

14179

INFORMATION FROM R.C.M.P.

DATE 13/6/47

Our File No. 14179

MR.

Full Name WAKITA, Jutaka Sakaji
(Surname in Block Letters)

Registration No. 17192

Male - Female
(Check)

Age Nov. 6, 1928

Former Address P.O. Box 429 - Steveston, B.C.

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

Present Address Revelstoke, B.C.

Married - Single
(Check)

Name of Wife _____

Name of Husband _____

Name of Mother Uncle (nee)) 04465 Name of Father WAKITA, Sajiro - 04472

Names of Children under 16 _____

Requested by _____ Registered with Custodian
(Yes or No)

Additional Information Received from R.C.M.P. 13/6/47

This person is Mr. and Mrs. Wakita.

Enterprise No: 836

File No. 13086/14179

WAKITA, Hajime
WAKITA, Yutaka (Miss)

Reg. No. 15866
N/R

Civic Address: 76 Moncton St., Steveston.

Legal Description: Lots 6 & 7, Blk. 5 of Sec. 10,
Blk. 3 North, Ra. 7 West, Map 249,
Mun. of Richmond, D.N.W.

Classification: Store.

*Blackburn to pay ⁵631 for work
see Lease clause 16.*

WAKITA, Totaka Suroji

14179

(See also Files 13086 & 14091)

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Liverpool & London & Globe Ins. Co.	<i>Renewed under File 12966</i> 85219	\$1500.	June	23	1943	SW corner of First Ave. & Moncton St., Steveston, BC
Phoenix Assurance Co. Ltd.	<i>Renewed under File 179720</i> 128580	\$2500.	June	23	1943	SW corner of First Ave. & Moncton St., Steveston, BC
Liverpool, London & Globe Ins. Co.	<i>Renewed under File 126009</i> 15615	\$750.00	June	23	1944	76 Moncton St., Lots 6 & 7, Blk. 5, Sec. 10, Steveston, BC
Phoenix Assurance Co. Ltd.	<i>Renewed under File 179720</i> 179720	\$2500.	June	23	1944	76 Moncton St., Lots 6 & 7, Blk. 5, Sec. 10, Steveston, BC
Phoenix Assurance Company Ltd.	<i>Transferred to Phoenix Assurance Co. Ltd. - 23/1/45</i> 182262	\$2,500.	June	23	1945	76 Moncton St., Lots 6 & 7, Blk. 5, Sec. 10, Blk. 34, Rge. 7W Steveston, B.C.
Liverpool & London & Globe Ins. Co.	126009	\$750.00	June	23	1945	76 Moncton St., Lots 6 & 7, Blk. 5, Sec. 10, Blk. 34, Rge. 7W, Steveston, B.C.

C
O
P
Y

File No 14179

THIS INDENTURE made this 22nd day of May, in the
year of our Lord, One Thousand Nine Hundred and Forty Two

IN PURSUANCE of the SHORT FORM OF LEASES ACT

BETWEEN

HAJIME WAKITA and YUTAKA WAKITA, Merchants,
both of the town of Steveston, now tem-
porarily residing in the town of Revel-
stoke in the Province of British Columbia,
hereinafter called the "Lessors"

OF THE FIRST PART

AND

HENRY JAMES BLACKBURN, Mink Rancher,
of the said town of Steveston, in
the said Province,
hereinafter called the "Lessee"

OF THE SECOND PART

AND

JITSUE WAKITA, Spinster, of the town
of Steveston in the Province aforesaid,
hereinafter called the "Store Operator"

OF THE THIRD PART

WHEREAS the Lessors are the owners of the lands
and premises hereinafter more particularly described:

AND WHEREAS the Store Operator has heretofore oper-
ated a general store and has maintained living quarters on the
said lands and premises:

AND WHEREAS the Lessee has entered into an agreement
with the Lessors and the Store Operator to take possession of
the said lands and premises and to operate the said store for his
own use and benefit subject to the terms and conditions hereinafter
set forth:

NOW THIS INDENTURE WITNESSETH that in consideration
of the rents to be paid by the Lessee and of the mutual covenants
and conditions to be performed by and between the parties hereto
as hereinafter set forth and contained, it is agreed by and between
the parties hereto as follows:

21

1. The Lessors do hereby demise and lease unto the Lessee ALL AND SINGULAR those certain lands and premises situate lying and being in the town of Steveston in the Province of British Columbia and more particularly described as Lots Six (6) and Seven (7) in Block Five (5) in Section Ten (10) in Block North Three (3), Range Seven (7) West, according to the registered map or plan thereof deposited in the Land Registry Office in the City of New Westminster in the said Province and numbered 249, on which there is erected a building used as a store premises and as living quarters.

2. The term of said lease shall be from the day of May, A.D. 1942 for a term of Three (3) years next ensuing unless sooner terminated as hereinafter provided, yielding and paying therefor to the said Lessors, their heirs, executors, administrators and assigns, the clear yearly rental of One Hundred and Eighty (\$180.00) Dollars of lawful money of Canada, payable on the following days and times, that is to say, the sum of Fifteen (\$15.00) Dollars on the 1st day of June, 1942, and the further sums of Fifteen (\$15.00) Dollars each on the day of each and every succeeding month thereafter during the term hereby demised.

