catalogue No: 390

Street Address: 2562 S. 20th Ave.,  
Vancouver, B.C.

Legal Description: 7/4/11/179

Name: HINOTO, Haruo  
HINOTO, Torao

File No: 9648 - 131.6

Reg. No: 09830 - 05419

Date of Sale and Adjustments ..... October 26th, 1943.

	Debit	Credit
Sale Price		900.00
Real Estate Agents Commission	45.00	
Charge for Valuation	5.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	3.70	
Encumbrances:		
Unpaid Vendor		
Mortgage	620.70	
Arrears of Taxes		
Other Charges		
Adjustments:		
Fire Insurance		1.55
Taxes		1.56
Water		2.51
	668.00	911.62
		243.62

Net Proceeds credited to your account

Date:..... March 1st, 1946

Compiled by:..... George Peters



984/13126

October 15th, 1943

J.B. Allan & Son,  
510 Hastings St. West,  
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 390,  
2764 West 20th Ave.

Your letter of the 14th instant written on behalf of Mr. Frederick Miller enclosing cheque for \$90.00 and offer to purchase 2764 West 20th Avenue for the sum of \$990.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely \$810.00.

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

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

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

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

Yours truly,

F.O. Shears,  
Director.

FGS/AN

30



File No. 13126. ✓  
No. 9848.

CLAIMS DEPARTMENT

March 10th, 1943.

Torazu MIMOTO - Reg. No. 05819

CREDITORS:

✓  
McLellan & McCarter Ltd.

*paid by J. M. M. 27/1/44*  
\$28.97 *Balance due*

DEBTORS:

Mr. Major  
Mr. Turney  
Mr. Fay  
Sundries

\$245.00  
824.00  
250.00  
2000.00

*A*  
approx.

BRD:DE



13126

March 10th, 1943.

Mr. Torasu MIMOTO,  
Registration No. 05819,  
Slocan, B.C.

Dear Sir:

We acknowledge receipt of yours of the 1st inst. regarding claim of McLellan & McCarter Ltd. for \$28.97 lodged against you in this office, and it is noted that you are unable to pay same at the present time. However, on account of the smallness of the amount it may perhaps be possible for you to do something later, should we be successful in collecting any of the amounts represented as owing to you. We shall advise the claimant of what you say.

In the J.P. form filed by Mrs. MIMOTO she declared the following accounts as owing to you:

Mr. Major	\$245.00
Mr. Turney	824.00
Mr. Fay	250.00
Sundries	2000.00 approx.

She was unable to give very much data in regard to these accounts, and we are, therefore, asking that you let us have this information. It would be well if you can give a list of all those owing you for gardening, or for any other reason, making sure to give full names, addresses, and amounts, and we shall see what can be done about collecting them for your account.

An early reply is requested.

Yours truly,

 DE

A. McAlister,  
Claims Department.



日加合同貯蓄會社

No. \_\_\_\_\_

Vancouver B.C. Feb. 17<sup>th</sup> 1943

To Japan and Canada Trust Savings Company

Pay T. Mimoto or Bearer

Ten <sup>100</sup>/<sub>100</sub> Dollars

\$10.04

味元 源

T. Mimoto





CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN  
JAPANESE EVACUATION SECTION

PHONE PACIFIC 5131  
PLEASE REFER TO  
FILE NO. 13126

13126  
306 ROYAL BANK BLDG.,  
HASTINGS AND GRANVILLE  
VANCOUVER, B.C.

January 15, 1943.

Mr. Torasu MINOTO,  
Reg. No. 05819,  
Slocan, B. C.

Dear Sir:

Our No. T52

Re: Motor Vehicles

Your Chevrolet Truck

which was surrendered to the Authorities, has been  
sold for \$ 10.00

Charges against your car were as follows:

Liens \$

Administrative Expenses \$ 10.00

The Balance thereafter remaining of \$ Nil

has been placed to your credit in our trust account.

Yours truly,

Specified Articles Department.

RPA:MA  
JH



File No. 13126.

Re: MIMOTO, Torasu, Reg. No. 05819.

The above was the owner of a Chevrolet Truck, our number T52, which was sold for \$10.00, to Mr. L. Swinburn. The Administration charges were \$10.00.

*M. S.*  
*per memo.*

M. Sullivan,  
Specified Articles Department.



File # 9648 & 13126

November 6th, 1943.

MURCHAM

TO: MR. D. A. GRANT

FROM: MR. E. W. WRIGHT

Re: Torasu Minato and Haruyo Minato  
2964 East 20th Avenue - Catalogue #390.

Attached hereto you will find Transmission and Conveyance  
in duplicate, together with above numbered files, for correction.

As the purchasers herein are assuming a mortgage of \$600.00  
on this property, it is necessary to alter the front page of the  
Conveyance as follows:

"WITNESSETH, that, in consideration of Three Hundred  
(\$300.00) Dollars of lawful money of Canada now paid  
by the said Grantees to the said Grantor (the receipt  
whereof is hereby by him acknowledged) and by the  
assumption of the Grantees of a mortgage registered  
against the said lands in favour of Elizabeth Jamison  
Wilson as No. 77494 H, he, the said Grantor, BOTH  
GRANT unto the said Grantees, their respective heirs  
and assigns FOREVER:

KWW/W  
Attchrs.

E. W. WRIGHT



*Ex. File # 13126*

November 11th, 1943.

