

Yokohama Specie Bank. --- Mr. Robinson, liquidator, the
Had only one real estate --- Yokohama Specie Bank and the
or line of credit loan, --- Sumitomo Bank, L.A. State
that to the Buddhist temple --- Banding Dept.
at E. First and L.A. Avenue.
Other loans consisted of
loans against Certificates of
Deposits with the Head Office
in Japan. Japanese who held these
C.D.'s have been very good about paying up
their loans eventhough they can't collect
their C.D.'s.

On the loan to the Buddhist Temple the
liquidators expect to take a large loss.

MISC.

Y. Shimada museum in

J. W. Powell: "The Community - and the management
Typed memo. ^{Poston} May 1 1944 1944-1946

p. 11. "The rate at which Poston Families have been eating into their liquid resources is indicated by the fact that the money spent in local canteens, plus that sent out in money orders, equaled ~~about~~ just about twice the project cash allowances paid by the WRA, for the first year and a half of the center history. The recent fall in the amount of money may indicate the rate at which family resources are being exhausted. The whole figure indicates fairly precisely the extent to which the relief allowance

feel short of minimum demands of health
decency, a comfort.

The waste in potential productive effort
is great. But worse is the permanent atrophy
of productive confidence and productive skill
for which our policies are responsible.

p. 17 Relocation into California will have
ample support among the evacuees, but their
actual replacement in areas where they no
longer have land, leases, or implements will not
take place automatically.

J. W. Powell

p. 32

"Even if the dream of a return to California were to become reality within wartime, we should be shocked to find how many would resist eviction and "revacuation" into areas where they no longer have land, money, equipment, or hope of friendly support."

~~Cars purchased from evacuees by WRA.~~

1941 Ford from Sakuma, M.

1941 Plymouth from Tagaki, S.

1941 Chevrolet from Kameshege, I.

1941 Ford Sedan from Furkawa, T. W.

1-ton Ford Truck from Masunaga, Harry

Hoshino, Hisa

(S)

Memo. Feb 4 1944

Browne to Charles F. Ernst Project Director
Central Utah

"Through our experience in other cases, we have found that both through banks and building and loan associations, no matter how good the security, there is a decided tendency to refuse to make loans in this district to people of Japanese descent.

Koeppen, Hans
Emeryville, Calif.

This German alien approached our Oakland representative March 13, 1942, stating that he desired to dispose of a bungalow in which he was living. Evacuation was anticipated and he felt it necessary to get his affairs in order. The property had been purchased in November, 1941 for \$3,000.00, against which one of the local banks held a mortgage for \$1,300.00 and the bulk of the balance had been supplied by means of personal loans from other members of the family. Our representative suggested that in the course of such sale, the holders of the mortgage should be apprised of the situation. A few days later subject returned to our office, stating that he had given an exclusive sales contract to sell for \$2,500.00 to one L.B. Frederick, and that he now wished to cancel such agreement. Our representative, well versed in real estate affairs in the Bay area, called upon Frederick, who stated that he

had sold the property for \$3,250.00, of which \$300.00 was in cash, and the balance, a cottage located on a lake in the northern part of the state, which would have to be sold. Frederick further stated that the contract could not be broken, and he refused to make any concessions. In the meantime Koeppen had already contacted an attorney, David Oliphant, who stated that in his opinion the contract was poorly drawn and therefore nullified. Our representative then learned the name of the purchaser, Mrs. Daly, and called upon her, eliciting the information that there was no lake cottage involved, but that she had paid \$400.00 cash, the balance payable at the rate of \$60.00 per month. Our representative then contacted Frederick again, stating that in his opinion the contract was of no value due to its faulty construction and lack of proper signatures, and furthermore, that the commission received was exorbitant. In the meantime, he made an independent appraisal of the home and secured three additional appraisals, all pointing towards an average worth of approximately \$3,000.00. Later on the same day, a conference was called, attended by Frederick, Oliphant, Mr. Koeppen and our re-

Hans Koeppen, contd.

presentative. When faced with the facts, Frederick agreed to withdraw entirely from the transaction and allow a direct sale from Koeppen to Daly. A final sales price, \$3,150.00 was established and in view of the fact that Frederick had found this buyer he was given a normal commission of \$150.00.