3. It is agreed by and between the parties hereto that the term hereby demised shall terminate upon receipt by the Lessee of Ten days' notice in writing from the Lessors or their duly authorized agents, and in such event the Lessee shall at the expiration of said Ten days' notice quit and deliver up possession of said lands and premises to the Lessors.

4. And the said Lessee covenants with the Lessors to pay rent and to repair, reasonable wear and tear and damage by fire and tempest excepted.

5. And the Lessors may enter and view state of repair.

6. And the Lessee will repair according to notice, reasonable wear and tear and damage by fire and tempest excepted.

7. And will not assign or sublet without leave.

8. And will not carry on any business that shall be deemed a nuisance on the said premises.

9. And that he will leave the said premises in good repair, reasonable wear and tear and damage by fire and tempest excepted.

10. AND ALSO that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the said Lessee or if the said Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent shall take the benefit of any Act that may be in force for bankrupt or insolvent debtors, the then current yearly rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

11. And it is hereby declared and agreed that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned down, or damaged by fire, so as to render the same unfit for the purpose of the said Lessee, then and so often as the same shall happen the rent hereby reserved, or a proportionate part thereof according to the nature and extent of the injury sustained, and all remedies for recovering the same shall be suspended and abated until the said premises shall have been rebuilt or made fit for the purpose of the said Lessee.

12. PROVISIO for re-entry by the said Lessors on non-payment of rent, whether lawfully demanded or not, or on non-performance of covenants or seizure or forfeiture of the said term for any of the causes aforesaid.

12. The said Lessors covenant with the said Lessee for quiet enjoyment.

13. It is further provided that should the Lessee hold over after the expiration of the term hereby granted and the Lessors accept rent the tenancy thereby created shall be from month to month only and not for a further term.

14. The Lessee will use the said premises as a general store and will occupy the said living quarters on the said premises from the date hereof, the said business to be carried on under the name of "Blackburn General Store", and the Store Operator transfers to the Lessee all the present stock-in-trade valued at Six Hundred and Thirty One Dollars and Thirty Nine Cents (\$631.39) and the use of the store fixtures and equipment, and the furnishings of the living quarters, particulars of which are set forth in Schedule "A" attached hereto.

15. And in consideration of the use of the said fixtures, furnishings and furniture, the Lessee covenants and agrees to be responsible to the Store Operator for the same and to take proper and reasonable care in the use of same.

16. Upon the termination of the term hereby demise as hereinbefore set forth, the Lessee covenants and agrees to deliver up possession of the store premises and dwelling quarters to the Store Operator, together with the store fixtures and equipment and the furniture and furnishings of the said living quarters as set forth in the said Schedule "A", and further covenants and agrees to replace or deliver to the Store Operator a stock of merchandise similar to that now transferred to the Lessee and to a valuation of Six Hundred and Thirty One Dollars and Thirty Nine Cents (\$631.39) based upon the wholesale price at that time.

17. And the Lessee further covenants and agrees to save harmless and indemnify the Store Operator from any debts, claims or demands that may arise by reason of his operation of said store and premises and his occupation of said dwelling quarters, and to pay all telephone, light, and water rates in connection therewith.

18. All rents shall be paid by the Lessee into the Royal Bank of Canada, Steveston, B. C., to the account of Jitsue Wakita, acting for herself and as agent of the Lessors.

THIS AGREEMENT shall enure to the benefit of and be binding upon the parties hereto, their heirs, executors, administrators and assigns.

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

SIGNED, SEALED AND DELIVERED
by the Lessors in the presence
of

"D. Luddell"

H. Wakita.

Y. Wakita.

SIGNED, SEALED AND DELIVERED
by the Lessee in the presence
of

"J.D. Pratt"

H.J. Blackburn

SIGNED, SEALED AND DELIVERED
by the Store Operator in the
presence of

"J.D. Pratt"

Jitsue Wakita

FOR MAKER (including Married Women)

I HEREBY CERTIFY that on the day of 1942
at Revelstoke, in the Province of British Columbia, Hajime
Wakita and Yutaka Wakita (whose identity has been proved by
the evidence on oath of who is) personally known
to me, appeared before me and acknowledged to me that they
are the persons mentioned in the annexed instrument as the
Makers thereof, and whose names subscribed thereto as parties
and they they know the contents thereof, and they executed
the same voluntarily, and are of the full age of twenty-one
years.

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 forty two.

.....
A Notary Public in and for the Province of B. C.
A Commissioner for taking affidavits within B.C.

SCHEDULE "A"

Merchandise in Store

\$631.39

\$631.39

STORE FIXTURES:

<i>Auction room</i>	Cookie Case, 1 only		12.00	
<i>Sold 6-4-45</i>	Cash Register	" 359 National	75.00	#1142378
"	Scale	" 202 20 lbs.	75.00	
"	Coca Cola Cooler	"	175.00	3074-9
<i>Auction room</i>	Desk	"	10.00	
<i>2 to auction room</i>	Show Case (large)	3 only	150.00	
"	" (small)	4 "	20.00	2 approved - sold to Blackburn for 40.00
"	Adding Machine	1 "	50.00	(Dalton 3-105053)
<i>Auction room</i>	Clock	1 "	35.00	
"	Tables (large)	12 "	60.00	
<i>Auction room</i>	Stove	1 "	5.00	
"	Oilcloth Hanger	1 "	15.00	
			<u>\$682.00</u>	682.00

MERCHANDISE in Room (stored)

Festival dolls	6 cases	450.00
China Ware	11 "	300.00
Straw Hats	1 "	35.00
Christmas Dec.	1 "	25.00
"Kanten" (Ingleglass)		50.00
		<u>\$860.00</u>

860.00

FIXTURES in Room (stored)

<i>5/16-44</i>	Scale	50.00
	Tire	25.00
	Milling Machine	200.00
	Motor	100.00
<i>and room</i>	Hand Truck	10.00
		<u>385.00</u>

No tenders received by 6:00 p.m.
Sold to H.T. Blackburn for \$385.00 as
he would not increase his offer.

