

13135-

PERSONAL

BUREAU POWELL STREET

FILE No. 13135

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: HOSHINO Hisako (Mrs. Ryohei)

HOME ADDRESS: 2812 Dundas Street, Vancouver, B. C.
former address: 504 East Hastings Street, Vancouver.

REGISTRATION NUMBER 06776 SEX: Female AGE: 27

OCCUPATION: Housewife

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: none

MARRIED? yes

NAME OF WIFE OR HUSBAND: Ryohei

ADDRESS OF WIFE OR HUSBAND: same as above

NAMES OF ANY LIVING CHILDREN: Yoshiye (F)

Masaru (M)

ADDRESS OF CHILDREN: same as above

AGE OF CHILDREN: 4 yrs. 4 months.

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

1. LOCATION AND DESCRIPTION:

none ✓

2. BUILDINGS AND OTHER IMPROVEMENTS:

none

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

none

4. TAXES (Amount and where payable) none

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

none

6. OCCUPANCY AND LEASES (If vacant so state)

none

none

9. IF FARM LAND STATE CROPS SOWN

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

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. none

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. 2812 Dundas Street, Vancouver, B. C.

7 room, 2 storey, wooden house.

2. LANDLORD'S NAME AND ADDRESS. Declarant owned the house and has just sold it to Mr. Hubert Hofer. Purchase Price \$5100.00. Balance due \$1600.00. cheque \$3500.00. Received by

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID.

none

4. STATE WHEREABOUTS OF LEASE. none

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

none

6. IF FARM LAND, PARTICULARS OF CROPS SOWN

none

STATEMENT OF PERSONAL PROPERTY OWNED:

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

none

✓ Furniture all sold. ✓

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

none

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

CLAIM ON ANY SUCH PROPERTY

none

4. INSURANCE CARRIED ON ABOVE PROPERTY:

none

5. 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)

\$1600.00 owing to declarant. Balance due on the house. This is to be paid at \$40.00 per month, to the Royal Bank, Nanaimo & Hastings Branch, to declarant's account. by ^{Ms} Hubert Hopes, 2812 Dundas St. ✓

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

none

8. BANK ACCOUNTS: Royal Bank, Nanaimo & Hastings Branch. Amount unknown. Book number unknown. ✓ (about \$7,000.00)

9. LIFE INSURANCE:

none

10. INTEREST IN ANY ESTATES OR TRUSTS:

none

11. SAFETY DEPOSIT BOX: Royal Bank, Main & Hastings. Box number unknown. ✓

LIABILITIES:

1. PERSONAL DEBTS:

none ✓

2. TRADE DEBTS:

none ✓

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 10th day of October 1942.

(Signature)

Hisako Washino
PP. Ryoko Washino

D. M. Chope.

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Aug. 21/43.

Full Name HOSHINO GHisako (Mrs. Ryakei)
(Surname in Block Letters)

Registration No. 06776

Male - Female
(check)

Age Sept. 6

Former Address 504 E. Hastings St. City
2812 Dundas St. City

Date Evacuated Oct 16/42 Naturalized - Canadian-Born - National
(check)

Present Address New Denver, B.C.
Still at New Denver
Jan 31/47

Married - Single
(check)

Name of Wife

Name of Husband

Father -
Mother -

Names of Children under 16

See husband's sheet.

Our File No.

13135

Registered with Custodian
(yes or no)

yes.

Requested By

CCD

Additional Information

REAL PROPERTY SUMMARY

File No. 13135

November 21st, 1947.

JAPANESE NAME: Hisako HOSHINO REG. NO. 06776

CATALOGUE NO: Sold by agreement, direct by Japanese.

PROPERTY ADDRESS: 2812 Dundas St., Vancouver, B. C.

LEGAL DESCRIPTION: Subdivision 2 of Lot 23, THSL, Plan 309A.

TITLE: In name of Hisako HOSHINO, Certificate of Title 62927-L.

ENCUMBRANCE: 32918 M. Right to purchase for \$5100.00, interest 6%. No evidence of other encumbrance on file.

VESTING: Interest of Hisako HOSHINO and Ryohei ^{Not him} MASINO (husband) vested in Custodian on December 21st, 1942, filing 35454.

ASSESSED VALUE: 1942
Land \$530.00
Improvements \$2750.00 - \$3280.00 Taxes \$99.21.

CLASSIFICATION: The property having been sold by Mrs. HOSHINO prior to evacuation, no inspection was made or valuation on behalf of the Custodian.

ADMINISTRATION: Hisako HOSHINO gave an agreement of sale dated October 10th, 1942, to Hubert Hofer at the price of \$5100.00, payable \$3500.00 cash and \$40.00 per month with interest at 6%. This agreement was held by the Royal Bank, Hastings and Nanaimo branch, acting as agents for Mrs. HOSHINO, the bank receiving and crediting the payments as made and transmitting all payments to the Custodian from November 1st 1942. The final payment was made June 22nd 1944. A deed prepared by James Mulgrew, Notary Public, was forwarded to Mrs. HOSHINO for execution. As Mrs. HOSHINO claimed April 25th, 1944, her account had been wrongfully charged an item of \$157.74, refunded the B. C. Securities Commission for family maintenance, execution of the deed was delayed. It was finally received, undated, the affidavit of the witness being made on January 24th 1945. Meanwhile it had been decided to convey by transmission to the Custodian and deed dated February 14th, 1945, and these documents were registered and Certificate of Title 119140-L issued April 5th 1945 in name of Hubert Hofer, receipt of which was acknowledged by H. Hofer May 7th 1945.

Re the maintenance charge of \$157.74 referred to above: Application for maintenance was signed by Ryohei HOSHINO, file 12454, owner of a half interest in the Powell Drug Co., the remaining half interest being in George Osborne Shaw, according to Ryohei HOSHINO'S JP Declaration.

Real Property Summary

Dissolution of partnership, proceedings begun in September 1942 and administration of Ryohei HOSHINO'S estate, now in hands of J. A. Moore, leave his financial position at the time application for maintenance was made, ~~was~~ in doubt. Mrs. HOSHINO'S objection to the charge is now unimportant as she and two minor children are the beneficiaries of the husband's estate.

FUNDS:

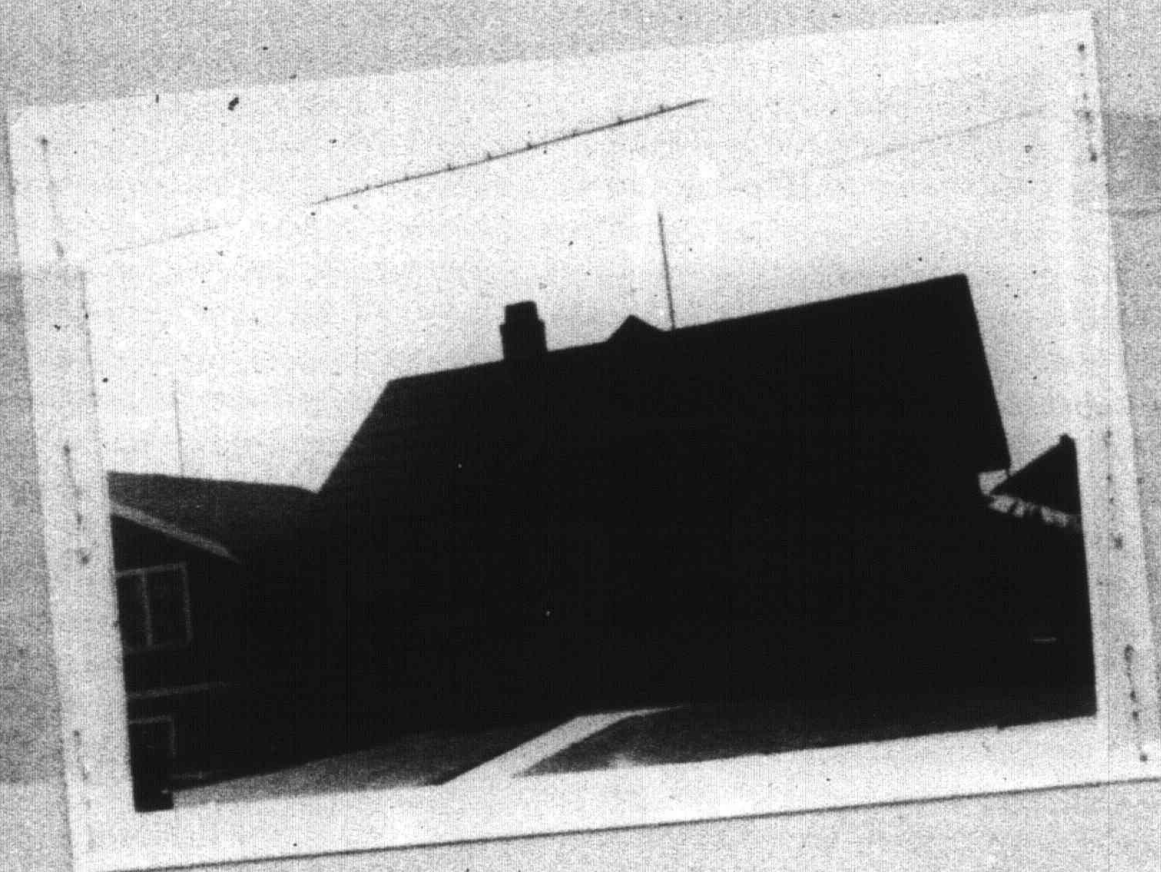
Released to the credit of Hisako HOSHINO - balance from agreement of sale \$1600.00 plus interest \$103.15, total \$1703.15, less Certificate of Encumbrance \$1.00, bank charges on collection \$6.35, registration fee \$2.50, total \$9.85. Net amount from real property released, \$1693.30.

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


I. McPherson

IMc:DP
November 21st, 1947.

HOSHINO, Hisako (Mrs. Rychei)
2812 Dundas St., Vancouver, B. C.
Evac. File 13135



Picture Taken April 9, 1943

FIRE INSURANCE SUMMARY

File No. 13135

November 21st, 1947

Hisako HOSHINO REG. NO. 06776.

2812 Dundas St., Vancouver, B. C.

The building was insured by the Legal and General Assurance Society Ltd., in the amount of \$3000.00, policy 24203, expiring August 1st 1944.

The furniture was insured by North West Fire Insurance Co., policy 28539, \$1000.00. As Mrs. HOSHINO stated in her "JP" Declaration that all furniture had been sold (this is questioned) the insurance was not renewed (Memo August 4th 1944.).

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

INC:DP

I. McPherson

13135

January 8, 1948

Mrs. Hisako HOSHINO,
Registration No. 00776,
New Denver, B.C.

Dear Madam:-

As per your request through the Department of Labour, we are forwarding to you herewith our cheque for \$470.26, which represents the balance at your credit on our books at this date.

We are also enclosing a statement of your account to date which, with the one sent to you in our letter of May 11, 1945, should give you full information as to receipts and disbursements affecting your account.

Yours truly,



B.R. Dusenbury,
Office of the Custodian.

HRD/DD.
Enc 2.

Hisako (Mrs. Rychei) HOSHINO

File 13135
Reg. No. 06776

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1945 Apr. 18-	Balance as per statement sent		1520.56	1520.56
Nov. 21-	Cheque to you	300.00		
1946 Dec. 5 -	Cheques to you 8 @ \$30 & 1 @ \$20	260.00		
1947 January 7-	" " "	30.00		
		<u>\$590.00</u>	<u>1520.56</u>	<u>\$930.56</u>

✓

12454,

June 18, 1947.

S.A. Moore, Esq.,
Official Administrator,
Court House,
Vancouver, B.C.

Dear Sir:

Re: Estate of Ryohel HOSHINO, #06780,
Deceased.

Replying to your letter of June 14th, we have checked with the Department of Labour and find that Mrs. Hoshino is still at New Denver. We would suggest that in order to get a reply you direct a letter to Mr. M.L. Brown, Office Manager, Department of Labour, Japanese Division, 360 Homer Street, drawing his attention to the fact that this woman does not reply to your letters.