Tagawa, James

Letter from Barton & Sloan WRA EPD Los Angeles to
Mr. E. Price Steiding Relocation Officer in Charge, Room 5305,
350 Fifth Ave. New York N.Y. July 11, 1944

"Many evacuees have disposed of investments in real estate in view of the existing favorable market conditions. Some sales have been very beneficial to the evacuees, although the prices obtained in other cases were due to speedy action and the distressed condition of evacuees. These factors quite often determine the advisability of sales^H which are not always discernible at the time the case arrives at this office for handling...

Mr. Tagawa may not have indicated the fact to you, but his property is located in an area ~~almost occupied~~ occupied

largely by colored folks. We have had a great influx of colored population and quite naturally housing in areas formerly sparsely occupied by colored people have now reached an acute point, and as a result values have in many cases been out of line with reasonable expectations. It would not surprise us greatly, should conditions continue, to learn that Mr. Tagewa property would sell for \$5,000 or better, although the price obtained might not be for all cash.

Takahashi, Tsuni

SIDE INFORMATION

Letter from Derr, Stevenson & Cooper to WRA dated November 16
1943 re-Campbell-Kinoshita Loan

Under the California law the running of the statute of limitations
is suspended during the ~~expired~~ period that the debtors are
absent from the state .

We would like to ascertain whether ~~all~~ all the Kinoshitas
namely, Tsunyo, Miyō, Tarow, and Korejira have been absent from the
California during the period that the people of Japanese blood
have been barred. If they have been absent from the state during
that period, and are still absent, it will not be necessary
to bring an action on the Campbell notes at the present time.

If, however, any of the Kinoshitas are located in camps in this
state we would like to be advised immediately. Will you
kindly inform us without delay regarding the whereabouts of the
Kinoshitas as shown by your records.

SACRAMENTO

Eto, Warren
Sacramento, Calif.

This case involved a marketing problem. Mr. Eto conducted a produce market handling strawberries and grapes only, but shortly after the publicity of the Japanese evacuation, he was refused a State "Dealers' License" to continue in business.

The Board gave as its excuse for refusal the fact that this Japanese was being evacuated and would therefore be unable to continue in business. Our representative telephoned the Department of Agriculture and made arrangements for an immediate special hearing in an effort to get this permit granted.

Several talks were subsequently held with the State Permit Dept. but little progress seemed to be made. However, upon hearing the case the Permit Department, after talking with our representative, did grant a license to Mr. Eto to continue business up until the time of his actual evacuation. This enabled Mr. Eto to dispose of his remaining

equipment and also permitted him to make enough money to pay off some of his own creditors.

SACRAMENTO

Fotill Products Company

Stockton, Sacramento, Lodi, etc. Calif.

This company for many years, did a substantial canning business in the Sacramento Valley, particularly tomatoes. Normal procedure involves a contract with each grower based on an agreement to pay so much per ton minimum together with bonuses for improved market conditions if such occur.

Our Sacramento office was approached by growers from Walnut Grove, Lodi, and other points at various times in early April, stating that certain verbal agreements, particularly as to the bonus arrangement, had not been lived up to by this corporation. Subsequently, our Stockton office had similar complaints, and we referred these to Sacramento in order that the problem might be handled as a group proposition. Our Sacramento representative made detailed reports of each case and took them up with the Bureau of State Market Enforcement, who agreed

that the claims were justified and joined us in writing letters to the canning company, outlining the case and informing them of our attitude. A meeting was called between a representative of the Flotill Company, several of the growers, a man from the Bureau of Market Enforcement and our representative, on April 16, 1942. Shortly thereafter we were informed by letter from each of the claimants that the full amount owing had been paid voluntarily by the Flotill Company.

Ishino, Louis K.
Clarksburg, Calif.