385.00

FURNITURE & FIXTURES (Living Quarters)

	Chesterfield suite (1 large, 2 small)	100.00
	Bureaus	3 only 60.00
<i>Auction room</i>	Range, kitchen	1 only 100.00
<i>Auction room</i>	Heater, living room	" 50.00
	Washing machine	1 " 100.00
	Lawn Mower	1 " 35.00
	Sawdust Burner	1 " 20.00
	Table, small	1 " 7.00
	Carpet	30.00
	Tables	2 " 10.00
		<u>512.00</u>

512.00

FURNITURE & FIXTURES (Stored in Attic)

	Beds	2 sets 50.00
	Rug	50.00
<i>2 to auction</i>	Cash Register	3 only 150.00
	Book case	1 " 10.00
	Sewing Machine	1 " 75.00
		<u>335.00</u>

335.00

\$3,405.39

Files #12966,
14257,
14095,
14255,
14256,
13086,
14179,
14258.

March 24, 1943.

MEMORANDUM

The family of Sajiro WAKITA, #04472, File 12966,
and his wife Uno, #04455, File 14257, is composed of six
children, namely:

- (1) Jitsuo WAKITA, #04473, File #14095, Age. 24.
- (2) Kobuko WAKITA, #04244, File 14255, Age 23,
- (3) Masayo WAKITA, #05618, File #14256, Age. 18,
- (4) Hajime WAKITA, #15866, File #13086, Age 16.
- (5) Yutaka Sukeji WAKITA, # 17792, File #14179, Age 14.
- (6) Yaeiko WAKITA, Age 12 years.

There is also Hatsu WAKITA, #04398, File #14258,
Age 78 years, mother of Sajiro WAKITA.

A. G. Hearthur

A. G. Hearthur.

AGE:AS

12966, 14095, 13066 and 14179

2nd June, 1943.

Messrs. Ceperley Rounsefell & Co.,
846 West Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Liverpool & London & Globe Policies Nos.
85219, and 85220, and Phoenix Policy No.
128580.

We wish to acknowledge yours of May 1st advising of
expiries of the above numbered policies on June 23rd next. We have
been in touch with our representative at Steveston, Mr. C. C.
Robinson and through him with Mr. Blackburn, the present lessee of
the property, and just as soon as we get some definite information,
we will give you our instructions in connection with renewal of the
above numbered policies.

Should you not hear from us on or before the 23rd of
June, kindly hold us covered and advise us to that effect.

Yours truly,

S. M. Gibson,
Insurance Department.

SMG:AL.

MEMORANDUM TO FILE

File No. 12966, 14375, 13066 and 14179 2nd June, 1943.

Re: Liverpool & London & Globe Policies
Nos. 85219, 85220 and Phoenix Policy
No. 12950.

I showed to Mr. C. C. Robinson this morning concerning removal of the above numbered policies.

He had been discussing insurance covering on the store and living quarters on Lots 6 & 7, Block 5, Section 10, and on the hotel located on Lots 3 & 4, Block 10 with Mr. H. J. Shalhans to whom this property at the present time is under lease. According to wording of the policies the Liverpool & London No. 85219 for \$1,500.00 and the Phoenix No. 12950 for \$2,500.00 cover on the general store and dwelling. It is Mr. Shalhans' impression that the \$1,500.00 policy should have been worded to cover on the hotel which is located immediately behind the store. He expects to be in touch with the owner in the near future and will advise this office as to the removal of these policies and as to what of the one should cover on the hotel and not on the store as suggested above.

With reference to the Liverpool & London & Globe Policy No. 85220 covering for \$375.00 on store, trade and office furniture and fixtures, and \$375.00 on B.B.P. -- that this insurance should be maintained as the chattels covered are still on the property.

END.

1306

June 14, 1943.

Mr. F. Deane Pratt,
Lawyer & Solicitor,
Bank of New South Wales,
612 Hastings Street West,
Vancouver, B. C.

Dear Sir:

Re: Sajiro WHITE

Your enquiry of June 9th is acknowledged.

The affairs of the White family are complicated because of the fact that their declarations of ownership of properties have not been completed. Reported requests for such declarations have been ignored. When the Custodian is properly informed as to the rights due to the persons concerned in respect of the various properties, he will be in a position to make the proper allocations. For your information, only a few days ago this office solicited the help of the agent of the B. C. Security Commission at Revelstoke in getting this family to put its affairs in order.

As to the share about which you write on behalf of Mr. C. White, according to our records, it appears to belong to Hajime and Saburo WHITE. Inasmuch as Sajiro WHITE appears to be claiming an interest in this property, it will clearly be necessary for Hajime and Saburo to release their claims, which arise from their being the registered owners, before his interest can be recognized. Furthermore, inasmuch as Saburo WHITE does not appear to be registered at all, it will be necessary for his identity and circumstances to be established before his interest can be handled properly.