REAL PROPERTY MEMORANDUM

FILE NO: 9848 and 13126  
NAME: Torasu MINOTO and Haruyo MINOTO  
CATALOGUE NO: 390  
RE: 2964 W. 20th Avenue, Vancouver, B. C.  
Dwelling.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, Lot 7, of Lot 4,  
Block 11, District Lot 139, Group 1,  
New Westminster District, Plan 4610.

Encumbrances:

77494 H. 11/1/30. 11.28. Elizabeth  
Jamison Wilson. Mortgage for \$1000.00.  
Int. 8%.  
98652 H. 27/6/34. 2.34. James Bayne  
Allan & John Frederick Bostock (In  
Trust filing 22860) Transmission of  
77494 H. (Inter alia).  
Balance due - \$600.00. (Mortgage to be  
assumed by purchaser)

Taxes:

\$30.75 for 1943 paid. No arrears.

Vested:

No. 36001

VALUATION BY APPRAISER:

\$700.00

AMOUNT OF BID:

\$300.00 plus assumption of mortgage of  
\$600.00

APPROVED BY ADVISORY COMMITTEE:

October 13th, 1943.

AMOUNT RECEIVED BY CUSTODIAN:

\$300.00

NAME OF PURCHASER:

Frederick Charles Miller and Wanda  
Miller (Joint Tenants).

KWE/W

K. T. WRIGHT

*Pratt*



# This Indenture

Made (in duplicate) this Tenth day of January in the year of our

Lord one thousand nine hundred and ~~ten~~ thirty

In Pursuance of the "Short Form of Mortgages Act"

Between

TORASU MIMOTO, Gardener, and  
HARUYE MIMOTO, Wife of Torasu Mimoto; both of the  
City of Vancouver, in the Province of British  
Columbia whose Post Office address is 2964, West  
20th Avenue in the City and Province aforesaid.

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

(hereinafter called the Mortgagor)

of the **FIRST PART**

AND

ELIZABETH JAMISON WILSON, of the City of Vancouver  
and Province of British Columbia, Widow, whose  
Post Office address is 1315, West 14th Avenue in  
the City and Province aforesaid.

(hereinafter called the Mortgagee)

of the **SECOND PART**

**WITNESSETH** that in consideration of the sum of ONE THOUSAND (\$1,000.00)-----

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

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

Province of British Columbia, more particularly known and described as Lot numbered Seven  
(7) in Resubdivision of Lot Four (4) in Block numbered Eleven (11)  
in Subdivision of District Lot One Hundred and Thirty nine (139)  
Group One (1) New Westminster District according to the registered  
map or plan of said subdivision deposited in the Land Registry  
Office at the City of Vancouver in the Province aforesaid and  
numbered 4610.



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

**PROVIDED** this mortgage to be void on payment of One Thousand (\$1,000.00) -----  
-----Dollars of lawful money of Canada, with interest at eight per cent. per annum, both before and after maturity, as follows: The said principal sum of \$ 1000.00----- is to be paid on the tenth day of January, A.D. 1933 together with

interest for the same at the rate aforesaid, payable by equal instalments of \$ 20.00  
on the tenth day of April, July, October & January  
in each and every year  
until the principal is paid, without any deduction whatsoever, the first payment of interest to be due  
and payable on the tenth day of April, 1930

**AND TAXES** and performance of Statute Labor.  
**THE** said Mortgagor **COVENANTS** with the said Mortgagee **THAT** the Mortgagor will pay the Mortgage money and interest and observe the above proviso. **THAT** the Mortgagor will pay as and when the same may be demanded, all or any tax or taxes that may at any time during the continuance of this security be levied on the said lands and premises.  
**THAT** the Mortgagor has a good title in fee-simple to the said lands.  
**AND THAT** he has the right to convey the said lands to the said Mortgagee.  
**AND THAT** on default the Mortgagee shall have quiet possession of the said lands, free from all incumbrances.  
**AND THAT** the said Mortgagor will execute such further assurances of the said lands as may be requisite.  
**AND THAT** the said Mortgagor has done no act to incumber the said lands. **AND THAT** the said Mortgagor will not permit a lien to be acquired against the said lands under the "Mechanics Lien Act" or any amendment thereof.  
**AND THAT** the said Mortgagor will insure the buildings on the said lands to the amount of not less than their full insurable value in currency.  
**AND the said Mortgagor doth RELEASE** to the said Mortgagee **ALL** his **CLAIMS** upon the said lands, subject to the said proviso.  
Provided the Mortgagee will accept the sum of one Hundred (\$100.00) Dollars or more of the Principal sum hereunder on any interest date.



**PROVIDED** that the said Mortgagee on default of payment for one month may on thirty days

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

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

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

**PROVIDED ALSO** that any notice or notices to be given under the provisions of this Mortgage may be effectually given during the lifetime of the said Mortgagor or after his death by leaving such notice or notices with some person on the said lands, if occupied, or by posting the same thereon, if unoccupied, or at the option of the Mortgagee by publishing the same in two consecutive issues of some newspaper published or circulating in the City of Vancouver and such notice or notices shall be sufficient, though not addressed to any person by name, and notwithstanding any person to be affected thereby may be unborn, unascertained or under disability.

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

Wherever the singular or masculine is used in this Indenture, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the respective heirs, executors, administrators, successors and assigns of the parties hereto and each of them, (where the context or the parties so require). All payments hereunder to be made at the office of Pound & Allan, Vancouver, B.C. unless otherwise advised in writing.