This evacuee approached our Sacramento office Mar. 30, 1942, stating that a dispute involving farm property had arisen. It appears that he was a sub-lessee jointly with Mrs. Dell Kercheval of certain farm property in that area planted to asparagus. These people, operating as partners, had entered into a canning contract covering the crop shipments for the years 1940-1942, inclusive. Dispute centered around the shipment of asparagus by Kercheval below the market without Ishino's consent. Both parties were represented by counsel who submitted briefs to our representative of their views of the case.

Conversations were held in our office between the partners and an agreement was reached whereby all funds were placed in a specified bank under the name of Mrs. Kercheval. These funds, representing gross receipts, were to be disbursed by Mrs. Kercheval on all bills properly chargeable to both parties and the balance distributed

equally.

Subsequent interviews indicated that Ishino felt that he was being abused under this agreement by virtue of unnecessary expenses incurred by Mrs. Kercheval. The ranch in question, located in Solano County, was now unapproachable by Ishino in view of evacuation having transpired in that locale. Ishino further had paid a year's rent in advance and had not been reimbursed for his share of last year's crop proceeds nor his labor during that period.

On May 5, 1942 his attorney, Anthony Kennedy, set forth in a memorandum the pertinent factors on which this complaint was based. Additionally, Mrs. Kercheval had arranged for the purchase from Ishino of certain equipment owned by him to be used in the operation of the property and no settlement had been made against this purchase.

In answer to Mrs. Kercheval's attorney, Henry M. Bedeau emphatically stated that Ishino's position was unfair and improperly presented. A considerable part of the basic agreement hinged on price obtained for some of the asparagus involved and at this juncture it appeared no further compromise could be effected. Legal recourse, regardless of how dilatory, appeared to be the only solution.

Ishino, Louis K. continued

However, our representative, who is thoroughly familiar with farm problems in that area, explored aggressively with the Farm Security Administration representative all phases of the problem. Due to the evident self-interest of both parties and the loose provisions of the original contract, many controversies were encountered. On May 15, 1942 a complete settlement, without court proceedings, was effected. Mrs. Kercheval handed Ishino a check for \$4,771.00 in payment of the equipment aforementioned; rental claims were compromised by payment of an additional \$2,000.00 and his claim against crop proceeds was settled for an additional \$4,007.00. An agreement was executed by Ishino and Mrs. Kercheval and witnessed by our representative, copy of which is in our possession. Both parties expressed complete satisfaction with the outcome.

Ito, Toyoko,
Fresno, Calif.

The above subject approached our Fresno office April 17, 1942 stating repossession was threatened on a Chevrolet Coupe which he was purchasing. A complete schedule of the contract was produced and no delinquency was apparent. The G.M.A.C. through which financing had taken place, refused to accept additional payments in accordance with the contract, and had stated earlier they would not even accept the full balance due. The Federal Reserve Bank of San Francisco representative immediately called upon the G.M.A.C. agent in that territory and asked for an explanation of such attitude.

It developed that the company would accept payment in full, but they felt evacuation weakened the contract, and in view of doubtful earnings power of these people, they were making an intensive drive to repossess equipment or acquire the full balance due. Our opinion and position in this matter were explained to them in detail, and

after considerable discussion during which it was necessary for the head office of this bank to intervene with their Pacific Coast Head Office, arrangements were made for a normal program involving no hardship on evacuees.

Hirose, Henri

Jerome

Property Foreclosed on evacuee. Willing to accept \$3,000 for property but principal balance, interest and taxes & pump amounted to over \$3,150. Evacuee refused \$100 for his equity 18 months ago. Case # 9. WRA-Sac. May Memo May 30 '44.

SACRAMENTO

Kimura, Yoshiko

Tule Lake

All information requested by evacuee was sent to the project. The evacuee does not wish to sell the property until next fall. Case closed at project. Case #283. WRA-Sac. April Memo. April 29 '44.

SACRAMENTO

Kitada, Shizuko and Frank T.
Sacramento, Calif.