Please answer Mr. C. White that when proper and accurate declarations are forthcoming of all interests, allocations will be made without delay.

Yours truly,

Geo. Fubess,
Administration Department.

GP:RUE

CC: FILES NOS. 13006, 14093,
14173, 14255, 14256, 14257,
51236.

MEMORANDUM

Files 14179
13086
12966

10th July, 1943.

TO: Mr. G.C. Robinson

FROM: Mr. S.M. Gibson

Re: Liverpool & London & Globe Policies
Nos. 85219, 85220 and Phoenix Policy
No. 128580

In order to refresh your memory I am attaching hereto a copy of memorandum I made following our telephone conversation of June 2nd.

Have you yet been able to get any further information from Mr. Blackburn in connection with insurance coverage as per our discussion?

SMG:FM

Enc.

13606, 14179
14095

August 4, 1943.

Caperley, Bounsefell & Company,
846 West Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Phoenix Policy No. 128580
Liverpool & London & Globe Policy No. 85220

Kindly renew coverage expired under above numbered policies, June 23rd and which you are at present holding covered. Occupancy of the building is still the same, it being rented to H. J. Blackburn who operates general store and occupies living quarters in connection with same.

Please change legal description on property to read as follows: Lots 6 & 7, Blk. 5, Sec. 10 Blk. 3E., Range 7W. . Map 249, and being No. 76 Moncton Street, in the Town of Steveston, B. C.

Kindly adhere to instructions in our Form Letter 102, enclosed herewith.

Yours very truly,

S. M. Gibson,
Insurance Department

SMG:JS
Encl.

14179
13086

May 30th, 1944.

Mr. H. J. Blackburn,
76 Houston Street,
Stevenson, N. C.

Dear Sir:

Re: Catalogue No. 636.
76 Houston Street
Stevenson, N. C.

Your letter of April 19th, 1944, enclosing cheque
for \$300.00 and offer to purchase the above property
for the sum of \$3000.00 has been received and considered.

At the present time we are not able to accept a
tender for this amount. This property has been independ-
ently appraised and if you are prepared to increase your
tender to \$3050.00, subject to prior sale, we would then
be in a position to consider recommending acceptance of
such an offer.

Kindly reply by return advising us whether you wish
to revise your offer and in the meantime we are retaining
your deposit cheque of \$300.00.

Yours truly,

F. G. Chears,
Director.

FGC/AM

Rec'd	JUN 5 1944
File No.	14179 13086
Ans.	Sub
Referred	HARROP

Steveston. B.C.

June 3.1944.

836

The Department of the Secretary of State,
506 Royal Bank Building
Vancouver. B.C.

Dear Sir:

Re Catalogue No.836.
76 Moncton Street
Steveston. B.C.

REFERENCE FILE.14179
13086

Referring to my letter of 19th April and your reply May
30th, I wish to revise my tender on this property to \$3,050. and
enclose a further cheque for \$5. to make total of deposit with tender
due.

Yours truly,

305.00

H.J.Blackburn.

cc

13086
14095
14179

June 9th, 1944

Caperley, Rounselle & Company
646 West Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Liverpool & London & Globe #146009
and Phoenix Assurance #182762

We wish to acknowledge with thanks receipt of
the above numbered policies.

Please find enclosed our cheque for \$64.67
being payment in full for the premium. Kindly return
a receipted statement.

Yours truly,

S.M.Gibson
Insurance Department

SMG:KT
Encl.

Date June 17th, 1944.

REAL PROPERTY MEMORANDUM

File No. 13036/14179

Name..... WAKITA, Hajime & WAKITA, Yutaka (Miss) Registration No. 15866
N/R (under 16)

Re: Catalogue No. 836

Address: 76 Moncton Street, Steveston. (Store)

Legal Description: Lots 6 & 7, Blk. 5 of Sec. 10,
Blk. 3 North, Ra. 7 West, Map 249,
Mun. of Richmond, D.N.W.

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 144945E Whereabouts: C/O says Thos.C.King
Steveston, B.C.

Registered owner: Hajime WAKITA & Yutaka WAKITA Reg. No. 15866
N/R

Property: Lots 6 & 7, Block 5 of Section 10,
Block 3 North, Range 7 West, Map 249,
Municipality of Richmond in the District
of New Westminster.

B. Charges.
Registered: None

Vesting: 25658

Unregistered: No evidence.

Taxes: Small balance owing.

Water: Lessee is responsible for water rates.

Insurance: \$2500.00-Phoenix Assur. Co. - Ex. June 23/45
\$750.00 - Liverpool & London & Globe Ins. Co. -
Ex. June 23/45

Assessed Value: Land: \$1035.00

Improvements: \$3800.00

Valuation by Appraiser: \$3050.00

Amount of Bid: \$3050.00

Approved by Advisory Committee: June 14th, 1944

Paid as shown in attached letter: August 1, 1944, \$1,220.00

Name of transferee as attached letter: Henry Jas. Blackburn, 76 Moncton St.

ADMINISTRATION.

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

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

Leased at \$15.00 per mo. to H.J. Blackburn and fixtures
WAKITA - to May 22/45, including list of fixtures, etc. Lease
dated May 22/42. Jitsue WAKITA-party of 3rd part (agent)

Chattels: Particulars of those stored on the premises.