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

HARUYE MIMOTO SIGNED, SEALED and DELIVERED

In the presence of

of Witness

"T. Mimoto"

"Haruye Mimoto"

MAY 1

STAMPED MORTGAGE IS A TRUE COPY OF THE ONE BETWEEN  
JAMISON WILSON DATED JANUARY 10, 1930.



ALLAN Street W.,  
POUND & Allan  
Hattings B.C.  
Vancouver, 510



FILE NO. 13126  
CATALOGUE NO. 387

MEMORANDUM

*Mr. Robertson*

*3100 Rik. W. 19 St. Ave., Vancouver.*

*2/E/139*

Re: Sale of Property

Sale of the above property has been completed and relevant papers have been removed to a special real property file now sent to you with the master file. You will wish to review this for the proper continuation of your administration of the assets disclosed. This file is now restored to general circulation.



Catalogue No. 387  
File No. 13126  
3100 Blk. W. 19th Ave., Vancouver  
Lot 2, Blk. E, D. L. 139

Control of the above described property is by me hereby acknowledged and  
I agree that all adjustments and incidents in connection with the sale to  
me of this property have been settled.

Dated at Vancouver B. C., this 20 day of February 1946.

Signed

H. J. Rapinick

Return to the Custodian.



POST OFFICE DEPARTMENT  
ADMINISTRATION DES POSTES  
CANADA

This side to be filled in by office of origin  
Ce côté doit être rempli par le bureau d'origine.

REGISTERED ARTICLE  
Envoi recommandé

ENTERED AT THE OFFICE OF  
Enregistré au bureau de poste de

DATE UNDER NO  
sous le

ADDRESSED TO Mr. H. J. Sedgwick,  
Barrister & Solicitor,  
626 West Pender Street,  
Vancouver, B. C.

AT  
20B-100,000-25-5-45

ACKNOWLEDGMENT  
AVIS DE RÉC

EVACUATION SECTION  
Date

To be filled in by sender who will  
indicate below  
A remplir par l'expéditeur qui indiquera  
ci-dessous



Ans. Office of the Custodian,  
Returned to

506 Royal Bank Bldg.,  
Vancouver, B. C. (13126-EB)

STREET AND NUMBER  
Rue et numéro  
VANCOUVER, B. C.  
PLACE OF ORIGIN OF REGISTERED ARTICLE  
Lieu d'origine de l'objet recommandé  
(1) IN PRINTED CHARACTERS  
En lettres moulées  
CANADA



THE UNDERSIGNED ACKNOWLEDGES THAT THE REGISTERED ARTICLE DESCRIBED ON THE

OTHER SIDE WAS DULY DELIVERED ON THE

DATE

Stamp of office of destination

Trimestre du bureau destination

Signature of the addressee

(A) N. O. [Signature]

Signature of destination

(B) [Signature]

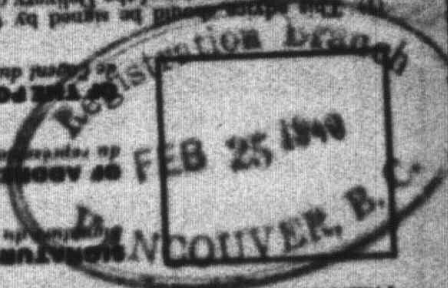
Signature of destination

(C) [Signature]

Signature of destination

When delivery is made to the authorized representative of the addressee, both address and destination must appear on this receipt.

Lorsque la remise est faite au représentant autorisé du destinataire, le nom du destinataire et la signature de son représentant doivent paraître sur ce reçu.





13126

REGISTERED A/R

February 23, 1946.

Mr. H. J. Sedgwick,  
Barrister & Solicitor,  
626 West Pender Street,  
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 387  
3100 Blk. W. 19th Ave.  
2/15/39

This will acknowledge receipt of your letter of February 20th enclosing signed Control Receipt and cheque in the amount of \$11.36, representing closing adjustments on the sale of the above property. Our official receipt is enclosed herewith.

We are also enclosing Certificate of Title No. 138629-L, covering the above described property in your name.

Yours truly,

George Peters,  
Administration Department.

GP:EB  
Enc. 2 - Certificate of Title  
Official Receipt.



13126

U. S. 100-5000 Rev. 3-41

# USED CAR APPRAISAL RECORD

NAME F. J. T. 52.

ADDRESS Home made Baby

Paint	\$	Make
Tires <u>2 - 4.00</u>	\$	<u>Blue</u>
Body & Fenders	\$	
Glass	\$	
Top	\$	Body Style
Nickelling	\$	<u>Panel</u>
Radiator	\$	
Running Boards	\$	Year
Mats & Kick Pads	\$	<u>28</u>
Upholstery	\$	
Hardware	\$	
Motor Expense	\$	License
Transmission	\$	<u>62486</u>
Rear Axle	\$	
Universal Joints	\$	Serial
Clutch	\$	
Steering	\$	
Brakes	\$	
Tighten Up	\$	Mileage
Muffler	\$	
Sundries	\$	
Wash & Clean Motor	\$ 2.50	
Clean Interior	\$ 2.00	Remarks
Oil & Grease, Change	\$	
Oil & Check Over	\$ 4.50	
Total	\$	

Mod. interested in Selling price \$ 10.00  
 Salesman ☒ Less Repairs \$             
 Date 4. 1941 Appraised by H. G. G. Allowance \$             
 For immediate acceptance only.



# ROYAL CANADIAN MOUNTED POLICE EXHIBIT REPORT

Detachment

Seizure No.