Mr. Brown will be interested to know that distribution of her husband's estate is being held up because of her lack of co-operation, as in all probability she is receiving maintenance from the Canadian Government in this interval. Would you consider suggesting that she be given an advance for her maintenance from the estate, but that is of course a matter entirely beyond the concern of our Department.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM:AH



DEPARTMENT OF LABOUR
JAPANESE DIVISION

360 - Homer Street,
VANCOUVER, B. C.

April 11, 1947.

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

EVACUATION SECTION	
APR 12 1947	
Rec'd	
File No.	1313
Ans.	Arthur
Referred	McArthur

Attention Mrs. A. G. McArthur
Re: Mrs. Hisako HOSHINO - #06776

Dear Sir:

With reference to your letter of March 13th,
we enclose for your information copy of a letter from our
New Denver office relative to the amount of monthly remitt-
ance requested by you.

Yours truly,

M. L. Brown

M. L. Brown
Office Manager.

Enclosure
MLB/VH.

COPY - DOMESTIC JAPANESE PROPERTY
DEPARTMENT OF LABOUR - JAPANESE DIVISION

MEMORANDUM



Project NEW DRIVER, B. C. File No. _____
To G.T. King, Principal Clerk To Welfare Department,
Vancouver, B. C.
Subject Miss Elsie HOSKINS #00776 Date March 31, 1947.

In answer to your letter of March 24th, we have contacted the above person and she wishes the \$50.00 per month remitted from her account, as she desires the estate of the children to remain as it stands.

G.T.K:lw

C.C. Custodian

Principal clerk

G.T. King
(G.T. King)

13135

March 15, 1947.

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

Dear Sirs:

Re: Mrs. Hisako HOSHINO, #06776.

We have your letter of March 13th and note your request that the monthly allowance for Mrs. Hoshino be increased from \$30 to \$50 because there are two children to support.

We would draw your attention to the fact that these children are heirs to a portion of the estate of their father which is being administered by Mr. S.A. Moore, Official Administrator, Vancouver, and it might be possible for Mrs. Hoshino to make application to him for funds from their own estates for their maintenance instead of using her own funds for the support of these children. This matter might be brought to her attention, but of course this office has no objection whatever to forwarding her own funds as suggested in your letter.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM:AM



DEPARTMENT OF LABOUR
JAPANESE DIVISION

360 Homer Street,
Vancouver, B. C.
March 13th 1947

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

Attention Mrs A.G. McArthur

Dear Sir,

Re Mrs Hisako HOSHINO #06776
Custodian File #13135

EVACUATION SECTION	
Rec'd	MAR 14 1947
File No.	13135
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

Referring to our telephone conversation of yesterday's date we shall appreciate if you will release Mrs Hoshino's funds to her only by way of monthly remittances until such time as she leaves our New Denver Project to become self supporting.

In view of the fact that Mrs Hoshino has two children to support we consider \$50.00 a month should be released to her and we shall appreciate if you will in future increase her remittances to this sum.

Yours truly,

M. L. Brown

M. L. Brown
Office Manager.

12454

13135

March 13, 1947.

Mr. L. A. Moore,
Official Administrator,
Court House,
Vancouver, B.C.

Dear Sir:

Re: Estate of Ryohel HOSHINO, #06780,
Deceased.

We acknowledge your letter of February 27th
with enclosures.

With reference to sending funds direct to
Mrs. Hoshino, this office would have no objection but we
are informed by the Department of Labour that Mrs. Hoshino
is still living in a controlled centre and until such time
as she becomes self-supporting, it is desired that the Custodian
hold her funds and remit to her monthly.

The matter of funds for the maintenance of the
children could be taken up by you directly with Mr. Brown of the
Department of Labour, Japanese Division, 360 Homer Street, or
with Mrs. Scobie welfare clerk in that office.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM:AM

12454

January 31, 1947.

Mr. E. A. Moore,
Official Administrator,
Court House,
Vancouver, B.C.

Dear Sir:

Re: Estate of Ryohai HOSHINO, Deceased.

Mrs. Hoshino is inquiring regarding the above estate. Would you please let us know whether you are ready to distribute to the heirs and if so the names and amounts payable to each. Our records indicate that on October 7, 1946 the Custodian consented to payment to you out of the Supreme Court of British Columbia the sum of \$1205.58 for the credit of Ryohai Hoshino, Deceased.

Yours truly,

A. G. Seathur,
Office of the Custodian.

AGM:AH

12454, 13135

January 31, 1947.

Dr. S. UCHIDA,
Reg. No. 03178,
c/o Borg Pulp Co.,
Farm P.O.,
B.C.

Dear Sir:

Re: Mr. Hoshino's Estate.

Your letter dated January 28th relative to the above has been received. Would you please inform Mrs. Hoshino that the Custodian is holding no assets belonging to her husband's estate.

Prior to Mr. Hoshino's death he indicated that he did not desire the Custodian to protect his interests and the Custodian vesting of his interest in the Powell Drug Company was cancelled leaving him free to administer his own affairs. We were advised that he referred his business to Mr. J.A. Schenken, Barrister, for attention and after his death his estate was turned over to Mr. E.A. Moore, Official Administrator, for administration.

As far as we are aware Mr. Hoshino's estate consisted of goods in storage at So-mans and his interest in the Powell Drug Company. Neither of these assets were handled by the Custodian and at no time was \$2000 either sent from this office to Mr. Hoshino nor returned by him.

Mr. Moore has not reported to us on this estate and we do not know whether he has yet made distribution. There is no reason why Mrs. Hoshino should not inquire of Mr. Moore regarding any benefits payable to her from this source.

We gather that Mrs. Hoshino's inquiry refers only to the property of her late husband, but we might mention with reference to Mrs. Hoshino's personal account that a statement was sent to her as of April 18, 1945 showing a balance at that time of \$1820.56. On November 21, 1945 we sent her a cheque for \$300 and during 1946 she

Dr. S. UCHIDA,

2.

January 31, 1947.

received eight cheques of \$30 each and one cheque for \$20.
On January 7, 1947 a cheque was forwarded to her in the sum
of \$30 making a total of \$990 sent to her since a statement
of her account was last given leaving a present balance of
\$930.56. The funds at credit in her account were derived from
the sale of 2812 Dundas Street, which was sold by Mitsuo Hoshino
direct to the purchaser.

A copy of this letter is being sent to Mrs.

Hoshino.

Yours truly,

A. G. Scartlar,
Office of the Custodian.

AGM:PH

cc - Mrs. Hoshino, Box Denver, B.C.



DEPARTMENT OF LABOUR
JAPANESE DIVISION

360 Homer Street
VANCOUVER B.C.

EVACUATION SECTION	
Rec'd	MAY 6 1946
File No.	13135
Ans.	
Referred	<i>[Signature]</i>

Dusenbury

4th May 1946.

Attention: Mr. B. R. Dusenbury.

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

ENEMY SECTION	
Rec'd	MAY 6 1946
File No.	
Ans'd	<i>[Signature]</i>
Referred	

Dear Sir,

Re: Mrs. Hisako HOSHINO
Reg. No. 06776
Your File No. 13135

We shall feel obliged if you will forward the above-named woman from her assets a monthly remittance of \$30.00, the first cheque to be forwarded at once and future cheques on the 5th of each month thereafter.

Yours truly,

[Signature]

M. L. Brown,
Office Manager.

MS/CM

May 14/46
S

12454 & 13135

April 18, 1946.

Samuel A. Moore, Esq.,
Official Administrator,
Court House,
Vancouver, B. C.

Dear Sir: Re: Estate of Ryohei Hoshino, Dec'd.

We duly received your letter of the 6th instant and note contents. Regarding paragraph 5, numbers 1, 2 and 3, we very much regret to have to advise you that we have no information relating to the matters referred to therein, other than contained in our letter to Messrs. Norris & MacLennan, dated February 22, 1946, a copy of which has been forwarded to you.

In connection with number 4 of said paragraph 5, we wish to advise you that Miss Archibald, at Bowman Storage Limited, has advised us that on October 10, 1942, the late Ryohei Hoshino signed a transfer form as follows:

"Please transfer all goods covered by this Warehouse Receipt #380 (which is lot 364-391) over to Dr. M. Uchida, and all goods sent in for storage from 2812 Dundas Street on October 10, 1942."

Because of this transfer, Bowman Storage Limited feel that the goods belong to Dr. Uchida. Dr. Uchida, however, in his letter dated November 15, 1945, a copy of which has been forwarded to you, requested the Storage Company to have the goods disposed of and the proceeds forwarded to Mrs. Hoshino. It would appear, therefore, that Dr. Uchida was prepared to relinquish his interest in the goods in question.

In view of the fact that Mrs. Hisako Hoshino, widow, has placed this matter in the hands of Messrs. Norris and MacLennan, we would appreciate same if you would request these Solicitors to communicate with Mrs. Hoshino and Dr. Uchida regarding the ownership of these chattels and other matters relating to this estate.

Yours very truly,

WJJ/AC

W. J. Johnston,
Administration Department.

SAMUEL A. MOORE
Official Administrator

Our Ref.NO. New

Court House
Vancouver, B.C.
April 6, 1946.

Office of the Custodian,
509 Royal Bank Building,
Vancouver, B. C.

Dear Sirs: Attention Mr. W. J. Johnston

Re: Estate of RYOHEI HOSHINO, Dec'd.
Your File No. 12454 & 13135

Messrs. Norris and MacLennan, Barristers, of Vancouver
have asked me to apply for Letters of Administration in this estate.

They have sent me your letter to them of February 22nd, 1946,
copy of letter from Bowman Storage Limited, dated December 6th, 1945,
and memo of particulars in connection with this estate, apparently
completed by Mrs. Hoshino.

I cannot apply for Letters of Administration until such time
as I have some further particulars.

I got in touch with Mr. MacLennan about this estate and as
he claimed he cannot give me any further information, he referred
me to you.

Can you let me have the following information:

1. What interest has deceased, if any, in Powell Drug Company?
Was there a Judgment obtained against deceased by the partners of
the Powell Drug Company?
2. Re Life Insurance: Can you let me have the name of the Company,
the amount of the Insurance, and to whom it is payable?
3. Re safety deposit box: According to your letter to Norris and
MacLennan of February 22nd, 1946, you say the deceased, in his
declaration, mentioned this safety deposit box as being in the
Royal Bank, Main Branch. In your letter to Norris and MacLennan
mentioned above, you say this Bank claim that there is no safety
deposit box held by the deceased. Could you find out from the
deceased's widow or someone else what was the contents of this
safety deposit box and what happened to it?
4. I telephoned Bowman Storage Limited about the goods that were supposed
to be there and they informed me that they were still holding Lot 864
and Lot 891 but that they understood that these goods were transferred
by the deceased prior to his death to Dr. M. Uchida.

Can you give me any information about these points?

Yours very truly,

"Samuel A. Moore"
Official Administrator.

SAM:ND

12454
13135
Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.,
February 22nd 1946.

Messrs. Morris and MacLennan,
Barristers and Solicitors,
602 Hastings Street West,
Vancouver, B. C.

Dear Sirs: Re: Estate of Ryohel HOSHINO, Deceased.

We are in receipt of your letter of the 20th instant enclosing memorandum of particulars in connection with the above Estate, for which please accept our thanks.

Regarding the furniture stored at Bowman Storage Limited we wish to advise you that on or about November 24th 1945, we were informed by this Company that they had received a letter from Dr. Matasaburo UCHIDA requesting them to take certain action regarding chattels of the deceased which had been stored under his name in their warehouse.

For your information we are enclosing herewith the following:
(1) Copy of Matasaburo UCHIDA's letter dated November 15th 1945.
(2) Copy of Bowman's Storage letter dated December 6th 1945.
(3) Statement of account of Bowman Storage Limited.
(4) List of goods stored.

The late Ryohel HOSHINO did not declare owning any household furniture or effects when he signed his Declaration Form on August 22nd 1942, and his wife, Hisako HOSHINO, declared on October 10th 1942, that "furniture all sold". We note, nevertheless, that the attached list of goods stored is captioned "Lot 804—brought in ex 2812 Dundas St.—Sept. 3/42".

In view of the fact that these goods became part of the decedent's Estate at date of decease, viz November 3rd 1945, we advised Bowman Storage Limited to hold in abeyance any action in connection with Matasaburo UCHIDA's request contained in his letter of November 15th 1945.