As per list attached to Lease. (Tenant is purchaser)

Named Agent: Custodian.

SM

13086
14179

June 26, 1944.

Mr. H. J. Blackburn,
76 Moncton Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 836
76 Moncton Street

Your revised tender of June 3rd enclosing cheque for \$5.00 and offer to purchase the above property for the sum of \$3,050.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward us a certified cheque for the balance of the purchase price, namely, \$2,745.00.

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

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

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

With reference to your conversation with Mr. Peters, it is understood that the chattels and fixtures are not included in the purchase of this property by you. The lease on the fixtures will expire on May 25, 1945 and will be removed at that time.

Yours truly,

F. G. Shears,
Director.

GP:EB

13086
14179

July 28, 1944.

Mr. H. J. Blackburn,
76 Huxton Street,
Steveston, B. C.

Dear Sir:

Re: Catalogue No. 836
76 Huxton Street

We do not appear to have received a reply to our letter of June 16th. Would you kindly forward to us a certified cheque for the balance of the purchase price, namely, \$2,745.00.

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

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

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

With reference to our conversation, it is understood that the chattels and fixtures are not included in the purchase of this property by you. The lease on the fixtures will expire on May 22, 1945 and will be removed at that time.

Yours truly,

George Peters,
Administration Department.

GP:EB

14179/13086

August 1, 1944

Mr. H.J. Blackburn,
Steveston, B.C.

Dear Sir:

Re: Catalogue No. 536,
Lot 6, 7, Blk. 5, D.L. 10
76 Moncton Street, Richmond.

This will acknowledge receipt of your letter of July 31st enclosing your cheque for \$870.00. We have now received \$1,220.00 part payment on the purchase price for the above property.

We note that you wish this property to be registered in the name of Henry James Blackburn, Storekeeper, 76 Moncton Street, and that you are a British subject.

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

Yours truly,

F.G. Shouse,
Director

FGS:lm

MEMORANDUM

File Nos. 13086/14179

October 13th, 1944

To: The File

From: Mr. R.B. Mackenzie

Re: WAKITA Futaka,
WAKITA, Naime

The above are joint owners of property at 76 Monoton Street which was leased to H.J. Blackburn - both store and living quarters. Clause #14 of the lease transfers to Mr. Blackburn stock-in-trade valued at \$631.39 and the use of the store fixtures and equipment also furnishings of the living quarters, particulars of which are set forth in Schedule "A" attached to list which is dated May 22/42 and expires May 22/45.

Mr. Blackburn is the purchaser of this property.

RBM:LM

R.B.M.

13086/14179

23th October, 1944.

H.J. Blackburn Esq.,
Steveston, B.C.

Dear Sir:

Re: Catalogue #836
Lot 6 & 7, Blk 5, Sec. 10,
B31/177, Map 249
76 Houston Street.

In checking our accounts in connection with the sale of the above property to yourself we find that on August 1st we stated that we had received \$1,220.00 as part payment of the purchase price. This we find was the figure you mentioned in your letter of July 31st.

In actual fact, however, this amount has not been received. On checking up your records you will find that you have sent us the following amounts:

\$300.00
5.00
<u>870.00</u>
\$1,175.00

It is likely that you considered the \$5.00 as being \$50.- this will account for the difference.

Yours truly,

F. G. Shears,
Director.

FGE/PHE

13086 & 14179

October 31, 1944.

Mr. H. J. Blackburn,
Steveston, B. C.

Dear Sir:

Re: Catalogue No. 836
Lot 6 & 7/5/10/BW/KM/249
76 Melton Street
Steveston, B. C.

Further to our letter of October 28th please be informed that deeds covering sale of the above property to you have now been returned from Ottawa and are awaiting registration. On receipt by this office of the balance owing on the purchase price, being \$1,175.00, these documents will be registered immediately.

Yours truly,

George Peters,
Administration Department.

GP:MA

13086 - 14179

November 23, 1944.

Mr. H. J. Blackburn,
Stevenson, D. C.

Dear Sir:

Re: Catalogue No. 836
76 Munton Street
6 & 7/5/10/131/ET/242

In our letter of October 31st re the above property we were in error in stating that a balance was owing of \$1,175.00, this should have been \$1,875.00.

The following are the amounts which we have received from you:

\$ 305.00
870.00
<u>1,175.00</u>
\$2,350.00

Would you be good enough to forward us an additional cheque for \$700.00 to complete the purchase price of \$3,050.00. We hope this has not inconvenienced you in any way.

Yours truly,

George Peters,
Administration Department.

GP:ED

13005 & 14179

December 13, 1944.

Mr. H. J. Blackburn,
Stevenson, B. C.

Dear Sir:

Re: Catalogue No. 836
76 Weston Street
6 & 7/5/10/11/12/13/14/15

Please refer to our letter dated November 23rd in which we requested the balance of the purchase price covering sale to you of the above property amounting to \$700.00. Kindly let us have your cheque for this amount at your earliest convenience.

Yours truly,

George Peters,
Administration Department.

GP:HA

\$700.00 received on January 16/45

File 14179
Files No. 13086 & 14179.
Catalogue No. 836.

January 9th, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Crumer

Hajime WAKITA
Yutaka WAKITA
Municipality of Richmond
Lots 6 & 7, Blk. 5 of Sec.
10. B.W. K.W. Map 249. D.N.E.