These American citizens owned approximately 20 acres (planted in grapes and strawberries) on which they gave a power of attorney to certain real estate dealers, Artz and Cook, prematurely. It appears that a member of this firm approached them when publicity announcing evacuation was first released and made certain representations that such action was absolutely essential. They approached our representative at Sacramento on April 1, 1942, saying that they did not wish to convey this power of attorney and that the holder of the Deed of Trust (instalment mortgage) was not satisfied with such arrangement and would we, therefore, arrange to cancel same. That afternoon our representative contacted the principal member of this realty firm, who immediately came to our office and denied obtaining such power under duress. After a short and reasonably amicable discussion he gave us a signed

letter stating the full facts surrounding the acquisition of this power and agreed to cancel same. This was done and a satisfactory transfer was effected through the F.S.A. representative in Sacramento of the U.S.E.S. office.

Kodai, Kanzo,
Vacaville, Calif.

This evacuee approached our Sacramento representative on April 30, 1942, stating his present employer refused to pay the back wages due him. Exploration evolved the fact that there were many similar cases in the Vacaville area, most of whom were employees of this same rancher. Our representative then called upon the State Labor Commission who despatched a deputy to the area to investigate the problem. This deputy returned and reported to our office that he had uncovered a total of twelve cases in which various back sums were owing to employees. The Labor Commission has now taken an official position in this matter and is protecting the interests of all those affected, most of them having since been evacuated.

SACRAMENTO

Miyasaki, Hanzo
Selma, Calif.

This evacuee approached our Stockton office April 10, 1942, stating that he had purchased a refrigerator on instalment contract through the C.I.T. Corporation. A representative from this finance company had visited him the previous day and demanded payment in full on the contract, stating that they would repossess at the end of 48 hours if such payment were not made, although Miyasaki had maintained payments promptly. The original cost of the article was approximately \$235.00 and the balance was roughly \$80.00.

Our representative immediately contacted this corporation, was told that in view of evacuation these people were making a general policy of such calls. Our representative told them that he felt this position was improper and distinctly unfair; whereupon he was referred by the agent to their head office. Our field representative contacted the head office of this bank which got in

touch with the Coast Manager for the finance company and stated that such policies as they contemplated must be altered to conform with the general program. A lengthy discussion was held, eventually resulting in a directive by the finance company to its field agents, retracting earlier instructions along this line. Full cooperation was subsequently enjoyed.

SACRAMENTO

Sasaki, Masako

Tule Lake

Purchaser of property deposited principal payment plus interest with the Bank of America at Marysville. Evacuee has no need for further anxiety. Case#279. WRA-Sac. April Memo. April 29 1944

Sumitomo Bank of California, Sacramento
Sacramento, Calif.

This institution has been operating under a conservator since December 1941. All bank accounts were frozen and as a result many Japanese were extremely hardpressed to carry on their affairs in the normal manner. Arrangements were made with the Manager to expedite every case that came to our attention by means of this program; two other local banks agreed to accept an assignment of claims when properly authenticated against accounts in this institution. The mechanical process was so simplified that literally hundreds of cases were handled in this manner. Loans and credits were established up to 50 percent of the full deposit resting in the Sumitomo Bank. The two institutions which cooperated will in many instances wait a considerable length of time before being reimbursed.

Perkins,
California

This small community was the site of a Civil Control Station for the processing of Japanese immediately before their evacuation. It became evident that many of these people were carrying large sums of money and banking facilities were necessary. Due to the fact that evacuation had already taken place in Sacramento most of them were unable to deposit such funds. Our representative contacted two banks and convinced them that some immediate service was necessary. The same afternoon temporary facilities were installed by both banks at the Control Station, allowing these people to deposit funds, purchase traveler's checks, open new accounts and arrange for future banking by mail.

Walnut Grove, Town of (Unincorporated)
California

This community is predominantly Japanese in population, they having established it many years ago. The background is unique, however, as the land is leased almost entirely from an institution known as the Bank of Alex Brown. The improvements, including stores, lights, homes, etc., have been installed by the Japanese, as the lease has always been renewable, and has many years to run. However, a very serious problem arose at the time of evacuation because of the complexity in disposing of an entire integrated community. Our Sacramento representatives held many conferences, beginning in early April, with the Japanese and additionally, the Caucasian landowners affected. The landowners were understandably reluctant to assume full responsibility for operation and disposition of this property, and therefore the situation was pending over a considerable period of time.