FOR USE WHEN APPLICABLE

13126

Detachment File No.  
Sub-Division File No.  
Division File No.  
Headquarters File No.

Detachment  
Sub-Division  
Division  
Date

19

RE:-

Terasu NIMITO 2964 W 20th Ave Vancouver B C

On

19 42' 1

Goodfellow K.A. MEMBER'S NAME

Mar 9

Came into possession of the following goods by:-

STATE BRIEFLY AUTHORITY, ETC., WHETHER BY SEARCH WARRANT, ETC.

NO. OF PGS.	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL
	<p>LICENSE NO. MAKE &amp; MODEL SERIAL NO. ENGINE NO. SPEEDOMETER READING CONDITION</p>	<p>(41) 02486 — TIRE NUMBERS Chev Truck (28) 234140 4029327 94584 Poor</p>
	EXTRA EQUIPMENT	
	<p>DESCRIPTION &amp; CONDITION VERIFIED</p> <p>X</p> <p>Signature of Owner Japanese Registration No.</p> <p>Handed over to representative of Custodian whose signature in receipt thereof appears hereunder</p> <p><i>E. Aburue</i></p>	<p>Poor</p>
	DATE: Mar 9/42	
		<p><i>H. K. G. H. H.</i></p> <p>SIGNATURE OF MEMBER SUBMITTING REPORT</p>



File No. 13126.  
Catalogue No. 387.

January 29th, 1946.

MEMORANDUM

TO: Mr. George Peters  
FROM: Mr. D. A. Cramer

Torasu MIMOTO  
Lot 2, Blk. "E", D.L. 139,  
Gp. 1, N.W.D., Plan 5532.

With reference to the above property which was recorded in the Vancouver Land Registry Office, January 14th, 1946, we attach herewith the following documents in connection therewith.

1. Copy of application number 138628-L, dated January 14th, 1946, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 138629-L, dated January 14th, 1946, registering the property in the name of Harvey James Sedgwick (Deed).
3. Duplicate of Transmission dated December 24th, 1945.
4. Duplicate of Deed dated December 24th, 1945 - Secretary of State to Harvey James Sedgwick.
5. Certificate of Indefeasible Title number 138629-L, dated January 24th, 1946, covering the above property in the name of Harvey James Sedgwick.

DAC:JS  
Atch.

*D. A. Cramer*



for → File Nos. 13126 & 9848  
Catalogue No. 390.

December 9th, 1943.

MEMORANDUM

TO: Mr. P. H. Russell

FROM: Mr. D. A. Cruser

Torasa MINOTO  
and  
Haruyo MINOTO  
Lot 7, of Lot 4, Blk. 11,  
T.L. 139, Sp. 1, N.W. 1/4,  
Plan 4620.

With reference to the above property which was recorded in the Vancouver Land Registry Office, December 2nd, 1943, we enclose herewith the following documents in connection therewith.

1. Copy of application number 94367-L dated December 2nd, 1943, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 94368-L dated December 2nd, 1943, registering the property in the names of Frederick Charles Miller and Wanda Miller - Joint Tenants (Deed).
3. Duplicate of Transmission dated November 12th, 1943.
4. Duplicate of Deed dated November 12th, 1943 - Secretary of State to Frederick Charles Miller and Wanda Miller - Joint Tenants.
5. Post card acknowledgment dated December 8th, 1943, from Vancouver Land Registry Office No. 94368-L. Certificate of Title is being held in Land Registry Office. Mortgage Registered Number 77494 H.

*D. A. Cruser*

DAC:JB  
Encls.



REF. NO. <b>05819</b>		NAME <b>NINOTO, Torasu</b>			FILE NO. <b>13126</b>	
(See also File 9848)						
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Reliance Insurance Company	<i>Transferred to New Owner - 2964 W. 20th Ave.</i> BC13525	\$1,500.	Feb.	19	1945	Vancouver, B.C.

Reliance Insurance Company Policy, No. BC 13525, for \$1500.00, which expired on February 19, 1945, and covered the real property known as 2964 West 20th Avenue, Vancouver, was transferred to the new owner of the above real property, Mr. Miller, on November 23, 1943.

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

E. Robertson  
E. Robertson.

*July 16/46*



SUMMARY of LIABILITIES

File No. 13126

July 9, 1946

Re: Torasu MINOTO (Mr.)  
Reg. No. 05819.

The only claim revealed on this file against the above  
*declared by him to be owing to*  
Japanese person is one by McLean & McCarter, feed specialists,  
in the amount of \$28.97. This claim was paid from the joint  
account of Mr. and Mrs. Torasu MINOTO on January 27, 1944.

No other claims appear on file against the above person.

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

*E. Robertson*  
E. Robertson.

/ER



PERSONAL PROPERTY SUMMARY

File No. 13126

July 9th, 1946

Re: Mr. Torasu MIMOTO - #05819.

CHATELS:

See Summary & Schedule attached.

ACCOUNTS  
RECEIVABLE:

In his JP form, undated and unsigned, the above Japanese person declared several large amounts of money owing to him for gardening he had done in Vancouver. On March 10, 1943, May 20, 1946 and June 14, 1946 we referred to these accounts when writing to the above Japanese but each time stated we could not do anything about collecting these accounts until we had more information regarding the persons concerned. To date, adequate information has not been received from Mr. Mimoto.