With reference to the above property which was recorded in the New Westminster Land Registry Office, dated November 21st, 1944, we attach herewith the following documents in connection therewith.

1. Copy of application number 180421-E, dated November 21st, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 180422-E, dated November 21st, 1944, registering the property in the name of Henry James Blackburn. (Deed)
3. Duplicate of Transmission dated October 12th, 1944.
4. Duplicate of Deed dated October 12th, 1944, - Secretary of State to Henry James Blackburn.
5. Certificate of Indefeasible Title number 180422-E, dated December 27th, 1944, covering the above property in the name of Henry James Blackburn.

D. A. Crumer

DAG:MH
Atch.

L4179 & 13086

February 2, 1945.

Mr. Henry J. Blackburn,
76 Newton Street,
Steveston, B. C.

Dear Sir:

Re: Catalogue No. 836
76 Newton Street
Steveston, B. C.
667/5/10/BWB/B76/242

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

Adjustments as of August 1, 1944 have been calculated as shown on the enclosed sheet and a balance of \$113.30 is charged to you.

Please call at this office at your earliest convenience and let us have at that time your cheque for \$113.30 upon receipt of which title and insurance policy will be handed to you immediately.

Yours truly,

George Peters,
Administration Department.

GP:MA
Enc.

Catalogue No. 836
Files Nos. 13086 & 14179
76 Houston Street, Stevenson
6 & 7/5/10/83R/RTR/249

February 1, 1945.

HENRY JAMES BLACKBURN
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at August 1, 1944)

	DEBIT	CREDIT
Purchase price	\$3,050.00	
Cheques received		\$3,050.00
Registration fees on deed - \$3,050.00	10.60	
Insurance premium - 89.3% x \$49.75	44.43	
Purchaser's proportion of 1944 taxes - 123/365 x \$83.89	28.27	
Rent owing - June - July - 2 mos. @ \$15.00	30.00	
Balance owing by purchaser		113.30
	<u>\$3,163.30</u>	<u>\$3,163.30</u>

BALANCE OWING BY PURCHASER \$113.30

14179 & 13086

April 12th, 1945,

Mr. Henry J. Blackburn,
76 Moncton Street,
Steveston, B.C.

Dear Sir:-

Re:- Catalogue No. 836,
76 Moncton Street,
Steveston, B.C.
6 & 7/5/10/338/RTB/219

We wrote to you on February 2nd sending a sheet
of adjustments on the above property on which a balance of \$113.50 is
charged to you.

If it is not convenient for you to call at this
office we are enclosing control receipt for your signature, also
chattel release.

Would you kindly sign these documents and return
them to us with your cheque for the above amount immediately.

Yours truly,

GP/DD.
Enc. 2.

George Peters,
Administration Department.

MEMORANDUM

File No. 14179

April 16th, 1945.

TO: G. H. Harris

FROM: R. B. Mackenzie

RE: Yutaka WAKITA

Enclosed is a copy of Schedule "A" extracted from the lease from the above to H. J. Blackburn. You will note that the four items ticked were sold at the last auction.

Copies of Clauses No. 14 and 15 extracted from the lease are also enclosed. You will note that the amount of \$631.39, the value of stock in trade, which has been transferred to Blackburn, will be due and payable at the termination of the lease on May 22nd, 1945.

REM:LBN

Enclosures.

File Nos. 13086 & 14179

MEMORANDUM

To: Mr. Green
From: Mr. Wilson

April 27, 1945

Re: 76 Moncton Street.

The WAKITA store has been sold to H. J. Blackburn and under the lease which expires May 22, 1945 there are certain chattels.

Blackburn has bought the stock-in-trade from WAKITA under the terms of the lease and is now desirous of purchasing the store fixtures. Would you be kind enough to have these articles appraised.

ODR/GH

File Nos. 13086 & 14179

MEMORANDUM

To: Mr. K. W. Wright
From: Mr. G. D. Wilson

April 27, 1945

Re: 76 Moncton Street,
Steveston, B. C.
6 & 7/5/10/238/RTW/249.

In connection with the lease between Hajime WAKITA & Yutaka WAKITA and H. J. Blackburn, Mr. Blackburn covenants and agrees to deliver to the store operator a stock of merchandise similar to that now transferred to the Lessee and to a valuation of \$631.39 based upon the wholesale price at that time.

As the building has been sold and there is no prospect of WAKITA re-entering business upon these premises, Mr. Blackburn has made an offer to pay \$631.39 cash by May 31, 1945.

Will you kindly confirm that this meets with the approval of the Custodian.

GDW/GH

13086 & 14179

April 27, 1945

Mr. H. J. Blackburn,
76 Moncton Street,
Steveston, B. C.

Dear Sir:

We beg to confirm our conversation in regard to the Agreement dated May 22, 1942 entered into between you and Hajime WAKITA and Yutaka WAKITA and Jitsue WAKITA, and under Clause 16 it will be satisfactory for you to pay to the Custodian the sum of \$631.39 by May 31, 1945.

In regard to the store fixtures, we are having these appraised and will take the matter up with you later.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

14275, 13086 & 14179

May 4, 1945

Mrs. Jitsue NISHI,
Reg. No. 04473,
Revelstoke, B. C.

Dear Madam:

In connection with the Agreement made
May 22, 1942 between yourself as store operator
and H. J. Blackburn, this Agreement expires on
May 22, 1945.