We do not have a valuation covering the articles shown in said list of goods but Bowman Storage Limited may have obtained one for insurance purposes.

P.T.O.

12454
13135
Evacuee Section

February 2nd 1946.

Messrs. Morris and MacLennan.

The deceased in the above referred to Declaration Form further declared as follows:

- (1) Assets. One-half of stock and fixtures and equipment at Powell Drug Company.
- (2) Life Insurance. 10,000 Yen insurance in Japan.
- (3) Safety Deposit Box. Royal Bank-Main Branch-Joint names of myself and wife.

Notes: On November 26th 1945, we were advised by said Bank that no Safety Deposit Box was held by persons named above.
The Custodian does not have an account in this Office for Ryohai HOSHINO, deceased, nor for the Powell Drug Company.

As far as we are aware the deceased had no personal debts and he did not declare any to the Custodian. He did, however, state in his Declaration Form that trade debts of the Powell Drug Company amounted to "Approximately \$200.00 as shown by the books of the Powell Drug Company". Further, he declared "no monies owing to me personally but debtors of Powell Drug Company are shown by the books on the premises".

Regarding the second paragraph of your letter we wish to advise you that by virtue of a Certificate dated October 8th 1942, cancelling our Vesting Order in connection with Powell Drug Company, the Custodian has not been interested in its affairs since that date. There is no evidence on our file indicating that an effort was made to deprive the deceased of his interest in the Powell Drug Company. Final disposition of any legal action which may have been taken against the late Ryohai HOSHINO is not recorded in this Office.

We have been informed by the Royal Canadian Mounted Police that the deceased was a Japanese National. According to our records he left him surviving the following:

- (1) Hisako HOSHINO, widow, Japanese National, born September 6, 1914.
- (2) Lucy Yoshiye HOSHINO, daughter, born July 20, 1936.
- (3) Masaru HOSHINO, son, born April 25, 1942.

We trust the above information will be of assistance to you in the settlement of this Estate.

Yours truly,

W. J. JOHNSTON, ADMINISTRATION DEPARTMENT.

WJ/IMS
ENC.

File 13135

C
O
P
Y

BOWMAN STORAGE LIMITED

829 Powell St.
Vancouver, B.C.

December 6, 1945.

Mr. Johnston,
509 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

File 12454, Hoshino

We enclose list in duplicate covering chattels stored by Mr. Hoshino, and then transferred to Dr. M. Uchida, by request of Mr. Hoshino.

We also enclose statement of account, from the time Dr. Uchida took the goods over, showing amounts paid by Dr. Uchida. Account prior to that date was paid by Mr. Hoshino himself.

We trust you will find this in order, and are

Yours very truly,

BOWMAN STORAGE LIMITED

"F.R. Armstrong"

MANAGER.

C O P Y

New Denver, B. C.
November 15, 1945

Bowman's Storage
829-31 Powell St.
Vancouver, B. C.

Dear Sir:

Re: Lots 964-891 for Mr. Hoshino

I wish to inform you the death of Mr. Hoshino
and would like you to sell the furniture in Lots 864-891,
except the following:-

	<u>No. of peices</u>
In Lot 891 --	1 - 7 cartons, 2-3-4-5-6-7
	15 - 1 Parcel

If you are unable to do so, will you kindly
have Love & Co. auction them off. Please forward the
money to Mrs. Hoshino, New Denver, B. C.

Yours truly,

M. Uchida

File No.

Date:

Jan 24/46

MEMORANDUM OF PARTICULARS IN CONNECTION WITH THE
ESTATE OF Ryohi Hoskins DECEASED.

- (1) Name and address of the deceased: Ryohi Hoskins, New Duman M.C.
(2) Date of death: Nov. 3, 1945
(3) Cause of death: Pulmonary Tuberculosis
(4) Place of death: New Duman Sanatorium, New Duman M.C.
(5) Age and Nationality: 43 - Japanese National
(6) Did he leave a Will? No
(7) Name and address of employer:

- (8) (a) Name of undertaker and his charge for services: Mr. James Drapeau \$200.00
(b) Have funeral expenses been paid? Yes. Paid by whom: Mrs. S. Hoskins
(c) If unpaid, who is assuming responsibility for payment?

- (9) Who ordered services of the undertaker? Mrs. S. Hoskins
(10) List of Assets: Powell Drug Co. Vancouver B.C. (Part owner)
Furnitures at Brownie's Storage (Powell St
Vancouver B.C.)
(11) List of Liabilities: None

- (12) List of next-of-kin, showing names, addresses and ages:

Wife - Hisako Hoskins	- New Duman M.C.	32 yrs
Daughter - Yoshiyo	" "	7 "
Son - Masami	" "	3 yrs

12454 & 13135
Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.
January 23, 1946

Mrs. Hisako Hoshino,
Registration No. 06776,
New Denver, B. C.

Re: Ryochi HOSHINO, Deceased

Dear Madam:

On December 15, 1945, we wrote you as follows:

"We duly received your letter of the 15th ultimo, informing us of the death of your husband, above mentioned, at the New Denver Sanatorium.

It will be necessary for you as next-of-kin to take certain action in connection with this Estate. We would suggest that you either consult a Solicitor or apply direct to the Official Administrator, Mr. Samuel A. Moore, Court House, Vancouver, B. C., for the administration of the Estate.

In order to facilitate your application, we are enclosing herewith an itemized list of particulars which a Solicitor or Mr. Moore will require, and this form should be completed and forwarded to either one of the aforesaid as soon as possible.

Please send a copy of these particulars to this office for our information, and advise us regarding when you have written to in this connection".

We again enclose list of particulars, for your convenience, and would ask you to kindly let us have a reply by return mail.

Yours truly,

F. J. Johnston
Administration Department

FJS/JF
Encl.

Reply on file 12454

12454 & 13135
Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.
December 15, 1945

Mrs. Hisako Hoshino,
Registration No. 06776,
New Denver, B. C.

Re: Ryohel HOSHINO, Deceased

Dear Madam:

We duly received your letter of the 15th ultimo, informing us of the death of your husband, above mentioned, at the New Denver Sanatorium.

It will be necessary for you as next-of-kin to take certain action in connection with this Estate. We would suggest that you either consult a Solicitor or apply direct to the Official Administrator, Mr. Samuel A. Moore, Court House, Vancouver, B. C., for the administration of the Estate.

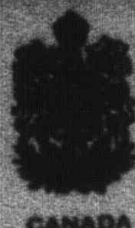
In order to facilitate your application, we are enclosing herewith an itemised list of particulars which a Solicitor or Mr. Moore will require, and this form should be completed and forwarded to either one of the aforesaid as soon as possible.

Please send a copy of these particulars to this office for our information, and advise us regarding when you have written to in this connection.

Yours truly,

F. J. Johnston
Administration Department

WJJ/JY
Encl.



DEPARTMENT OF LABOUR
JAPANESE DIVISION
360 Homer Street,
VANCOUVER, B.C.

EVACUATION SECTION	
NOV 17 1945	
File No.	13135
Att.	
Entered	<i>[Signature]</i>

16th November 1945.

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

Attention: Mr. W.E. Anderson.

Dear Sirs,

Re: Mrs. Hisako HOSHINO, No. 06776.
Your file No. 13135.

The husband of the above-named woman died on Saturday, November 3rd, and Mrs. Hoshino is requesting that the sum of \$300.00 be released to her as soon as possible to cover cost of funeral and for the purchase of winter clothing.

We shall feel obliged if you will comply with Mrs. Hoshino's request.

Yours truly,

M.L. Brown

M.L. BROWN,
Office Manager.

MS/EG

13135

May 11, 1945

Mrs. Hisako HOSHINO,
Reg. No. 06776,
New Denver, B. C.

Dear Madam:

Re: 2812 Dundas Street
Sub. 2, Lot 21, T.H.S.L.

In connection with the sale of your property at 2812 Dundas Street for \$5,100.00, we have collected the sum of \$1,600.00 and interest of \$103.15, which has been credited to your account less \$2.50 transmission fees. This money is available to you in the usual way.

Enclosed find statement in connection with the sale of this property and also general statement of your account up to date.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH
Enc.

c.c. B. C. Security Commission.

STATEMENT RE SALE OF:

Name: HOSHINO, Hisako

Catalogue No: Direct sale by agreement File No: 13135
Oct. 10, 1942

Street Address: 2812 Dundas St. Vancouver, B.C. Reg. #06775

Legal Description: Subdiv. 2 of Lot 23. T.H.S.L. Plan 309A

Date of Sale and Adjustments

Sale Price \$5100.00 collected & credited by us \$ 1600.00

~~Real Estate Agents Commission~~ \$

~~Charge for Valuation~~

~~Charge for Advertising~~

Land Registry Office Transmission Fee \$2.50

~~Encumbrances:~~

~~Unpaid Tax~~

~~Mortgage~~

~~Accumulated Taxes~~

~~Other charges~~

Adjustments:

~~Fire Insurance~~

Taxes

Water

2.50 \$ 1600.00

Net Proceeds credited to your account

1597.50

May 9th, 1945

Date:.....

Mr. George Peters

Compiled by:.....

File No. 13135
Reg. No. 06776

Hisako HOSHINO

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1945 April 13	Credit re Sale of Property Interest collected by us		\$1,597.50	
	Land Registry Office - Certificate of Encumbrance	1.00	103.15	
	Legal Services paid	15.00		
	Refunded to S. C. Security Commission	157.74		
	Bank charges	6.35		
		<hr/>	<hr/>	
		\$ 160.09	\$1,700.65	

CR \$ 1,520.56

Catalogue No. _____
File No. 13135
2812 Dundas Street
Vancouver/S.D.2/23/TRSB

EVACUATION SECTION	
Rec'd	MAY 9 1945
File No.	13135
Ans.	
Referred	Peters

Receipt of Certificate of Title No. 119140-L is by me hereby acknowledged and
I agree that all adjustments and incidents connected with the sale to me of this
property have been settled.

Dated at May Vancouver this 7th day of May 1945.

Signed

[Signature]

Return to the Custodian

13135

April 17, 1945.

REGISTERED A/R

Mr. Hubert Hofer,
2812 Dundas Street,
Vancouver, B. C.

Dear Sir:

Re: 2812 Dundas Street
Vancouver/S.D.2/23/THSL

Attached please find Certificate of Title No. 119140-L re-
gistered in your name and covering the above described property. Kindly
sign and return the attached receipt.

Yours truly,

George Peters,
Administration Department.

GP:MA
Enc.

POST OFFICE DEPARTMENT ADMINISTRATION DES POSTES CANADA		ACKNOWLEDGMENT C AVIS DE RECEPTION	
This side to be filled in by office of origin La recte est à remplir par le bureau d'origine		To be filled in by sender who will indicate below his full address A remplir par l'expéditeur qui doit inscrire ci-dessous son adresse complète	
REGISTERED ARTICLE Envoi recommandé		13135	
ENTERED AT THE OFFICE OF Enregistré au bureau de poste de		APR 20 1945	
DATE <u>April 17/45</u> UNDER NO. <u>21305</u>		RETURN TO Custodian Office	
ADDRESSED TO <u>Hubert Hofer</u>		506 Royal Bank Building	
2812 Dundas Street		Vancouver, B. C. 13135	
AT <u>Vancouver, B. C.</u>		STREET AND NUMBER Rue et numéro <u>Vancouver, B. C.</u>	
29B-200,000-19-4-44		PLACE OF ORIGIN OF REGISTERED ARTICLE Lieu d'origine de l'objet recommandé CANADA	
		(1) IN PRINTED CHARACTERS En lettres moulées	

File No. 13135.

March 22nd, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Hisako HOSHINO
City of Vancouver
Subd. 2 of Lot 23, T.H.S.L.,
Plan 309 A.

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated February 27th, 1945, we attach herewith the following documents in connection therewith.

1. Copy of application number 119139-L, dated February 27th, 1945, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 119140-L, dated February 27th, 1945, registering the property in the name of Hubert Hofer (Deed).
3. Duplicate of Transmission dated February 14th, 1945.
4. Duplicate of Deed dated February 14th, 1945 - Secretary of State to Hubert Hofer.
5. Post card acknowledgment dated March 19th, 1945, from the Registry Office, stating Mortgage has been registered under No. 32918-M. Certificate of Title number 119140-L is being held in Registry Office.