An amount of \$10.04, representing the balance of a Savings Account held by the above Japanese in the Japan and Canada Trust Savings Account was transferred to his account with the Custodian on February 26, 1943. This amount was forwarded to Mr. Mimoto on January 28, 1944.

BONDS: etc.

In his JP form this Japanese person declared that he and his wife hold shares in Standard Alberta Oil Company and that the shares were in his wife's possession. No further reference to these shares is made on this file.

SPECIFIED  
Articles:

This file reveals that the above Japanese person owned a Chevrolet Truck, which was sold for \$10.00 to a Mr. L. Swinburn. (See Supplementary Summary attached).

*No proceeds to Jap*

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

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

*E. Robertson*

E. Robertson.



CHATELS SUMMARY

File No. 9848  
File No. 13126

Harue NIMOTO (Mrs. Torasu)  
Torasu NIMOTO

Reg. No. 05820  
Reg. No. 05819

On his undated and unsigned JP form, Mr. Minoto stated "See list on wife's file 9848" in connection with chattels. Mrs. Minoto declared in her JP form, dated May 22, 1942, a list of chattels belonging to Mrs. Matsumoto (File 8103) to be stored upstairs at 2964 W. 20th Avenue, Vancouver, and also a list of her own chattels to be stored at the above address, and to be rented with the house through her agent, J. B. Allan. The Minoto chattels are dealt with on both the husband and wife's files, namely, 9848 and 13126.

In a memo dated January 27, 1944 Mr. Spain states that all chattels at 2964 W. 20th Avenue were moved to 992 Powell and nothing remains at that address. In a pencilled note at the foot of this memo Mr. Spain adds that Matsumoto's chattels had no identification and could not be separated. Mr. Green then froze the funds from the sale of chattels until correct ownership could be determined (memo Feb. 22/44). Accordingly, in a letter dated April 18, 1946, to Mrs. Matsumoto (copy being sent to Mr. & Mrs. Minoto), enclosing all auction sheets from auctions held on January 20, 1944, February 9 & 10, 1944, February 24, 1944, September 13, 1944 and December 14, 1945, and Mr. Spain requested that Mrs. Matsumoto see Mr. and Mrs. Minoto (all three residing in Slocan) and examine the lists together, and decide whom each item belonged to.

On April 30/46 a letter was written to us and signed by Mrs. K. Matsumoto, Mr. Torasu NIMOTO and Mrs. Harue Minoto, setting out the articles belonging to Mrs. Matsumoto and stating that all the rest of the chattels belonged to Mr. and Mrs. Minoto. In accordance with this letter, Mr. Spain transferred the articles listed as belonging to Mrs. Matsumoto to her account from the accounts of Mr. and Mrs. Minoto (See memo on file dated May 13/46 and requisitions dated June 20, 1946).

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

E. Robertson  
E. Robertson.



# CHATELS SCHEDULE

File No. 9848  
File No. 13126

Harus MIMOTO (Mrs. Torasu)  
Torasu MIMOTO

Reg. No. 05820  
Reg. No. 05819

Declared by Harus Cust. Inv. #479  
Mimoto (F.9848), in (F.9848) -#1  
JP form, May 22/42, Carton", and  
would be stored at Cust. Inv. #480  
2964 W.20th Ave., & (F.13126) -#3  
rented with house thru empty tool  
agent, J.B.Allan. boxes".

SOLD

AUCTIONED

OTHER  
DISPOSITION

4 boxes china & }  
kitchen utensils }  
Garden Tools

Carpenter Tools

1 Roller and  
Wheelbarrow  
About 350 flower pots)

About 50 flower boxes

1 washing machine  
Chicken farmer's tools }

1 dresser with mirror  
3 bookcases

1 rocking chair  
1 gramophone  
1 office desk & chair }

1 double bed

1 single bed

1 baby bed

6 kitchen chairs

1 baby chair

1 Webster Dictionary  
Childrens toys & dolls  
12-gal. pail or can

1 - 5 gal. pail or can (transferred to Matsumoto's account as agreed in letter Apr.30/46)

2 ladders

1 step ladder

Japanese books

15 hot bed windows

41 fruit, cherry & flowering trees }

203 evergreen shrubs }

93 small shrubs }

Jan.20/44 - 13126

Sept.13/44 - 9848

Jan.20/44 )

Feb.9&10/44 - 13126

Jan.20/44 - 13126

Feb.9&10/44 - 13126

some-Jan.20/44 - 13126

Some abandoned as  
worthless -File 9848  
January 11/44

Abandoned as worth-  
less -File 9848,  
Jan.11/44

Jan.20/44 - 13126

Jan.20/44 - 13126 (3 oil lamps, barometer,  
iron pot, pails)

Feb.24/44 " (brooder stove)

June 7/44 " (chicken incubator)

Jan.20/44 - "

2 -Feb.9&10/44 - 13126

1 -Sept.13/44 - 9848

Feb.9&10/44 - 13126

Jan.20/44 - 13126

Feb.9&10/44 - 13126 (armchair)

Desk - not found

Sept.13/44 - 13126

Sept.13/44 - 9848 (spring only). Bed, not  
found

Jan.20/44 - 13126

Jan.20/44 - 13126

Jan.20/44 - 13126

Not found

Not found

Jan.20/44 - 13126

Not found

Not found

Not found

Presumably  
these sold  
with real property.