Clause 16 of this Agreement is as follows:-

"Upon the termination of the term hereby demised as
hereinbefore set forth, the Lessee covenants and
agrees to deliver up possession of the store pre-
mises and dwelling quarters to the Store Operator,
together with the store fixtures and equipment and
the furniture and furnishings of the said living
quarters as set forth in the said Schedule "A", and
further covenants and agrees to replace or deliver
to the Store Operator a stock of merchandise similar
to that now transferred to the Lessee and to a
valuation of Six Hundred and Thirty-one Dollars and
Thirty-nine Cents (\$631.39) based upon the wholesale
price at that time."

We have taken up with Mr. Blackburn the matter
of obtaining from him the sum of \$631.39 and have received
the following reply:-

"In regards to the stock left in store by Wakitas, I
would be willing to pay \$366.00 to the Custodian but
I can't see as it is fair to make me pay the price
they say as the stock left in the store was all old
and they charged me retail price. If you would like to
see the list, I have it and a lot of the things they

(Over)

MEMORANDUM

File Nos. 14179
13086

May 30th, 1945.

TO: Mr. E. W. Wright
FROM: Mr. R. D. Mackenzie

RE: Yutaka WAKITA
Hajime WAKITA

With reference to the milling machine and motor appearing on Schedule "A" of the Indenture, dated May 22nd, 1942, found on these files, this has been appraised by Thompson and Co. at \$100.00. Mr. Blackburn, the tenant, and now the owner of 76 Houston Street, formerly owned by the above, will not pay more than \$50.00 for this rice mill.

As it is not feasible to remove this cumbersome article to our auction room, would you kindly prepare a short advertisement, so that tenders may be called for. Mr. Harris will be available to show the mill to those interested where it is on display at 76 Houston Street.

REW:LEM

2a-1
Legal Department

509 Royal Bank Bldg.,
Vancouver, B. C.
June 1st, 1945

Messrs. J. J. Gibbons Limited,
Province Building,
Vancouver, B. C.

Attention: Mr. Crawford

Dear Sirs:

We attach hereto copy of advertisement offering Rice
Milling Machine and Motor for sale by tender, which you will kindly
insert in the following papers:

The Vancouver Sun
The Weekly Columbian

Monday, June 4th, 1945
Monday, June 4th, 1945

We will be pleased to receive five (5) copies of this
advertisement for our files.

Yours truly,

K. F. WRIGHT
COUNSEL TO THE CUSTODIAN

KFW/JF
Attach.

THE UNITED STATES OF AMERICA

THE BUREAU OF THE TREASURY

The Secretary of State of Canada acting in his capacity as Custodian, pursuant to the provisions of the Revised Regulations Regarding Trading with the Enemy (1943), hereby offers for sale by public tender such interests as are listed in his in the following:

1. 5 1/2% Electric Motor and Rice Mill

Tenders for the purchase of this asset will be received subject to the following terms and conditions:

1. A certified check payable to The Secretary of State as Custodian for the amount (20%) of the amount offered must accompany each tender.
2. Each tender must be in a separate sealed envelope addressed to "The Custodian, The Royal Bank Building, 675 West Hastings Street, Vancouver, B. C." and each envelope must be marked "Tender for Rice Milling Machine and Motor".
3. The asset is offered for sale without any warranty whatsoever by the Custodian as to condition or state of repair of such asset.

Shipping in respect of accepted bids will be returned in due course.

Neither the highest nor any tender will necessarily be accepted.

Arrangements to inspect the rice milling machine and motor will be made on application to Mr. Service, Office of the Custodian, Vancouver, B. C., any day up to and from the 22nd day of June, 1945.

Tenders will be received by the undersigned up to noon, Daylight Saving Time, on the 22nd day of June, 1945.

SIGNED at VANCOUVER, BRITISH COLUMBIA, this 4th day of June, 1945.

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

14095/13086/14179

June 4th, 1945.

Mr. H.J. Blackburn,
76 Mountain Street,
Steveston, B.C.

Dear Sir:-

In connection with the agreement made May 22nd, 1942, between you and Mrs. Jitsue NISHI, nee IWATA, we have written her stating that you would be willing to pay \$346.00 in settlement of the amount due for the stock-in trade.

We have written Mrs. NISHI twice, submitting your offer but she has not favoured us with a reply. Under these circumstances we have no other course but to ask you to pay us the sum of \$631.39, as called for in the Agreement.

Yours truly,

G.D. Wilson,
Administration Department.

GDM/DD.

13086 & 14179

June 8, 1945.

Messrs. Ceperley, Hounsefell & Co.,
846 West Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 836
76 Moncton Street
627/5/10/B3E/R/E/249

In reply to your letter of May 3rd with reference to
insurance on the above property.

Liverpool & London & Globe	#126005
"	"
"	"
Phoenix	#182262

This property has been sold to H. J. Blackburn, of the
same address, and we would suggest that you get in touch with the
gentleman with reference to renewals.

Yours truly,

George Peters,
Administration Department.

GP:EB

File
14092/13086/14179

June 9, 1945.

Mr. E. J. Blackburn,
76 Mountain Street,
Stevenson, D.C.

Dear Sir:

In connection with the agreement made May 22nd, 1942, between you and Mrs. Jitane NISSEI, nee IRATA, we have written her stating that you would be willing to pay \$366.00 in settlement of the amount due for the stock-in trade.