D. A. Cramer

DAC:JS
Atch.

100-3254

MEMORANDUM

File No. 13135

February 6th, 1945.

TO: Mr. Wilson

FROM: Protection Department.

RE: Mrs. Hisako HOSHINO

I called at the bank as requested and in company with the Manager opened the sealed envelope. The contents were two Japanese share certificates, face value unknown. From the Japanese characters however, I believe them to be Mitsui share certificates; the purchase price (market value) at the time appeared to be as follows:

Certificate No. 333976	Yen 172.50
Certificate No. 349301	Yen 174.50
Total	Yen 347.00

I understand the exchange Control Bureau should be notified.

GSD:LEM

no. 2. by air

*Mr. Winston
Foreign Exchange Bureau
as per his no statement
may be added
JPM*

File 13135

February 7, 1945.

MEMORANDUM.

To: Mr. Wright.

From: A. G. McArthur.

Re: Hisako (Mrs. Ryohai) HOSHINO,
Reg. No. 06776,
2812 Dundas Street, Vancouver,
Subd. 2 of Lot 23, T.R.S.L., Plan 309 A.
Dwelling.

Attached is Mrs. Hoshino's file with real property memorandum prepared by Mr. Milson.

The Agreement for Sale covering the above property from Mrs. Hoshino to Hubert Hofer is on the real property section of the file. This agreement is endorsed by the Royal Bank with the dates and amounts of payments and shows the full amount owing under the agreement to have been paid.

You will recall that a Deed was prepared by Mr. John Mulgrew, Notary, acting for the purchaser, and sent to Mrs. Hoshino for her signature which was refused.

Mr. Mulgrew has been advised by letter that the Secretary of State would effect conveyance to the purchaser and I have, as you suggested, telephoned him to say that he will not be deprived of his fee for preparation of the Deed which will however be registered by this office and title delivered to him on Mr. Hofer's request. Mr. Mulgrew will communicate with us later and will no doubt state the amount of his fee.

Mrs. Hoshino's hostility to the Custodian seems to date back to a deduction from her account to repay the B. C. Security Commission for maintenance applied for by her husband. She claims that her separate account is not legally liable. I do not know the British Columbia law in this regard, but if she is right it might be a good thing to do something about it, as it appears from the file that the incident was not finally closed. If she is wrong it might clear up the hostility if she is told so in no uncertain terms.

I would be glad to have your advise in this matter. In the meantime, Transmission and Deed will be prepared by the Titles Department and will go forward to you with this memorandum.

AGM:AS
attach.

A. G. McArthur.

Date..... February 5, 1945

REAL PROPERTY MEMORANDUM

File No. 13135

Name..... HOSHINO, Hisako (Mrs. Ryohei) Registration No. 06776
by agreement for Sale

Re: Catalogue No. Sold on October 10, 1942 direct by Japanese.

Address: 2812 Dundas Street, Vancouver. (Dwelling)

Legal Description: Subdiv. 2 of Lot 23, T.H.S.L., Plan 309A.

TITLE AND ENCUMBRANCES

C/O states 'Land Registry Office as at Nov. 19/42.

A. Certificate of Title No. 62927 L. Indef. whereabouts: Office as at Nov. 19/42.

Registered owner: Hisako HOSHINO Reg. No. 06776

Property: Subdivision 2 of Lot 23, Town of Hastings, Suburban Lands, Plan 309A.

B. Charges.
Registered:

32918 M. 13/10/42. 10.45. Hubert Hofer.
Right to Purchase for \$5100.00 Int. 6%
PAID IN FULL. (Final payment - June 1944)

Vesting:

35454 Dec. 21/42.

Unregistered:

No evidence.

Taxes:

Paid by purchaser - \$101.17 net (1944)

Water:

Paid by tenant.

Insurance:

\$3000.00 Legal & General Ass. Soc. Ltd. -
Ex. Aug. 1/44.

Assessed Value: Land:

\$530.00

Improvements: \$2750.00

Valuation by Appraiser:

Amount of Bid:

Sold to Hubert Hofer for \$5,100.00 (\$3,500.00 cash & balance at rate of \$40.00 per mo. with interest at 6%.)

Approved by Advisory Committee: interest at 6%.)

Paid as shown in attached letter: Paid in full - final payment June 1944

Name of transferee as attached letter: Hubert Hofer.

ADMINISTRATION.

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

Purchaser in possession.

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

Chattels: Particulars of those stored on the premises.

Nil

Named Agent: - - - -

Compiled by.....

G.D. Milsom.

File No. 13135 (Evac)

February 3rd, 1945

MEMORANDUM

TO: MRS. A. G. MCARTHUR

FROM: MR. K. W. WRIGHT

RE: Hisako HOSHINO and
2812 Dundas Street; Subdivisions 2 of
Lot 23, T.H.S.L., Plan 309A

Please note a memo on this file from Mr. Milson, under date of the 3rd instant.

I have already advised Mr. Milson that regardless of Mrs. Hoshino's refusal to execute a conveyance, The Secretary of State will execute the documents as the Administration Department is evidently satisfied that the full amount has been paid.

Will you be kind enough to have a Real Property Memorandum prepared and sent forward to the Titles Department in order that they may submit the usual form of Transmission and Conveyance to us for recommendation to Ottawa.

We attach hereto File No. 13135.

K. W. WRIGHT

KWW/JF
Attach.

File No. 13135

MEMORANDUM

To: Mr. K. W. Wright

February 3, 1945

From: Mr. G. D. Milson

Re: 2812 Dundas Street - Subdiv. 2
of Lot 23, Town of Hastings,
Suburban Lands, Plan 309A.

Under date of October 10th, 1942, Hisako HOSHINO sold the above property to Hubert Hofer, Shipyard worker of 3835 East 2nd Avenue (Mr. Hofer is a British subject and is now residing at the house purchased--2812 Dundas Street) for the sum of \$5,100.00, \$3,500.00 cash and the balance at the rate of \$40.00 per month. In this document Mrs. HOSHINO acknowledges receipt of the \$3,500.00 and in our file under date of October 10, 1942 she also acknowledges having received the \$3,500.00.

The balance of the payments have all been made to the Royal Bank of Canada, Hastings & Nanaimo Road, and remitted to this office. You will note on the back of the Agreement for Sale the Royal Bank of Canada's receipt that payment has been made in full.

We have sent Mrs. HOSHINO a Deed to be signed but she has paid no attention to our repeated requests to execute the document and as Mr. Hofer is very anxious to obtain this Deed, we would ask you to kindly prepare a Deed from the Secretary of State to Mr. Hofer.

GDM/GH

13135

February 3, 1945

The Manager,
The Royal Bank of Canada,
Hastings & Nanaimo Road,
Vancouver, B. C.

Dear Sir:

Re: Hisako HOSHINO.

Referring to your letter of January 24th, this will serve to introduce to you Mr. George B. Spain and we would ask you to kindly open in his presence the sealed envelope which you have been holding in safe-keeping for Mrs. HOSHINO and make a list of the articles contained therein, giving one copy to Mr. Spain for our perusal, upon receipt of which we will advise you as to what disposition is to be made of the articles in the envelope.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

The Royal Bank of Canada

PLEASE ADDRESS
ALL COMMUNICATIONS
TO THE MANAGER

REFER TO FILE

HA-95

Hastings & Nanaimo Road

Vancouver, B. C.

ENEMY SECTION

Rec'd JAN 25 1945

File No.

Refer'd

Jan. 24, 1945

G. A. Peers, Esq.,
Administration Dept.,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re: Mrs. Ryohei (Hisako) Hoshino
Your File No. 13135

With reference to our telephone conversation of
to-day, as advised we have received a letter from Mrs. Hoshino
in which she requests that we forward to her at New Denver,
B. C., sealed envelope which has been held at this office
since Oct. 16, 1942. We have no knowledge of the contents
of this envelope. Will you please advise if it will be in
order for us to forward the envelope to her as she requests.

Yours truly,

A. Howard
Manager

JH/AH

Please arrange to have
the contents examined
before releasing
A. J. du

13135

January 16, 1945

B.C. Security Commission,
Dick Building,
360 Homer Street,
Vancouver, B. C.

Attention Mr. M. L. Brown.
Dear Sirs: Re: Hisako HOSHINO - #06776.

Referring to our letter of November 7th in which we advised you that on September 28th we forwarded to the Supervisor at New Denver a Deed to be executed by the above party. We have given Mrs. HOSHINO all the information that she requires but as yet have not received the Deed.

Mrs. HOSHINO sold this property to Hubert Hofer who has completed all the payments and now requires a Deed to the property. Will you kindly request your Supervisor to have Mrs. HOSHINO execute this Deed and return same to us.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

Paid	JAN 17 1945
File No.	13135
Att.	
Printed	<i>Hubert</i>

JOHN MULGREW

NOTARY PUBLIC
REAL ESTATE, LOANS AND INSURANCE
SPECIALIZING IN LAND REGISTRATION, ETC.

2477 EAST HASTINGS STREET
VANCOUVER, B.C.

January 12th, 1945.

The Custodian of Enemy Property,
685 West Hastings Street,
Vancouver, B.C.

Dear Sirs

Re Deed: Hisako Hoshino
to Hubert Hofer.
Subdiv. 2/23/H.T., S.L.

I would kindly ask your reference to
my letter of the 27th of September, 1944, on
the above noted matter, to which I have not as
yet been favoured with a reply.

Since Mr. Hofer is, naturally, quite
anxious to complete this transaction, any steps
you may be able to take to bring about the result
sought will, indeed, be appreciated.

Anticipating the courtesy of your kind
action and reply,

Yours very truly,

John Mulgrew
.....
JOHN MULGREW,

M/R.

T.S. 224-2-44 R.C.L. Form No. 1

This Indenture

Made the day of OCTOBER, in the year of our Lord one thousand nine hundred and forty-four.

IN PURSUANCE OF THE REAL PROPERTY CONVEYANCE ACT

BETWEEN

HISAKO HOSHINO, (Wife of Ryohei Hoshino)
In Care of the
Custodian of Enemy Property,
685 West Hastings Street,
City of Vancouver,
Province of British Columbia.
-----oOo-----

(hereinafter called the Grantor)

AND

HUBERT HOFER, (Shipyard Worker) of
2812 Duncas Street,
City of Vancouver,
Province of British Columbia.
-----oOo-----

(hereinafter called the Grantee).

WITNESSETH that in consideration of and for the sum of

FIVE THOUSAND ONE HUNDRED (\$5,100.00)-----

Dollars of lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged), the said Grantor DOTH GRANT unto the said Grantee, 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, and more particularly known and described as:

SUBDIVISION TWO (2) OF
LOT TWENTY-THREE (23)
TOWN OF HASTINGS,
SUBURBAN LANDS,
PLAN NO.309/a.

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

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever; SUBJECT NEVERTHELESS, to the reservations, limitations, provisions, and conditions expressed in the original grant thereof from the Crown; and subject to all taxes, rates, and local improvement assessments whether already or hereafter assessed.

THE said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee, notwithstanding any act of the said Grantor, and the said Grantee shall have quiet possession of the said lands, free from all encumbrances.

AND the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

AND the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands.

AND the said Grantor RELEASES to the said Grantee ALL CLAIMS upon the said lands.

WHEREVER the singular and masculine are used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body corporate or politic where the context or the parties hereto so require.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their hands and seals.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Hellie Bourne
Welfare Manager
New Denver
B.C.

Hisako Hoshino

I HEREBY CERTIFY that on the *24th* day of *January* 19*45*
at *New Denver* in the Province of *B.C.*

Hisako Hoshino (whose identity has been proved by the evidence on oath of
Hellie Bourne who is) personally known to me, appeared before me and acknowledged
to me that *Hisako Hoshino* the person mentioned in the annexed instrument as the maker thereof
and whose name subscribed thereto as part and that he know the contents thereof, and that
he executed the same voluntarily, and of the full age of twenty-one years.