CHATELS SCHEDULE

<u>continued— Declared:</u>	<u>Sold:</u>	<u>Auctioned:</u>	<u>Other Disposition:</u>
2 big trunks			
2 boxes old Japanese magazines		Jan.20/44 -13126 (box & misc.)	Not found
1 reading lamp		Jan.20/44 - 13126	
1 sofa			Not found
1 Horse		Jan.20/44 - 13126	

These articles also auctioned but not shown on declaration:

File 13126

Jan.20/44: 3 pictures  
 \* Camp Stove  
 Garbage Can & Misc.  
 2 ironing boards  
 \* Heater  
 2 cross cut saws  
 Sweeper

Feb.9&10/44: Table  
 Dresser  
 \* Oil drum & contents  
 6 screen doors

Feb.24/44: 2 milk cans

File 9848

Sept.13/44: Lacquerware  
 2 jardinières  
 Electric Vibrator  
 Mantel Clock  
 Bench  
 Table  
 Hall rack  
 \* Circular Heater  
 Fawcett Range  
 \* Small Heater  
 6 kitchen chairs

\* These items might possibly come under the heading in the declaration "Chicken farmer's tools".

NOTE: In a letter dated August 8/46 received from Mr. and Mrs. Torasu MINOTO they state: "Of course the list is shorter than that registered at Vancouver in 1942. But this is because Mr. Matsumoto went to the house at 2964 W. 20th Ave. and took away most of his property which were left there. This was just previous to the time of their evacuation to Slocan".

This, therefore, could account for some of the articles shown on the schedule under "not found".

61



MEMORANDUM

To: File 13126

March 21, 1944.

From: Specified Articles Department

Re: MIMOTO, Torasu - Reg. 05819

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
TRUCK	1928 Chevrolet No. T52 License No. (41) C 2486	\$10.00

Sold to: L. Swinburn

Date: September 9, 1942.

Selling Price: \$10.00

*Harker*

Sold to Mr. L. Swinburn for  
Administrative Expenses  
Balance

\$10.00  
10.00  
Nil

E. Robertson  
E. Robertson.  
July 9, 1946



REAL PROPERTY SUMMARY

JAPANESE NAME: Torasu MIMOTO

Reg. No. 05819

File No. 13126.

CATALOGUE NO: 387

PROPERTY ADDRESS:

LEGAL DESCRIPTION: Lot 2, Block "B", District  
District, Plan 5532.

TITLE:

Registered in the name of Torasu MIMOTO.

ENCUMBRANCES:

None registered. No indication of any unregistered charges.  
Vesting Order filed No. 36002, dated April 5th, 1943.

ASSESSED VALUES:

Land - \$1010.00  
Improvements - \$1010.00

Taxes - \$53.03.

CLASSIFICATION:

This is a 106' x 297' vacant Lot.

HISTORY OF  
ADMINISTRATION:

As this was vacant property and not rented from the time of evacuation  
until sold to Harvey James Sedgwick, there was nothing to administer.

SOLD:

To Harvey James Sedgwick for \$700.00 as at November 21st, 1945.  
Approval of Advisory Committee - October 25th, 1945.

Funds released to the credit of Torasu MIMOTO as at January 24th,  
1946, against which were charges for Real Estate Commission \$35.00,  
Valuation - \$5.00, Advertising - \$4.00, Registration Fees - \$2.50,  
leaving a net credit of \$753.50 from said transaction.

Adjustments as at 21st November, 1945, to the amount of \$5.96 being  
purchaser's portion of Taxes, were placed to the credit of Torasu  
MIMOTO'S account.

OLD CERTIFICATE OF TITLE

No. 66937-K was deposited in the Land Registry Office, Vancouver, January 14th, 1946,  
along with registration papers.

Certificate of Title No. 138629-L was sent by registered mail,  
February 23rd, 1946, to H. J. Sedgwick, 626 West Pender St., Vancouver,  
B.C.

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

July 2nd, 1946.

*D. A. Cramer*  
D. A. CRAMER.

DAC:JS



(Real Property Section attached to file 9848)

REAL PROPERTY SUMMARY

**JAPANESE NAMES:** Haruyo MINOTO Reg. No. 05820 File No. 9848  
Torasu MINOTO " " 05819 " " 13136

**CATALOGUE NO:** 390.

**PROPERTY ADDRESS:** 2964 West 20th Avenue, Vancouver, B.C.

**LEGAL DESCRIPTION:** Lot 7 of Lot 4, Block 11, District Lot 139, Group 1, N.E.D., Plan 461

**TITLE:** Registered in the names of Torasu MINOTO and Haruyo MINOTO.

**ENCUMBRANCES:** 77494 H. 11/1/30. 11.28. Elisabeth Jamison Wilson. Mortgage for \$1,000.00 Due 10/1/33. Int 8%.

98652 H. 27/6/34. James Bayne Allan, and John Frederick Bostock. (In trust filing 22860). Transmission of 77494 H. (Inter alia).

No indication of any unregistered charges.

Vesting Order filed No. 36001, dated April 9th, 1943.

**ASSESSED VALUE:** Land - \$165.00  
Improvements - \$900.00 - \$1065.00. Taxes - \$30.75.

**CLASSIFICATION:** This is a 1 storey 5 room bungalow built on a 33' x 120' Lot. Valuator reports a great number of repairs are needed such as shingling, repairs to the stucco and the verandah and steps require rebuilding.

**HISTORY OF ADMINISTRATION:** This property was leased by Torasu MINOTO, through J.B. Allan to T. D. Bodorsky from June 1st, 1942, on a monthly basis. Consideration \$12.00 per month. Rents were paid into this office up to 31st October 1943.