We have written Mrs. NISSEI twice, submitting your offer but she has not favoured us with a reply. Under these circumstances we have no other course but to ask you to pay us the sum of \$631.39, as called for in the Agreement.

Yours truly,

E. E. Dusenbury,
Administration Department.

BRD:AS

13066 & 14179

June 12, 1945.

Mr. Hajime SASAKI,
Registration No. 13066,
P. O. Box 439,
Newark, N. J.

Dear Sir:

Re: Catalogue No. 636
76 Madison Street
6.7/100/100/100/100

Please be informed that the above property has been sold as of August 1st, 1944, for the sum of \$3,000.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

Rents, less expenses, up to the mentioned date, have been credited to the joint account of you and Miss Takako SASAKI, N.Y., and adjustments of unearned taxes and any insurance premiums have also been credited to you.

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

Yours truly,

George Peters,
Administration Department.

GP:ED
Enc.

cc to R. C. Security Commission
cc to Miss Takako SASAKI

STATEMENT RE SALE OF:

Catalogue No: 836

Street Address: 76 Moncton St.
Steveston, B.C.

Legal Description:

6,7/5/10/3/7/249

Name: WAKITA, Hojime
" Yutaka

File No:

13086-14179

Reg. #15866 under 16.

Date of Sale and Adjustments August 1st, 1944

Sale Price

\$3050.00

~~REPRESENTATIVE AGENTS COMMISSION~~

\$

Charge for Valuation

10.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

2.50

~~ENCUMBRANCES:~~

~~Unpaid Vendor~~

~~Mortgage~~

~~REVENUE OF TAXES~~

~~Other charges~~

Adjustments:

Fire Insurance

44.43

Taxes

28.27

~~Water~~

16.50

\$3122.70

Net Proceeds credited to your account
as of August 1st, 1944

3106.20

May 23rd, 1945

Date:.....

Mr. George Peters

Compiled by:.....

MEMORANDUM

File Nos.: 14179
13086

June 25th, 1945.

To: Mr. Harris

From: Mr. Mackenzie

Re: Yutaka WAKITA
Hajime WAKITA

Rice Milling Machine and Motor for sale by tender

This is to advise that no tenders were received in response to our advertisement offering the above noted rice milling machine and motor for sale by tender. Tenders closed at noon, Saturday last.

Will you kindly contact the owner of 76 Moncton Street, Mr. Blackburn, with a view to having Mr. Blackburn increase his offer of \$50.00 to \$75.00?

RHM:IM

14179

Nos. 14179 & 11395

June 25th, 1945

MEMORANDUM

TO: MR. R. B. MACKEDIE
FROM: MR. E. W. WRIGHT
RE: Yutaka WAKITA & Hajime WAKITA, and
Rice Milling Machine and Motor for
Sale by Tender

Further to our memorandum of the 1st instant, this is to advise that no tenders were received in response to our advertisement offering the above noted Rice Milling Machine and Motor for Sale by Tender. Tenders closed at Noon, Saturday last.

Will you kindly request our Mr. Harris to contact the tenant-owner, of 76 Moncton Street, Mr. Blackburn, with a view to having Mr. Blackburn increase his offer of \$50.00 to \$75.00.

KWW/JY

E. W. WRIGHT

13886 & 14179

March 6th, 1947.

Mr. Hajime and Miss Yutaka WAKITA,
Registration No. 15866 and H/R,
Revelstoke, B.C.

Dear Sir and Madam:

As requested in Sajiro Wakita's letter
of January 25th, we are enclosing herewith an up-to-date
statement of your account.

Yours truly,

George Peters,
Office of the Custodian.

GP/ic

Encl. - statement of account.

Hajime & Yutaka Iwakita

Plus Nos. 13086 & 14179
Reg. Nos. 15855 & 17192

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 December 28	Proceeds Car Sale		\$ 242.79	
1943 May 20	Land Registry Office - Certificate of Endorsement	2.00		
August 18	Fire Insurance premium	64.67		
September 13	Water rates collected from tenant		27.00	
October 6	Water rates paid	27.00		
November 3	Repairs	25.00		
	Taxes	82.16		
	Rents collected		120.00	
1944 June 12	Fire Insurance premium	14.92		
	" "	49.75		
	Balance 1943 taxes	.89		
	Water rates	12.00		
	1944 taxes	83.89		
August 1	Rents to date		90.00	
	Sale of Property		3,050.00	
	Valuation	10.00		
	Advertising	4.00		
	Land Registry Office Transmission Fee	2.50		
	Fire Insurance adjustments		44.43	
	Taxes - adjustments		28.27	
1945 July 4	Sale of store equipment		115.50	
		\$ 378.76	\$3,717.99	

CR \$ 3,339.21

Accounting Department
January 13th, 1948

File No. 14095
Reg. No. 04673

Jitsue (Hira. Hironu) NISHI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1945 May 18	Proceeds Auction Sale		\$ 175.92	
June 30	Proceeds sale of rice mill and motor Advertising rice mill and motor	15.40	47.50	
Aug 26	Proceeds Auction Sale		90.59	
October 26	Proceeds Auction Sale		.36	
		<u>15.40</u>	<u>314.37</u>	

CIA \$ 298.97

Accounting Department
January 13th, 1948