IN TESTIMONY WHEREOF, I have hereunto set my Hand and Seal of Office at
New Denver British Columbia, this *24th* day
of *January* in the year of our Lord one thousand
nine hundred and *forty-five*.

J.H.P. Langford

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

I HEREBY CERTIFY that on the _____ day of _____ 19____, at _____
in the _____ of _____

(whose identity has been proved by the
evidence on the oath of _____ who is) personally known to me, appeared before
me and acknowledged to me that he is the _____
of _____
annexed Instrument, as _____ of the said _____ and affixed the seal
to the said Instrument, that he was first duly authorized
to subscribe his name as aforesaid, and to affix the said seal to the said Instrument, and that such Corporation is
legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office,
at _____, British Columbia,
this _____ day of _____, in the year of our Lord
one thousand nine hundred and _____

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

NOTE—Where the person making the acknowledgment is personally known to the officer taking the same, enter on the words in brackets

A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia

I, _____
of the _____
in the Province of British Columbia, this _____
day of _____
A.D. 19____
DO SOLEMNLY DECLARE THAT
1. I am the attorney named in the Power of Attorney referred to in the acknowledgment attached hereto.
2. At the time of the execution of the said instrument I had not received any notice or information of the
revocation of the said Power of Attorney by death or otherwise.
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 _____
in the Province of British Columbia, this _____
day of _____
A.D. 19____

A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia

I HEREBY CERTIFY that on the _____
day of _____
19____
at _____
in the _____
of _____
and acknowledged to me that he is the person who subscribed the name of _____
to the annexed instrument as the maker thereof, that the said
is the same person mentioned in the said instrument as
the maker thereof, and is still alive to the best of his belief, and that he, the said
knows the contents of the said instrument and subscribed the name of the said
therein voluntarily as the free act and deed of the said
under authority of a power of attorney which has not been revoked.
IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office at
British Columbia, this _____
day _____
of _____
in the year of our Lord one thousand
nine hundred and _____

Declaration
by Attorney

Registered
No.

For
Attorney

Dated OCTOBER 1944

HISAKO HOSHINO

TO

HUBERT HOFER

R.C.L. Form No. 1

Deed of Land

SITUATE IN
CITY OF VANCOUVER, B.C.

Subdivision 2 of
Lot 23,
Town of Hastings,
Suburban Lands,
Plan No. 309/a

JOHN MULGREW
— Notary Public —
REAL ESTATE AND INSURANCE
2477 Hastings St. E. - East 1196
Vancouver, B. C.

ROSE, COWAN & LATA LTD., LEGAL FORM PRINTERS
748 BAYVIEW STREET, VANCOUVER, B. C.

1. I was personally present and did see the within instrument duly signed and executed by _____
make oath and say:
of the _____
_____ & _____
in the Province of British Columbia,
the part _____
thereof, for the
purposes named therein.
2. The said instrument was executed at _____
_____ and that
3. I know the said part _____
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.
SWORN before me at _____
in the Province of British Columbia, this _____
day of _____
1945

A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia

Declaration
of Witness

13135

October 20th, 1944

B.C. Security Commission,
Dick Building,
360 Homer Street,
Vancouver, B. C.

Dear Sirs: Attention Mr. M.L. Brown

Re: Hisako HOSHINO - #06776

Referring to your letter of October 17th in which you quote your New Denver Supervisor, we enclose herewith statement of Mrs. HOSHINO's account with the Custodian, which shows a record of all the money received from the Royal Bank of Canada, Hastings & Nanaimo Road, Vancouver, B.C.

The Bank has also returned to us a copy of the Agreement for Sale between Mrs. HOSHINO and Hubert Hofer and states that the Agreement has been paid in full. Will you kindly give this statement to Mrs. HOSHINO and ask her to execute the Deed which was sent to her and return same as soon as possible.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

File No. 13135
Reg. No. 06776

Mrs. Hsako HOSHINO

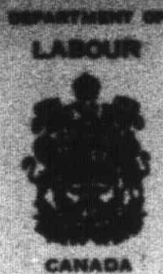
<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 December 14	H. Hofer - amount due Dec./12 on property Bank charges Interest	\$.25	\$ 40.00	
December 24	Amount due on Agreement of Sale & Interest Bank charges	.25	48.15	
1943 January 12	H. Hofer - Jan. payment on Agreement of Sale & Interest Bank charges	.25	47.99	
February 12	Sale of property - principal \$40.00, interest \$7.29 Bank charges	.25	47.29	
March 12	Payment on property \$40.00, interest \$6.62 Bank charges	.25	45.62	
April 13	H. Hofer payment \$40.00, interest \$7.13 Bank charges	.25	47.13	
May 13	Payment under Agreement for Sale \$40.00, interest \$6.92 Bank charges	.25	46.92	
May 15	Transferred from file 12454 Jan. 27 - Certificate of Encumbrance - Vancouver	1.00		
May 11	Chk - payment of legal services	15.00		
June 12	Payment under Agreement of Sale \$40.00, interest \$6.50 Bank charges	.25	46.30	
August 27	Payment under Agreement of Sale \$40.00 July, \$100.00 Aug. 5, Aug. 10 - \$40.00, interest \$12.35 Bank charges	.75	192.35	
September 14	Payment under Agreement of Sale \$40.00, interest \$5.60 Bank charges	.25	45.60	
October 29	Payment on Agreement of Sale Oct 8 - \$235.00, Oct. 26 - \$40.00 Interest Bank charges	.85	275.00 7.29	
December 14	Payment on Agreement of Sale \$80.00, interest \$5.60 Bank charges	.50	85.60	

File No. 13135

2 -

Date	Particulars	Debit	Credit	Balance
1944 February 11	Payment under Agreement of Sale \$280.00, interest \$6.96 Bank charges	\$.50	\$ 286.96	
April 1	Ck 9118 - B. C. Security Commission - refund of maintenance	157.74		
April 19	Payments under Agreement of Sale \$40.00, Mar 11, \$40.00 Apr 10, Int. \$4.05 Bank charges	.50	84.05	
June 23	Payment of balance Agreement for Sale \$345.00, interest \$3.02 Bank charges	1.00	348.02	

CR \$1,523.06



BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,
Vancouver, B. C.
October 17th 1944

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

Attention Mr G.D.Milsom

Dear Sir,

Re Hisako HOSHINO #06776
Custodian File #13135

EVACUATION SECTION	
Rec'd.	OCT 17 1944
File No.	13135
Ans.	
Referred	Milsom

Referring to your letter of the 28th ulto., which was forwarded direct to our New Denver Project, our Supervisor writes as follows:-

"In discussing this matter with Mrs Hoshino, she wished to know if the property was now fully paid for as it had been sold previously to their coming to New Denver. In fact she asked for a full account of the whole transaction."

As the deed enclosing with your letter has not been returned by our Supervisor we assume Mrs HOSHINO will not sign it until she receives a statement of account.

Yours truly,

M. L. Brown
Office Manager.

MMS

13135

September 28th, 1944

The Supervisor,
B.C. Security Commission,
New Denver, B. C.

Dear Sir:

Re: Hisako HOSHINO - #06776

Mrs. Hisako HOSHINO sold her property at 2812 Dundas Street to Hubert Hofer under an Agreement for Sale. Mr. Hofer has now paid for this in full and requires a Deed to the land. Will you therefore please have Mrs. HOSHINO sign the enclosed Deed in duplicate seeing that it is signed in the proper place and correctly witnessed before a Notary, returning the documents to us when completed.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH

Enc.

JOHN MULGREW

NOTARY PUBLIC

REAL ESTATE, LOANS AND INSURANCE

Specializing in Land Registration, Etc.

2477 East Hastings Street

VANCOUVER, B.C.

September 27th, 1944.

EVACUATION SECTION	
Rec'd	SEP 28 1944
File No.	13135
Ans.	
Referred	Mulson

The Custodian of Enemy Property,
685 West Hastings Street,
VANCOUVER, B.C.

Dear Sir: Re Deed, Hisako Hoshino,
To Hubert Hofer.
Sub Div 2/23/H.T., S.L.

Mr. Hofer has requested that
I forward to you the enclosed Deeds for the
signature of Hisako Hoshino, since Payment has
been made in full at the Royal Bank of Canada,
Hastings and Nanaimo Street Branch.

I would ask that, when the
Deeds have been duly completed and approved by
your Department, that same be returned to this
office.

Yours very truly,

J. Mulgrew
.....
JOHN MULGREW,

M/R.
encl.

13135
12454

August 4, 1944.

Mr. Ryohel HOSHINO,
Registration No. 06780,
NEW DENVER, B. C.

Dear Sir:

Re: North West Fire
Policy No. 205349

The above numbered policy written in your name and covering for \$1,000.00 on household furniture contained in a dwelling located at 2812 Dundas Street, in the City of Vancouver, expired on August 1st.

We have not renewed this coverage because there is no evidence of you still owning household furniture stored at that address and also your wife, on the J. P. Form, made note that the furniture was all sold.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

15195

July 5, 1944.

Mr. Hubert Hofer,
2812 Dundas Street,
VANCOUVER, B. C.

Dear Sir:

Re: Legal & General Pol. #24203

The above numbered policy covering for \$3,000.00 on a Dwelling at 2812 Dundas Street in the City of Vancouver, expires on the 1st day of August, 1944.

Under the terms of the Agreement for Sale between Hisako HOSHINO and yourself in connection with the property covered under the above policy, it is required, amongst other things, that you will keep the property insured against loss or damage by fire to the extent of the full insurable value of the building or buildings on that property. Therefore, we require that you renew the expiring insurance and pay the premium for same.

The policy should be written in your own name with loss, if any, on buildings only, payable to the "Secretary of State of Canada, acting in his capacity as Custodian." Kindly file with us certified copy of the renewal policy and a receipted bill covering the premium on or before July 31st, next.

Yours truly,

S. E. Gibson,
Insurance Department

SMG:JS

Agreement paid in full

13135

H. Turner

June 27th, 1944

The Manager,
The Royal Bank of Canada,
Hastings & Nanaimo Sts.,
Vancouver, B. C.

Dear Sir:

Re: Mrs. Ryohel (Hisako)
HOSHINO

We are in receipt of your letter of June 22nd enclosing copy of the Agreement of Sale between Hisako HOSHINO and Hubert Hofer, and as full payment has now been received, we would suggest that Mr. Hofer have a Deed prepared covering this transaction and send it to us when we will have it forwarded to Mrs. HOSHINO to be executed.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

The Royal Bank of Canada

Hastings & Nanaimo Road,

PLEASE ADDRESS
ALL COMMUNICATIONS
TO THE MANAGER

REFER TO FILE

Vancouver, B. C.
EVACUATION SECTION
June 22, JUN 23 1944
File No. 13135
Referred *Milson*

G. A. Peers, Esq.,
Administration Dept.,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re: Mrs. Ryohsei (Hisako) Hoshino
Your File No. 13135 / 06776

We enclose our cheque for \$347.02 representing the
following:-

May 16th Principal payment	\$40.00	
Interest	2.03	
	42.03	
Less our charges	.25	\$ 41.78
June 7th Principal payment	\$305.00	
Interest	.99	
	305.99	
Less our charges	.75	305.24
		<u>\$347.02</u>

Also enclosed is copy of Agreement for Sale between
Hisako Hoshino and Hubert Hofer which has been paid in full.

Yours truly,

Howah
Manager

EAP/AH
Encl:

New Denver, B. C.
May 25, 1944

Department of the Secretary of State
Office of the Custodian
Japanese Evacuation Section
506 Royal Bank Building
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	MAY 31 1944
File No.	13135
Ans.	✓
Referred	Mulvan

Dear Sirs:

I have your letter of May 19th.

As I have said in my last letter to you, my property and my husband's are altogether separate things and no one shall touch my property without my legal consent. I shall have to protect my rights to the last.

My husband asked for the maintenance because he had no funds to support his own family, although he had a property in the form of an interest in the Powell Drug Store which is under your control. He shall write to you in connection with this above maintenance he was forced to get, in the near future, though as he is still bed-resting at the sanatorium it may not be in the too near future.