On May 25, 1942 three representatives from our Sacramento

office visited this area and after exploration of the case, called a meeting of all Japanese. It appeared that roughly one half of the property owners had made arrangements to delegate a power of attorney to the Bank of Alex Brown, whereas the balance had not taken any action. Our representative addressed this meeting, explained the necessity for immediate action, made predictions as to the outcome if such action were not taken, and strongly outlined the need for unanimity amongst the Japanese leaders. Other important landowners such as the Ostrom and Dye families, gave their full assistance to the program. Our representative, in conjunction with these people, announced detailed plans involving the establishment of a complete civic government, furnishing police, fire sanitary and other necessary services. Costs for maintenance of such protection were to be deducted from income accruing to their respective properties, and a complete schedule was prepared. The Bank of Alex Brown is charged with the final responsibility and has been delegated authority in carrying out this program. On May 27th our representatives reported to us a 100 percent sign-up on this plan, and our files contain letters to that effect, together with a copy of the contract and all signatures.

Uchiba, Ushibo
Fresno, Calif.

This Japanese alien, age 54, had been an employee of the Singer Sewing Machine Company for the past 20 years, resigning in December, 1941, at their request. With a family of five to support he soon became destitute and approached our office in Fresno the latter part of March, 1942. It appeared that he had certain funds on deposit with the company amounting to \$487.00 which could not be withdrawn under their rules for a period of six months. He requested our help in obtaining a release of these funds. Our representative contacted the local manager of the Singer Sewing Machine Company, and within 48 hours they advised that a special release had been obtained under a program of monthly payments amounting to \$90.00 each, and the first had already been mailed.

Yasutake, Yutaka

SACRAMENTO

Tule Lake

Property being foreclosed. Evacuee notified several times and we attempted to sell at evacuee's request. Presented to Sacto. Realty Board could not get bid high enough to cover amount of indebtedness. Case #209. WRA-Sac. May Memo. May 30 '44.

SACRAMENTO

Yonehiro, Sabura

Granada

~~REXXXXXXXX~~ Mr. Paul Fischer unable to obtain quit claim deed from evacuee. Evacuee requested that the foreclosure proceedings continue. Case # 331. WRA-Sac. May Memo. May 30 '44.

SEATTLE

L.A.

Fujii, Amy
Los Angeles, Calif.

This party was purchasing household furniture on the instalment payment plan from Barker Brothers, a large home furnishing store in Los Angeles. The original cost was \$1,200.00 which had been reduced to \$550.00 by monthly payments of \$36.00. The Japanese desired to take the mattress and blankets and cooking utensils to the Assembly Center upon evacuation and agreed to return the rest of the merchandise.

Upon our advice, Barker Brothers was contacted for the purpose of obtaining an adjustment and we subsequently talked with a Mr. Ash of the Credit Department of that company who informed us that, while a loss was involved for the store, he was permitting the Japanese to take the mattress and blankets and cooking utensils, which was satisfactory to both parties.

This family was also operating a cleaning establishment and owned a 1938 Pontiac Coupe on which \$200.00 had been

borrowed, the remaining balance being \$80.00, payable at \$20.00 per month. We advised contact with the lien holder before removing the automobile as the family intended and had attempted to dispose of the cleaning business. We obtained a listing of both the automobile and the cleaning business for the attention of our Property Department and subsequently received a letter from Mrs. Fujii after the family had been evacuated, informing us that the automobile and cleaning establishment had been disposed of to their entire satisfaction.

Hatago, George
Saugus, Calif.

This party borrowed \$300.00 from Osage Produce Company on or about February 1 of this year to transplant dry onions, with the understanding that the amount would be repaid when the crop was harvested. However, Mr. Hatago, fearing that he would be evacuated before harvest, sold his interest in the crop for \$500.00. The Osage Produce Company threatened to attach the equipment unless he immediately paid the \$300.00 debt. A representative of this office telephoned to the Osage Produce Company and after explaining the situation to them, obtained their agreement to withhold action for a period of two weeks which would give Mr. Hatago sufficient time to sell his equipment and liquidate his account with them.