Adjustments being made with the Purchasers as at October 26th, 1943.

Rents - \$204.00 collected against which were the following charges:

Water Rates -	\$21.00
Commission -	12.60
	<u>\$33.60</u>

Taxes 1942-1943 - \$53.35  
Int. on Mortgage - 42.00  
\$95.35 These were paid through General Joint a.

**SOLD:** To Frederick Charles Miller and Wanda Miller, Joint Tenants, for \$900.00 as at October 26th, 1943.

Approval of Advisory Committee - October 13th, 1943.

Cash - \$300.  
Assumption - 600.  
of Mortgage 900.



1943.

Page 2.

Files 9848 and 13136.

Funds released, viz., \$300.00 to the credit of Haruyo MINOTO and Torasu MINOTO'S Joint Account as at October 23rd, 1943, against which were charges for Real Estate Commission - \$45.00, Valuation Fee - \$5.00, Advertising - \$4.00, Registration Fees - \$3.50, leaving a net credit of \$242.50 from said transaction.

Adjustments as at October 26th, 1943, to the amount of \$3.55, covering unexpired Fire Insurance Premiums, \$5.56 - Purchasers' share of Taxes also \$2.51 - Purchasers' share of Water Rates, viz., \$11.62, were placed to the credit of Haruyo MINOTO and Torasu MINOTO'S Joint Account.

The following Fire Insurance Policy:

Reliance Insurance Co., No. 13525, covering the dwelling, was transferred to the new owners November 11th, 1943.

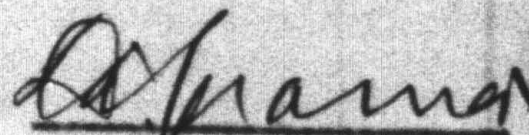
**OLD CERTIFICATE OF TITLE**

No. Vol 632 Folio 66802K is on deposit in the Land Registry Office, Vancouver, B.C.

Certificate of Title No. 94368 in the names of Frederick Charles Miller and Wanda Miller, Joint Tenants, is in the Land Registry Office subject to Mortgage Registered No. 77494H.

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

July 18th, 1946.

  
D. A. CRAMER.

DAC:JS



NAME STANLEY, Thomas

REGISTRATION NO. 05819

FILE NO. 13126

The following chattels were sold by public  
 auction at 992 Powell, Vancouver, B.C. January 20, 1944

Kitchen utensils	
Pans	
Dishes	\$ .50
2 Bowls & contents	1.40
3 pictures	.50
Tray & contents	.50
Camp Stove	.30
3 Oil lamps	.50
Box tools	2.60
Tub & flower pots	.60
Box & contents	1.75
Garbage can & miscellaneous	.30
Box & miscellaneous	.25
Iron pot	1.25
Box of tools	.60
Box & miscellaneous	.95
Pail & 2 tubs	2.50
Roaster	.25
Roaster	.50
12 Gallon crock	1.40
5 Gallon crock	4.00
Standard lamp (broken)	3.10
Dresser	1.10
Washing machine	.40
Ironing board	5.00
Ironing board	47.00
Chest of Drawers	.50
Gramophone	1.75
Total: Carried forward	2.50
	3.50

8103

8103

85.50  
\$ 81.90  
            
          

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NAME MIMOTO, Torasu

REGISTRATION NO. 05819

FILE NO. 13126

The following chattels were sold by public auction at 992 Powell, Vancouver, B.C. January 20, 1944.

	Brought forward:	
High chair		81.70
6 Kitchen chairs		\$ 85.50
Kitchen cabinet		1.75
Iron Cot		4.50
Spray		14.00
Box & miscellaneous		7.75
Heater		2.00
Cross Cut Saw		0.25
Cross Cut saw		4.50
Tray of Glassware		0.25
Box of dishes		1.35
Odd lot of dishes		1.35
Electric Plate & slicer		1.00
Barometer		1.75
Sewing Machine		61.00 — 8103
Hose		2.00 — "
Hose		5.50
Sweeper		1.00
3 Shovels, Fork & Rake	1 Shovel 0.26 8103	2.25 0.75
2	1 Rake 0.26	

Total:		\$ 204.20 136.10
Less Expenses	{ Auctioneer's Fee: \$20.42 13.61	
	{ Advertising: 5.07 3.38	\$ 40.56 27.05
	{ Moving: 15.07 10.06	
Net Proceeds Credited:		\$ 163.84 109.05

Members of Custodian Staff Present. Mr. Wills.

Extracted from Auctioneering list No. Vancouver 9.

Remarks. X Transferred to file 8103. Jan 20, 1944.

CC



NAME NIMOTO, Torasu

REGISTRATION NO. 05819

FILE NO. 13126

The following chattels were sold by public auction at 992 Powell St., Vancouver on February 9 & 10, 1944.

Arm chair	\$ .25
Table & Library table	1.50
Dresser	5.00
Cupboard & bench	3.00
Cabinet	1.75
Garden tools	1.60
Oil drum & contents	.50
Pruner	1.00
6 Screen doors	1.75
Rake & stand	.25
Rake & hoe & Pick	.35
Picks, mattock & axe	.50
Scythe & 2 Blades	1.25
Wheelbarrow	1.75
Rocking chair	2.50
Pir desk	.50
	<u>8103</u>

Total:

(Auctioneer's Fees \$ 2.29  
 Less Expenses: (Advertising 1.11  
 (Movings 2.02 1.99)

Net Proceeds Credited:

\$	<u>23.45</u>
\$	<u>5.90</u>
\$	<u>17.55</u>

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering list No.