What I fail to understand is that why should you take anything out of my property without my first giving the formal consent. What right had you to do as you had done? Does not the responsibility lie with you, Sirs, in that you had wilfully taken out of my property, the sum of \$157.74 to pay the B. C. Security Commission, without my legal consent. I must protest against such an unlawful action. I shall not hold such an action valid.

Yours truly,

Hisako Hoshino

(Mrs.) Hisako Hoshino
Reg. No. 06776

13135

May 19th, 1944

Mrs. Hisako HOSHINO,
Reg. No. 06776,
New Denver, B. C.

Dear Madam:

Referring to your letter of April 25th we have taken up with the B. C. Security Commission the matter of maintenance paid to you and they have advised us that the Commission expended \$157.74 for maintenance of your family over a period of time when the family had ample funds for their own maintenance.

This aid was given on the strength of a Declaration of Destitution signed by Mr. Hoshino in which he declared "that he, or any members of his family, had no means of obtaining the necessities of life and was destitute".

Under these circumstances, the Commission have advised us that they are not prepared to refund the amount which we have paid them.

Yours truly,

G. D. Milson
Administration Department

GDM/GH



BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,
VANCOUVER, B. C.

17th May 1944.

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

EVACUATION SECTION
Recd MAY 18 1944
File No. 13135
Ans.
Referred <i>M. L. Brown</i>

Dear Sirs:

Re: Hisako HOSHINO, #06778
Your File #13135

With reference to your communication of May 2nd enclosing a letter from Mrs. Hisako Hoshino, we wish to make the following observation.

This Commission expended \$157.74 for maintenance of this family over a period of time when the family had ample funds for their own maintenance. The material aid was given on the strength of a Declaration of Destitution signed by Mr. Hoshino in which he declared that he or any member of his family had no income, etc., etc. A blank copy of the Declaration of Destitution is enclosed for your files.

We are not prepared to refund the amount in question to Mrs. Hoshino at the present time, although we are reopening the case with our local Supervisor in an effort to have the husband refund the amount to his wife. We shall keep you advised of our progress.

Yours truly,

M. L. BROWN,
Office Manager.

MLB/GM
Enc.

13135

May 2nd, 1944

Mrs. Hisako HOSHINO,
Reg. No. 06776,
Slocan Community Hospital,
New Denver, B. C.

Dear Madam:

We are in receipt of your letter of April 25th and beg to advise you that we received a letter from the B. C. Security Commission on February 3rd making a claim for the amount of \$157.74 for maintenance paid to you and your family.

If this is not correct and the money was paid to your husband, will you please have the Supervisor at New Denver write to the B. C. Security Commission at Vancouver to this effect.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

Slocan Community Hospital
New Denver, B. C.
April 25, 1944

Department of the Secretary of State
Office of the Custodian
Japanese Evacuation Section
506 Royal Bank Building
Vancouver, B. C.

EVACUATION SECTION

Rec'd MAY 1 1944
File No. 13135
Ans.
Referred *Milner*

Dear Sirs:

I am surprised to receive your letter of March 31. I received a letter from you in February concerning the payment for the maintenance my husband received from the B. C. Security Commission at New Denver. I had meant to answer it expressing my disapproval and dissent in paying for the maintenance my husband received and which he is responsible and positively not I. I had seen Mr. Loughheed, the supervisor at New Denver, about this matter. He was of the same opinion as I was that I had no responsibility for my husband's payment and that you had no right to come to me for the same payment. I had meant to answer you accordingly. But soon after my husband became ill and in due course went into the T. B. sanatorium here. Then I too became ill and am now laid here in the hospital. You can see why I could not answer.

Then the present letter arrived. What indecent and foul action I see in these few lines; an action grossly incongruous and diametrically opposed to the British justice so called. In your letter you write to quote, "... maintenance received by you...." I am definitely certain that I did not receive such maintenance, not even in my name. I believe my husband received it. He has his responsibility to support his family as the head of the family. If my husband is responsible why come to me. And this by the false statement that I received the maintenance when you know perfectly well I did not.

My property and my husband's are distinctly separated. My husband cannot touch my property without my consent. Neither can you touch it without my legal consent. To see, of all people, you who represent Canada, deliberately taking out of my account for that which is solely my husband's responsibility, and that without my consent, is beyond anyone's comprehension. Such action is utterly un-British.

My husband has a half interest on the Powell Drug Store which is in your custody. He is well able to take his own responsibility in his own hands.

You have my final word that I do not acknowledge such transaction as I find in your letter of March 31. I wish your prompt withdrawal of the illegal action you have so unfairly and deliberately taken against me.

Yours very truly,

(Mrs) Hisako Hoshino

(Mrs.) Hisako Hoshino

Please address
all communications
to the Manager

Refer to file

The Royal Bank of Canada

Hastings & Nanaimo Road,

Vancouver, B.C.

EVACUATION SECTION

APR 19 1944

File No.

13135

Referred

April 17, 1944

Department of the Secretary of State,

Japanese Evacuation Section,

506 Royal Bank Building,

Vancouver, B. C.

Dear Sir:

Re: Hisako Hoshino - Refer Your File # 13135

We enclose our cheque covering payments made by H. Hofer

to the H. Hoshino Account re Agreement for Sales:

March 11th Principal	\$40.00	
Interest	2.09	
	42.09	
less Charges	.25	\$41.84
April 10th Principal	\$40.00	
Interest	1.96	
	41.96	
less Charges	.25	41.71
		<u>\$83.55</u>

Yours truly,

Manager

TGH/AH
Encl:

13135

March 31st, 1944

Mrs. Hisako HOSHINO,
Reg. No. 06776,
New Denver, B. C.

Dear Madam:

We have today charged your account with the amount of \$157.74 representing maintenance received by you from the B. C. Security Commission. This will leave a balance with us of \$1,092.49.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

Please address
all communications
to the Manager

Refer to file

The Royal Bank of Canada

Hastings & Nanaimo Road,

Vancouver, B. C.,

Feb. 10, 1944

Rec'd	FEB 11 1944
File No.	
Ans.	
Referred	MILSON

Department of the Secretary of State,

Japanese Evacuation Section,

506 Royal Bank Building,

Vancouver, B.C.

EVACUATION SECTION	
Rec'd	FEB 11 1944
File No.	13131
Ans.	for
Referred	Ap Dept

Dear Sir:


M^{rs} Re: Hisako Hoshino - Refer Your File # 13135 / 06776

We enclose our cheque covering payments made by H.

Hofer to the H. Hoshino Account re Agreement for Sale:

Jan. 10th Principal	\$40.00	
Interest	3.58	
	43.58	
less charges	.25	\$ 43.33
Feb. 3rd Principal	\$200.00	200.00
Feb. 10th Principal	\$ 40.00	
Interest	3.38	
	43.38	
less charges	.25	43.13
		<u>\$286.46</u>

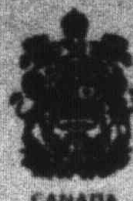
Yours truly,



A. Manager

TKH/AH
Encl:

DEPARTMENT OF
LABOUR



CANADA

EVACUATION SECTION

Rec'd **FEB 4 1944**
File No. **12454 & 13135**
Ans. _____
Referred *Milson*

BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,
Vancouver, B.C.

3rd February, 1944.

Custodian of Enemy Property,
Royal Bank Bldg.,
Vancouver, B.C.

Attention Mr. Milson.

Re: Your files 12454 & 13135
HOSHINO, Hisako #06776.

As mentioned in telephone conversation with you recently, the family of the above woman received maintenance in the amount of \$157.74 to which they were not entitled, having sufficient funds over the exemption figure to carry them for some very considerable time.

92 77/ We understand there is a sum of \$1,200. lying to the credit of the above woman at your office and we would therefore appreciate your accepting a claim from us in the amount of this \$157.74.

These people have expressed willingness to repay this maintenance, but to date nothing has come of this in New Denver where they live and we are therefore asking that this money be refunded by you. If there is any reason why this claim cannot be considered please advise us.

N. L. Brown

N. L. Brown, *for*
Office Manager.

The Royal Bank of Canada

Please address
all communications
to the Manager

Refer to file

Hastings & Nanaimo Road,

Vancouver

Dec. 10, 1943

EVACUATION SECTION

Rec'd DEC 11 1943

File No.:

Referred

Department of the Secretary of State,

Japanese Evacuation Section,

506 Royal Bank Building,

Vancouver, B. C.

Dear Sir:

Re: Misako Hoshino - Refer Your File # 13135-06776

Paymt. on O/S of property
We enclose our cheque covering payments made by H.

Refer to H. Hoshino Account Agreement for Sale:

Nov. 10th Principal	\$40.00	
Interest	1.93	
	41.68	
less charges	.25	\$41.68
Dec. 10th Principal	40.00	
Interest	3.67	
	43.67	
less charges	.25	42.42
		<u>\$85.10</u>

Please acknowledge receipt.

Yours truly,

[Signature]
Manager

TKH/AH
Encl:

PLEASE ADDRESS
ALL COMMUNICATIONS
TO THE MANAGER

REFER TO FILE

The Royal Bank of Canada

Hastings & Nanaimo Road,

Vancouver, B. C.,

EVACUATION SECTION	
Rec'd	OCT 28 1943
File No.	13135
Ans.	<i>ANA</i>

Oct. 26, 1943

Department of the Secretary of State,
Japanese Evacution Section,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re: Hisako Hoshino - Refer Your File 13135

We enclose our cheque for \$281.44, which represents payments made by Mr. H. Hofer on account of Agreement for Sale in favour of Hisako Hoshino as follows:

Oct. 8th Principal	\$235.00	
Charge	.60	\$234.40
Oct. 26th Principal	40.00	
Interest	7.29	
	47.29	
less Bank Charges	.25	47.04
		<u>\$281.44</u>

Please acknowledge receipt.

Yours truly,

E. Howat
Manager

TKH/AH
Encl:

File 13135/06776
HOSHINO, Mrs. Ryoko
Reginald A. L. of Property

12454 & 13135

October 6th, 1943

The B. C. Security Commission,
Dick Building,
360 Homer Street,
Vancouver, B. C.

Attention Mr. M.L. Brown

Dear Sirs:

Re: HOSHINO, Ryohel, #06780

Referring to your letter of October 4th, Ryohel HOSHINO in his declaration to us of August 22nd, 1942, stated that he had a one-half interest in the stock and fixtures of the Powell Drug Co., which our agent reported had net assets of about \$4,000.00.

R. HOSHINO has full information in regard to his drug store through his solicitors, Morris & MacLennan, and we would refer him to our registered letter of June 4th.

In regard to his wife, Hisako HOSHINO's affairs, on October 10th, 1942 a "JP" form was submitted to us and signed "Hisako Hoshino, p. p. Ryohel Hoshino", in which he declared on her behalf that there was \$1600.00 owing on the sale of their house, and that she had an account with the Royal Bank of Canada, Nanaimo and Hastings Street Branch, Vancouver, of about \$7,000.00.

Yours truly,

G. D. Wilson
Administration Department

GDM/GB

The Royal Bank of Canada

PLEASE ADDRESS
ALL COMMUNICATIONS
TO THE MANAGER

REFER TO FILE

EVACUATION SECTION

Rec'd SEP 11 1943

File No.

Ans.

Refer

Hastings & Nanaimo Road

Vancouver, B. C., *Milson*

Sept. 10, 1943

Department of the Secretary of State,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

ME Re Hisako Hoshino - Refer Your File 13135 / 06776

We enclose our cheque for \$45.35 which represents
proceeds of payment made by Mr. H. Hofer to the above account
on account of Agreement for Sale.

Principal	\$40.00
Interest	<u>5.60</u>
Less Bank Charges	.25
	\$45.35

Yours truly,



pro Manager

TGH/AH
Encl:

The Royal Bank of Canada

PLEASE ADDRESS
ALL COMMUNICATIONS
TO THE MANAGER

REFER TO FILE

Hastings & Nanaimo Road,

Vancouver, B. C.,

Aug. 30, 1943

Department of the Secretary of State,

Japanese Evacuation Section,

506 Royal Bank Building,

Vancouver, B. C.