Hirami, Kenneth
Bellflower, Calif.

This party was farming 48 acres which are leased from the Union Development Company in Los Angeles. Leases provided for instalment payments and lessee was delinquent for several months' rental and informed us that he would be unable to pay the delinquencies inasmuch as the landlord wanted him to pay the instalment not due until June 1, 1942. The Japanese felt that he was being treated unfairly.

Upon suggestion of our counsel, we contacted the representative of the Union Development Company, who subsequently came to this office with the lessee for discussion. Arbitration resulted in an agreement which was satisfactory to all concerned, the main issue being consent of the lessor to sub-lease on a pro-rata settlement. The landlord promised his full cooperation and indicated that he would ~~not~~ arrange a new lease within a week.

Upon subsequently writing to the Japanese to determine

whether the matter had been concluded, we received his letter dated April 17, 1942, indicating that the services of this department had been of assistance and greatly appreciated.

Hori, Sangoro,
Tarzana, Calif.

This Japanese had been arrested for violation of regulations applicable to Japanese in that he had travelled without a permit between his home in Tarzana and the market where he was in the habit of distributing flowers. Subsequently while Mr. Hori was on his way to the local Federal Building, presumably in connection with his previous arrest, he was again arrested on the same charge and arraigned on these charges before the local United States Court at 11 o'clock on April 27, 1942.

The Japanese was located in an area which was subject to controlled evacuation on April 28, 1942. Our counsel attended the court hearing and acted as friend of the court explaining the objectives of the Evacuee Property Department with relation to the orderly disposition of property interests of the evacuees and pointed out also that it is of interest to governmental authorities that growing crops be marketed in an orderly manner insofar as practicable

and indicated that Mr. Hori might have been given a permit to travel for the purpose of marketing his crops. The court also was informed that Mr. Hori was subject to an Exclusion Order which would be effective the following day.

In the discussion which followed, it appeared that Mr. Hori was also charged with a violation of the curfew regulation to which he pleaded guilty. Inasmuch as he neither speaks nor understands English the session was conducted through an interpreter.

At the conclusion of his examination and on the strength of the explanation offered by our counsel, the judge ordered the bond released and Mr. Hori released from custody on condition that he report to his Control Station and permit himself to be evacuated the following day.

Iwata, Jack M.
Manzanar, Calif.

On December 20, 1941 Jack M. Iwata sold the equity in his 1941 Buick to John Winniman, dealer, 2438 West Pico Street Los Angeles, and received check of \$240.10 on which Winniman stopped payment because he claimed to the Japanese he did not want to pay out his money until the title to the car cleared with the Motor Vehicle Department. Iwata tried to, on many occasions, collect the money, without results, until he was evacuated on May 8, 1942, at which time he gave Power of Attorney to his friend, Henry T. Ushijima. Ushijima called on Mr. Winniman and tried to obtain the money even after Winniman had resold the car. Inasmuch as Ushijima's evacuation date was set for May 16, 1942 he solicited our help on May 14, 1942.

After a number of telephone calls to Mr. Winniman's office and home, which he seemed to ignore, we left word

for him to appear at our offices, 707 South Spring Street at 10:00 A.M. May 15, 1942, which he failed to do. However after stern warning, he called at our office at 4:30 P.M. May 15 with cash in the amount of \$240.10, which we turned over to Mr. Ushijima in time for him to meet his train for Manzanar where he now resides at Block 14, Building 1, Apartment 4.

Kosaka, J.M.
Santa Ana, Calif.