Vancouver 10.

Remarks. X - Transferred to file 2103. June 20, 1946.  
 C.9



NAME MIMOTO, Torasu

REGISTRATION NO. 05819

FILE NO. 13126

The following chattels were sold by public  
auction at 992 Powell, Vancouver, B.C. on February 24, 1944.

1 Brooder Stove  
2 Milk Cans

\$ 5.00  
1.50

Total:

(Auctioneer's Fee: 0.65

\$ 6.50

(Advertising: 0.13

Less Expenses:

(Moving: 1.00

\$ 1.78

Net Proceeds Credited:

\$ 4.72

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering list No. Vancouver 11.

Remarks.



NAME KIMOTO, Haruo (Mrs. Torasu)

REGISTRATION NO. 05820

FILE NO. 9848

The following chattels were sold by public auction at 992 Powell St., Vancouver, B.C. on September 13, 1944.

Kitchen utensils	\$ 0.50
Dishes and glassware	1.25
Lacquerware	0.50
Pail and Tea set	0.90
3 Bowls and dishes	2.75
Electric Plate	2.00
Kitchen utensils	2.75
2 Jardiniere	1.50
Electric Vibrator	5.50
Mantel clock	4.25
Wooden cabinet	4.75
Bench	2.75
Chest of drawers <i>Mrs. K. Matsumoto</i>	8.00
Table	1.00
Hall Rack	1.00
Circular Heater	16.00
Fawcett Range	81.00
Bed and spring	20.00
Table <i>Mrs. K. Matsumoto</i>	1.25
Small heater	4.75
6 Kitchen chairs	3.50
Spring (only)	6.00

Total

\$ 171.90

Less Expenses: (Auctioneer's Fee: \$17.19

(Advertising: 3.73

(Moving: 12.31

Net Proceeds Credited:

\$ 138.67

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 31

Remarks.



NAME MINOTO, Harue (Mrs. Torasu)

REGISTRATION NO. 05820

FILE NO. 9242

The following chattels were sold by public  
auction at Vancouver, B. C. on December 14th, 1945

Books Mrs. K. Minamoto \$ 1.50

Total		\$ 1.50
Less Expenses:	(Auctioneer's Fee \$ .15	
	(Advertising .07	\$ .32
	(Moving .10	
Net Proceeds Credited:		\$ 1.18

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 57

Remarks.



NAME MIYOTO, Torasu

REGISTRATION NO. 05819

FILE NO. 13126

The following chattels were sold by public  
auction at 2922 Powell, Vancouver, B.C. on February 21, 1944.

1 Brooder Stove  
2 Milk Cans

\$  
5.00  
1.50

Total:

(Auctioneer's Fees 0.65  
Less Expenses (Advertising: 0.13  
(Moving: 1.00

\$ 6.50

\$ 1.78

Net Proceeds Credited:

\$ 4.72

Members of Custodian Staff Present Mr. Wills

Extracted from Auctioneering list No. Vancouver 11.

Remarks.



McCallan & Torrey Memo

File No. 9645 & 13126  
Reg. No. 09820 & 09819

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 October 8	Taxes 1942	\$ 44.50		
November 6	3 months interest on Mortgage	10.50		
December 7	Water rates Rents collected Agent's commission	7.00		
1943 February 22	3 months interest on Mortgage	5.10		84.00
March 8	Water rates	10.50		
July 3	Taxes 1943 Land Registry Office - Certificate of Encumbrance	7.00		
July 10	3 months interest on Mortgage	30.75		
September 8	Water rates Rents collected Agent's commission	2.00		
October 26	Balance rents to date, net	10.50		106.00
1944 January 29	Credit re Sale of Property McCallan & McCarty - account paid	9.07		
		243.62		
		28.97		
		\$ 170.67	\$ 44.69	

CA \$ 274.02



Catalogue No. 387  
File No. 13126  
3100 Blk. West 19th Avenue,  
Vancouver/2/E/139

January 16, 1946.

HARVEY JAMES SEDGWICK  
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at November 21, 1945)

	DEBIT	CREDIT
Purchase price	\$700.00	
Cheques received		\$700.00
Registration fees on deed - \$700.00	5.40	
Purchaser's proportion of 1945 taxes paid - 41/365 x \$53.03	5.96	
Balance owing by purchaser		11.36
	<u>\$711.36</u>	<u>\$711.36</u>

BALANCE OWING BY PURCHASER      \$11.36



## STATEMENT RE SALE OF:

Name: MINOTO, Torasu

Catalogue No: 387

File No: 13126

Street Address: 3100 Blk. W. 19th Ave.,  
Vancouver, B.C.

Reg. No: 05819

Legal Description: 2/E/139.

Date of Sale and Adjustments .... November 21, 1945. ....

	<u>Debit</u>	<u>Credit</u>
Sale Price		\$700.00
Real Estate Agents Commission	35.00	
Charge for Valuation	5.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	2.50	

## Encumbrances:

~~Mortgage~~~~Mortgage~~~~Amount of Taxes~~~~Other Charges~~

## Adjustments:

~~Fire Insurance~~

Taxes

5.96

~~Water~~46.50705.96

Net Proceeds credited to your account

659.46

Date: ... May 2, 1946 .....

Compiled by: ... Mr. George Peters .....