EVACUATION SECTION	
Rec'd	AUG 31 1943
File No.	73135
Ans.	<i>John</i>
Referred	<i>Wilson</i>

Dear Sir:

Re: Mrs. Hisako Hoshino Your File No. 13135

With reference to your letter of August 28th we wish to advise that the balance at credit of Savings account carried in the name of Hisako Hoshino is now \$6,292.11. We do not appear to have an account in the name of Ryohei Hoshino.

Yours truly,

Howat.

Manager

JH/AH

13133

August 26, 1943.

B. C. Security Commission,
360 Homer Street,
Vancouver, B. C.

Attention: Mr. E. L. Brown

Dear Sir:

Re: Mrs. Ryoko (Hisako) HOSHINO

We understand that the above party has been receiving maintenance. In her declaration she stated that she had about \$7000.00 in the Royal Bank of Canada, Hastings & Main Road, Vancouver. This balance was confirmed by the bank yesterday as being about \$6300.00. In addition to this, we have a credit balance to her account here of \$551.85, and will be receiving a further \$1000.00 at the rate of \$40.00 per month from the sale of her house.

Yours truly,

G.D. Milson
Administration Department

GDM/ms

The Royal Bank of Canada

PLEASE ADDRESS
ALL COMMUNICATIONS
TO THE MANAGER

REFER TO FILE

Hastings & Nanaimo Road,

Vancouver, B. C.

June 10, 1943

RECEIVED	
Rec'd	JUN 11 1943
File No.	
Ans.	
Referred	<i>[Signature]</i>

G. A. Peers, Esq.,
Administration Department,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:-

Re: Mrs. Ryohei (Hisako) Hoshino - Your File No. 13135

We enclose our cheque for \$46.25 representing
principal payment of \$40.00 and interest payment of \$6.50 received
on the H. Hofer Agreement for Sale January 10th, less our collection
charges of 25¢.

Yours truly,

[Signature: Howard]
Manager.

JH/PJ

Encl: See June 12/43.

HOSHINO, Mrs. Ryohei (Hisako)
File 13135 Rq. 06776

Prin't. on Agreement for Sale	40.00
Interest	6.50
	<u>46.50</u>
Less collection chgs.	25
	<u>46.25</u>

The Royal Bank of Canada

PLEASE ADDRESS
ALL COMMUNICATIONS
TO THE MANAGER

REFER TO FILE

Hastings & Nanaimo Road,

Vancouver, B. C.,

May 11, 1943

EVACUATION SECTION	
Rec'd	MAY 12 1943
File No.	
Ans.	
Referred	

G. A. Peers, Esq.,
Administration Department,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re: Mrs. Ayohai (Hisako) Hoshino - Your File No. 13135

We enclose our cheque for \$46.67 representing
principal payment of \$40.00 and interest payment of \$6.92 received
on the H. Hofer Agreement for Sale May 10th, less our collection
charges of 25¢.

Yours truly,

Stewart
Manager

JH/AH
Encl:

HOSHINO, Mrs Ayohai (Hisako)
Sale 13135 Reg. 06776
Payment on Agreement of Sale \$40.00
Interest 6.92
Less collection chg. 25¢
46.67

91

13135

April 13, 1943

Mrs. Hisako HOSHINO,
Reg. No. 06776,
Tashme, Hope, B. C.

Dear Madam:

Referring to your letter of April 8th to the Royal Bank of Canada, Hastings and Nanaimo Streets, the Bank has been instructed to send the money received from Mr. Hofer under the Agreement of Sale to this office.

On January 14th we wrote giving you particulars of the amount of money we had collected, and if you wished to receive any of this money to kindly advise us.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

C O P Y:

Tashme, Hope, B. C.

April 8/43

Mr. Dando,

The Royal Bank of Canada,

Hastings & Nanaimo,

Vancouver, B.C.

EVACUATION SECTION	
Rec'd	APR 13 1943
File No.	
Ans.	
Referred	

Dear Sir:

I couldn't understand why should remit my Account
(Payment of Hofer's Agreement for Sale) to hand of Custodian.
And what will become after if I give you the authority to remit,
as far as I understand the reporting property to Custodian is
purely Voluntary and I've declared to Custodian that I haven't
any a debit agenst me and my property. I apologize for negligence
to answer your letter and we misplace the Custodian's form which
was attached with your letter.

Please kindly answer and send it same.

Yours truly,

Hisako Hoshino

The Royal Bank of Canada

PLEASE ADDRESS
ALL COMMUNICATIONS
TO THE MANAGER

REFER TO FILE

EVACUATION SECTION

Rec'd **MAR 11 1943**

File No. _____

Ans. _____

Referred *Power*

Hastings & Nanaimo Road,

Vancouver, B. C.,

March 10, 1943

G. A. Peers, Esq.,
Administration Department,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re: Mrs. Ryohai (Misako) Hoshino - Your File No 13135

We enclose our cheque for \$46.37 representing
principal payment of \$40.00 and interest payment of \$6.62 received
on the H. Hofer Agreement for Sale March 10th, less our collection
charges of 25¢.

Yours truly,

M. A. Ross

Manager

MDR/AH
Encl:

*File 13135
Reg 06776*

*HOSHINO, Mrs Ryohai (Misako)
Mar payment Sale of property
Interest
collection charges*

10.00	
6.62	
46.62	
25¢	
<u>46.37</u>	

13135.

January 14, 1943.

Mrs. Ryohei HOSHINO,
Registration No. 06776,
Tashme, B. C.

Dear Madam:

In accordance with the regulations governing properties in which evacuees of the Japanese race have an interest, we have requested the Royal Bank of Canada, Hastings and Nanaimo Branch, to remit to us the payments which Mr. Hubert Hofer is making to them under the Agreement of Sale from you to Mr. Hofer covering a property described as Subdivision 2 of Lot 23, Town of Hastings, Suburban Lands, Plan 309-A.

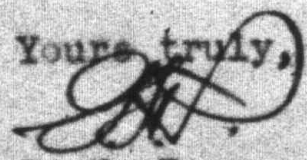
Up to the time of writing we have received the following payments from Mr. Hofer:

	<u>Principal</u>	<u>Interest</u>
November 10	40.00	8.15
December 10	40.00	7.68
January 10	<u>40.00</u>	<u>7.99</u>
	120.00	23.82
		<u>120.00</u>
		143.82
Bank charges		<u>.75</u>
		\$143.07

These funds are held to your credit at this office and should you wish us to send a remittance to you as these payments are received, we would ask you to kindly advise us.

Hoping that the above meets with your approval, we remain,

Yours truly,


G. H. Peers,
Administration Department.

GHP/P.

13135

File 13135

January 6, 1943.

The Manager,
The Royal Bank of Canada,
Hastings & Nanaimo Branch,
Vancouver, B.C.

Dear Sir:

Re: Hisako HOSHINO

We are now returning herewith your agreement for sale dated October 10, 1942 from the above named Japanese which has served our purpose and for which we thank you.

We are enclosing statement in duplicate and would be pleased if you would have Hisako Hoshino fill in any particulars she may have regarding the balance owing, taxes, and insurance, signing same and returning the original to us, retaining the duplicate for her own records.

Thanking you for your co-operation.

Yours truly,

(D.A. Cramer)
for Ian Macpherson
Title Examiner

DAC:FC
Enclosures.

PLEASE ADDRESS
ALL COMMUNICATIONS
TO THE MANAGER

CABLE ADDRESS "ROYALBANK"

The Royal Bank of Canada

INCORPORATED 1869

EVACUATION SECTION	
Rec'd	DEC 31 1942
File No	13135
Ans.	
Referred	Cramer

Hastings & Nanaimo Road,

Vancouver, B. C.,

Dec. 30, 1942

Administration Department,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Attention Mr. Cramer.

As requested by telephone this afternoon we are enclosing
copy of Agreement for Sale-Hisako Hoshino to Hubert Hofer, which we
are holding for collection. It is our understanding that you will
return this to us after a copy has been made.

Yours truly,



Manager

AND/AH
Encl:

PLEASE ADDRESS
ALL COMMUNICATIONS
TO THE MANAGER

The Royal Bank of Canada

INCORPORATED 1869

EVACUATION SECTION	
Rec'd	DEC 23 1942
File No.	
Ans.	
Referred	

CABLE ADDRESS "ROYALBANK"

Hastings & Nanaimo Road,

Vancouver, B. C.,

Dec. 21, 1942

G. A. Peers, Esq.,
Administration Department,
Office of the Custodian,
Japanese Evacuation Section,
505 Royal Bank of Canada,
Vancouver, B. C.

Dear Sir:

Re: Mrs. Ryohai (Hisako) Hoshino - Your File No. 13135

06776

With reference to your letter of the 16th instant
we now enclose our cheque for \$47.90 representing principal payment
of \$40.00 and interest payment of \$8.15 received on the H. Hofer
Agreement for Sale November 10th, less our collection charges of
25¢.

11410^c

Yours truly,

W. A. Peers

Manager

48 45
25
47 90

AND/AH
Encl:

14

PLEASE ADDRESS
ALL COMMUNICATIONS
TO THE MANAGER

CABLE ADDRESS "ROYALBANK"

The Royal Bank of Canada

INCORPORATED 1869

Hastings & Nanaimo Road,
Vancouver, B. C.,

Dec. 4, 1942

G. A. Peers, Esq.

Administration Department,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re: Mrs. Ryohei (Hisako) Hoshino - Your File No. 13135

With reference to your letter of November 24th we wish to advise that we are willing to act as your agents for collection of the amounts due from Mr. Hofer on the Agreement for Sale and we shall remit the amounts to you from time to time as received with a statement of principal and interest.

Yours truly,

[Signature]
Manager

AND/AH

13135.

November 24, 1942.

The Manager,
Royal Bank of Canada,
Hastings & Nanaimo Road,
Vancouver, B. C.

Dear Sir:

Re: Mrs. Ryohai (Hisako) HOSHINO

We wish to thank you for your letter of the 19th instant giving us particulars of the Agreement for Sale between Mrs. Hoshino and Mr. Hubert Hofer. It would be agreeable to the Custodian to have you act as agent for the collection of the monies due to Mrs. Hoshino but should you do so, it will be necessary for you to remit to this office all funds so collected.

Should you decide to act in this capacity, kindly show on each remittance what portion of the remittance is for payment of interest and what portion covers the payment of principal.

We would ask you to kindly advise this office as to your willingness to act as agent in this matter.

Yours truly,



G. H. Peers,
Administration Department.

GHP/P.

*When reply received
ask for copy of agreement*

PLEASE ADDRESS
ALL COMMUNICATIONS
TO THE MANAGER

CABLE ADDRESS "ROYALBANK"

The Royal Bank of Canada

INCORPORATED 1869

Hastings & Nanaimo Road,

Vancouver, B. C.,

Nov. 19, 1942

Department of the Secretary of State,

Office of the Custodian,

506 Royal Bank Building,

Vancouver, B. C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
NOV 20 1942

Dear Sir:

Re: Mrs. R. (Hisako) Hoshino - File No. 13135

With reference to your letter of the 16th addressed to Mr. Hubert Hofer we wish to confirm that the figures mentioned are correct and that the Agreement for Sale is held by us for collection on behalf of Mrs. Hoshino. The balance owing is now \$1560.00 which is payable \$40.00 per month plus interest at 6%. As we are agents for collection of payments under the Agreement it would facilitate matters for us if you would permit Mr. Hofer to continue making payments direct to this bank for credit of Mrs. Hoshino's account. However, if this cannot be arranged we would appreciate receiving advice from you when interest and principal payments are received so that our records can be adjusted accordingly. We might mention that Mrs. Hoshino operates a special account with us to which these payments are deposited and we feel sure she would agree to forego withdrawing any portion of the balance if this is necessary for the protection of any possible creditors.

Yours truly,

[Signature]

Manager

AND/AH

*OK
Bk as per
agents*

out to Reers

*100
1095*

13135.

November 16, 1942.

Mr. Hubert Hofer,
2812 Dundas Street,
Vancouver, B. C.

Dear Sir:

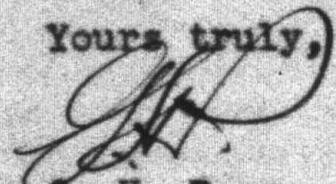
Re: Mrs. Ryohai (Hisako) HOSHINO

We are advised that you have purchased the property of the above known as 2812 Dundas Street at a price of \$5100.00 of which \$3500.00 was paid in cash and the balance of \$1600.00 was to be paid at the rate of \$40.00 monthly.