This young Japanese man owned a one and one-half ton Chevrolet truck which he had left in care of his parents and two brothers who resided at Santa Ana. Mr. Kosaka at that time was employed in Los Angeles. Some time previous to the current transaction, some member of the family other than Mr. Kosaka incurred some medical expense through the Orange County Medical Bureau. This account was placed in the hands of a collection agency which immediately instituted suit and attached the truck belonging to Mr. Kosaka, contending that he had promised to pay the debt of his parents. This Kosaka denied, contending that ~~he had promised to pay the~~ his brother may have done so, although the collection agency refused to recognize his stand and seized the truck. In addition to that action, the Orange County Medical Bureau then proceeded to purchase the outstanding obligation on the truck,

which was then held by G.M.A.C.; they also purchased the tire account held by a Santa Ana supplier.

Our field agent in Santa Ana in this particular case was instructed to negotiate with the collection agency in an endeavor to have the truck released so that it could be sold. Preliminary negotiations were not successful and, in order to safeguard the interests of the Japanese we instructed the collection agency representative not to dispose of the truck without having consulted this office. Our field agent at the same time prepared to issue an order designating the car as being special blocked property.

Without resorting to this extreme action we finally succeeded in negotiating the matter between the collection agency and Mr. Kosaka. As a result we did not issue the blocking order, and succeeded in obtaining what the Japanese considered to be an equitable settlement.

Pioda, Paul
Salinas, California

This Caucasian is the attorney for the Salinas Valley Building and Loan Association. Together with other principal members of this organization he approached our Salinas representative April 10, 1942 stating that they had a substantial number of Japanese accounts and wished our advice as they had been unable to secure the cooperation of these evacuees. Considerable discussion evolved the following general program:

An instrument was prepared for the debtors to sign if they wished, giving the Building and Loan Association the right to manage the property during evacuees' absence, with income to be applied against the loan and balance to be forwarded to the evacuees. All members of the Association stated their interest in carrying these loans for the duration if possible, although they of course had to protect themselves if circumstances forced such action.

Subsequently, a list of such arrangements was forwarded to our office together with the terms of the loan and payment schedules, which appear equitable.

Tanaka, Fred
Los Angeles, Calif.

Mr. Tanaka purchased a meat case from Refrigeration Discount Company, 811 West Seventh Street, Los Angeles. He was successful in selling all of his fixtures in his store with the exception of this meat case on which he still had a balance due of \$1,000.00. The Discount Company refused to release him and filed an attachment against the escrow in which there was deposited some \$1,500.00 as the proceeds of the sale of the other store fixtures. Mr. Larabee, our attorney, reported that the Discount Company was within its legal rights and nothing could be done. We called Mr. Pimerton of the Discount Company and after threat of the freezing order, settled this matter by having Mr. Tanaka pay the current monthly payment of \$56.00, consideration to be a full release of any further liability under the terms of the purchase contract.

Ukai, M., Ando, K., Hazama, A.
Los Angeles, Calif.

M. Ukai, a Japanese owner of one of three hotels on land owned by landlords Anshwer and Dworman, 5861 Locksley Los Angeles, complains that landlords would not permit assignment of hotel lease to prospective buyer of furniture. It appears that the other hotel owners were Japanese one a minor whose father was interned at Santa Fe, New Mexico, and the other Ando, a wealthy Japanese hotel owner who so disliked and hated the landlord that he was giving the furniture over to his American housekeeper, Mrs. Homeck however, each of these also had maturing leases in 1942.

Anshwer and Dworman desired to conclude the leases, and secure one master tenant for the three hotels; at least, that was the reason given for refusal. Mr. Ukai and Mr. Hazama had a Chinese, Harry Wong, interested in purchasing their two hotels and willing to pay \$1,800.00 in cash, providing new lease could be obtained from landlord.

Evacuation was pending.

The landlords, Anshwer and Dworman, were prevailed upon to call at our office together with the Chinese buyer, his interpreter and attorney, Mr. Ralston, and the three Japanese, Ukai, Hazama and Ando. The landlords desired to obtain a master tenant, the Chinese wanted only two hotels, and, while financially in a position to purchase, did not care to buy Ando's hotel. After several hours of discussion, Mr. Ando agreed to sell his place for \$1,000.00 and we obtained also \$1,800.00 in cash for Ukai and Hazama, all of which was released to the landlords and the case closed.