Will you kindly advise us if the above is correct and also give us the date when the first payment falls due and the rate of interest, if any, to be charged on the unpaid balance. This letter is to notify you that all payments not already made must be paid to the Custodian for the credit of the above.

Thanking you in anticipation of your prompt attention to this letter, we remain,

Yours truly,


G. H. Peers,
Administration Department.

GHP/P.

*Royd
Hosino ST*

9th November, 1942

MEMORANDUM.

To: Mr. Peers
From: Mr. Shears.

Re: Mrs. Ryshel (Hizako) HOSKINO

Please get proof of evacuation and afterwards contact the Home Investments for particulars regarding any transaction in connection with this property.

This file must be handled with care as the husband (part owner of the Powell Drug Co./ is likely endeavouring to build up a case against the Custodian.

Shears

FGS/PME

File #13135

Oct. 14, 1942.

MEMORANDUM.

To: Mr. Shears.

From: D. Davidson.

Re: MCKINNO, Hilda (Mrs. Ryohel)

Mrs. McKinnon is the owner of certain property in Hastings Township namely - 2812 Dundas St., Lot 2/25, R. T. S. L. Plan 309A, Certificate of Title #42727L, and I believe holds a clear title. She has not declared to the Custodian and her husband has made no mention of it in his file #12454. No search has been made and no vesting certificate filed.

The Home Investments is selling this property.

This looks as if it should be given to an investigator.

D. Davidson

DD:AS

Form No. 27, AGREEMENT FOR SALE OF LAND - 1914.
THE CLAYTON & SHAW CO. LIMITED, LAW PRINTERS AND STATIONERS, VANCOUVER, B.C.

This Agreement,

made in triplicate this **tenth**
day of **October** in the year of Our Lord one thousand nine hundred and forty **-two**

BETWEEN

MIYAKO HOSHINO

Wife of Ryohel Hoshino, Drug-
gist of No. 2812 Dundas St. in
the City of Vancouver, Province
of British Columbia.

Name,
Address, and
Occupation
of Parties

HUBERT HOFER

AND

hereinafter called the "Vendor" of the one part

Ship Yard worker, of No. 2835
East End. Ave. in the same City
and Province.

hereinafter called the "Purchaser" of the other part.

WHEREAS, the Vendor has agreed to sell to the Purchaser and the Purchaser has agreed to purchase of and from the Vendor the lands and hereditaments hereinafter mentioned, that is to say:—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** and known and described as being Subdivision Numbered Two (2) of Lot Numbered Twenty-three (23) in the Town of Hastings, Suburban Lands according to map or plan deposited in the Land Registry Office at the City of Vancouver and numbered 309 -a.

TOGETHER with all the privileges and appurtenances thereto belonging at or for the price or sum of **Five Thousand and One Hundred ----- (\$5,100.00) -----** Dollars of lawful money of Canada, payable in manner and on the days and times hereinafter mentioned, that is to say: the sum of **Three Thousand and Five Hundred -- (\$3,500.00)** Dollars on the execution of this Agreement (the receipt whereof the said Vendor doth hereby admit and acknowledge), and the balance payable as follows: **On November 10th next the sum of Forty (\$40.00) Dollars and on the 10th day of each month thereafter a like sum of Forty (\$40.00) Dollars until the entire remaining balance of One Thousand and Six Hundred (\$1,600.00) Dollars shall have been paid**

TOGETHER with interest on the balance from time to time owing under this Agreement at the rate of **Six** per cent. per annum, payable **in full with each** monthly payment.

NOW IT IS HEREBY AGREED by the parties hereto, in the manner following, that is to say: THE Purchaser DOTH COVENANT, PROMISE AND AGREE to and with the Vendor that he will well and truly pay, or cause to be paid, to the Vendor the said sums of money above mentioned, together with the interest thereon at the rate aforesaid both before and after maturity and on the days and times in manner above mentioned; all sums in arrear for interest from time to time shall bear interest at the rate aforesaid from due date until payment; AND also shall and will pay and discharge all taxes, rates and assessments wherewith the said land may be rated or charged from and after this date, including local improvement assessments and sewer rates, whether already or hereafter assessed.

THE PURCHASER shall during the continuance of this agreement, and so long as any money remains unpaid hereunder, insure and keep insured against loss or damage by fire all buildings now on the said lands, or which may be hereafter erected thereon, in the sum of their full insurable value with some insurance company to be approved by the Vendor, and will pay all premiums and sums of money necessary for such purpose as the same shall become due; and will assign, transfer and deliver over to the Vendor the policy or policies of insurance, receipt and receipts, thereto pertaining, and if the Vendor shall pay any premiums or sums of money for insurance of the said premises, or any part thereof, the amount of such payments shall be added to the amount unpaid hereunder and shall bear interest at the rate aforesaid from the time of such payment and shall be payable forthwith.

IN CONSIDERATION WHEREOF, and on payment of the said sum of money, with interest thereon as aforesaid, the Vendor DOTH COVENANT, PROMISE AND AGREE to and with the Purchaser to convey and assure, or cause to be conveyed and assured, to the Purchaser by a good and sufficient deed in fee simple, ALL THAT the said piece or parcel of land above described, together with the appurtenances thereto belonging or appertaining, FREED AND DISCHARGED FROM ALL ENCUMBRANCES, save and except

NIL

AND ALSO save and except local improvement assessments or taxes and sewer rates from and after the date hereof, and subject to the conditions and reservations in the original grant thereof from the Crown, and such deed shall be prepared at the expense of the Purchaser and shall contain the usual statutory covenants, but the Vendor shall not be required to furnish any abstract of title, or proof or evidence of title, or any deeds, papers or documents or copies of any deeds, papers or documents relating to the said property other than those which are now in possession of the Vendor, save and except the Certificate of Title, which shall be deposited in the Land Registry office by the Vendor.

AND ALSO shall and will suffer and permit the Purchaser to occupy and enjoy the same until default be made in the payment of said sum of money, or interest thereon, or any part thereof, on the days and times in the manner above mentioned, subject, nevertheless, to impeachment for voluntary or permissive waste.

AND it is expressly agreed that time is to be considered the essence of this Agreement. Unless the payments above mentioned are punctually made at the times and in the manner above mentioned, and as often as any default shall happen in making such payments the Vendor may give the Purchaser thirty days' notice in writing, demanding payment thereof, and in case any default shall continue, these presents shall, at the expiration of such notice, be null and void and of no effect, and the Vendor shall have the right to re-enter upon and take possession of the said land and premises; and in such event any amount paid on account of the price thereof shall be retained by the Vendor as liquidated and ascertained damages for the non-fulfilment of this Agreement to purchase the said land and pay the price thereof and interest, and on such default as aforesaid the Vendor shall have the right to sell and convey the said lands and premises to any purchaser thereof.

THE VENDOR shall have the right at all times and without the consent of the Purchaser, to assign or transfer all his right, title and interest in this Agreement for Sale to any person whomsoever, provided, however, that the Vendor shall forthwith give notice thereof in writing to the Purchaser specifying the name of such person and the full address at which subsequent payments hereunder shall be made by the Purchaser.

AND ALSO, it is hereby agreed that the Purchaser may at any time within the above-mentioned period pay the balance of the purchase money of the said lands and the interest thereon, at the rate aforesaid up to the date of such payment, unless this Agreement is rendered null and void as herein provided.

AND IT IS HEREBY DECLARED that any demand or notice which may be required for the purposes of these presents, or any of them, shall be well and sufficiently given if delivered to the Purchaser or mailed at any Post Office, under registered cover, addressed as follows:

**Mr. Hubert Hofer,
5835 East End Ave.,
Vancouver B.C.**

or at such other address as the Purchaser shall specify in writing to the Vendor.

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisos and agreements, rights, powers, privileges and liabilities contained in this Agreement, shall be read and held as made by and with, granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places; AND wherever the singular or the masculine pronoun is used, the same shall be construed as meaning the plural or feminine or the body politic or corporate where the context or the parties hereto so require. In the event of this Agreement being registered and in the event of default being made in any payment or in respect of any of the covenants herein contained, whether before or after such registration, it is expressly agreed that the Vendor shall be at liberty to cancel, remove and determine such registration on production to the Registrar of Land Titles of a satisfactory declaration that such default has occurred and is then continuing.

AND the Purchaser hereby irrevocably appoints the Vendor his true and lawful attorney for and in the name of the Purchaser to cancel, remove and determine such registration in the event of default as aforesaid.

IN WITNESS WHEREOF, the said parties to these presents have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
in the Presence of:

Signature of Witness *[Signature]*
Street Address *[Address]*
City *[City]*
Occupation *[Occupation]*

Hisako Hoshino
[Signature]

FOR ATTORNEY

I **Herby Certify** that, on the _____ day of _____, 194____, at _____ in the Province of British Columbia, (whose identity _____, who is) _____ has been proved by the evidence on oath of _____ personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name of _____ to the annexed instrument as the maker thereof, that the said _____ is the same person mentioned in the said instrument as the maker thereof, and is still alive to the best of his belief, and that he, the said _____ knows the contents of said instrument, and subscribed the name of the said _____ thereto voluntarily as the free act and deed of the said _____ under authority of a power of attorney which has not been revoked.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____ in the Province of British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and forty _____

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

DECLARATION BY ATTORNEY

I, _____ of the _____ in the Province of British Columbia, DO SOLEMNLY DECLARE THAT

1. I am the attorney named in the Power of Attorney referred to in the acknowledgment attached hereto.
2. At the time of the execution of the within instrument I had not received any notice or information of the revocation of the said Power of Attorney by death or otherwise.

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 _____ in the Province of _____ this _____ day of _____ A.D. 194____

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

Acknowledgment of Officer of a Corporation

I **Herby Certify** that, on the _____ day of _____, 194____, at _____ in the Province of British Columbia, (whose identity has been proved by the evidence on _____, who is) personally known to me, _____ and that he is the person _____ of the said _____ and affixed the seal of the _____

to the said instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____ in the Province of British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and forty _____

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

AFFIDAVIT OF WITNESS

Province of British Columbia
To Wit:

- I was personally present and did see the within instrument duly signed and executed by the part therefor, for the purposes named therein.
- The said instrument was executed at _____, and that I know the said part _____, and that I am the subscribing witness to the said instrument and am of the full age of twenty-one years.
- Sworn before me at _____ in the Province of British Columbia, this _____ day of _____ 19____.

A Notary Public in and for the Province of British Columbia,
A Commissioner for taking affidavits within British Columbia.

Agreement FOR SALE OF LAND

The Charter & Stuart Co. Limited, Law Firm and Solicitors
Vancouver, B.C. Page No. 27

S.D. 2 of
Lot 23
Hastings Township S.L.

Baird October 10th 1943

HELENO HOSHINO

AND

ALBERT HOFER

FOR MAKER (INCLUDING MARRIED WOMEN)

I Herby Certify that, on the _____ day of _____ 1942, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence of _____, who is personally known to me, appeared the person mentioned in the annexed Instrument as subscribed thereto as party _____, that _____ the maker thereof, and whose name _____ executed the same voluntarily, and IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office at _____ in the Province of _____ day of _____ in the year of our Lord one thousand nine hundred and forty _____

A Notary Public in and for the Province of British Columbia,
A Commissioner for taking affidavits within British Columbia.

DATE PAID	PRINCIPAL	INTEREST
NOV 10 1942	100	150
DEC 10 1942	100	150
JAN 10 1943	100	150
FEB 10 1943	100	150
MAR 10 1943	100	150
APR 10 1943	100	150
MAY 10 1943	100	150
JUN 10 1943	100	150
JUL 10 1943	100	150
AUG 10 1943	100	150
SEP 10 1943	100	150
OCT 10 1943	100	150
NOV 10 1943	100	150
DEC 10 1943	100	150
JAN 10 1944	100	150
FEB 10 1944	100	150
MAR 10 1944	100	150
APR 10 1944	100	150
MAY 10 1944	100	150
JUN 10 1944	100	150

