

2306

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: OIKAWA Naoto

HOME ADDRESS: 222 Clarke Drive, Vancouver, B.C.

REGISTRATION NUMBER 04760

SEX: M

AGE: 45

OCCUPATION: Boom-man.

(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: Alberta Lumber Co., 6th Ave., Vancouver, B. C.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Kaoru

File 11283. No claims 30 3/4 1/6 1/2

ADDRESS OF WIFE OR HUSBAND: 222 Clarke Drive, Vancouver, B. C.

NAMES OF ANY LIVING CHILDREN: Toshio (M) Shizuko (F) Shingo (M)

ADDRESS OF CHILDREN: 222 Clarke Drive, Vancouver, B. C.

AGE OF CHILDREN: 15, 13, 5 yrs.

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

1. LOCATION AND DESCRIPTION: Lot A/15 & 16/5, Bl. B, DL 182, 222 Clarke Drive, Vancouver, B. C.

2. BUILDINGS AND OTHER IMPROVEMENTS: On above property, one 2 storeyed 5 roomed dwelling house. 1 Wood-shed.

3. INSURANCE (Give particulars; state where policies are) None

4. TAXES (Amount and where payable) \$58.97 p.a. paid May 31st, 1941 at Vancouver City Hall.

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

None

6. OCCUPANCY AND LEASES (If vacant so state) None

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: At the Court House, Vancouver, B.C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

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

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
- At 222 Clarke Drive, Vancouver, B. C. :-Furniture and household effects
as per list attached.

*for memo
March 31/44
Shuttle me*

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) \$150.00 Terminal Lumber Co. ft. Commercial Drive, Vancouver, B. C.
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) None
8. BANK ACCOUNTS: None
9. LIFE INSURANCE: None
10. INTEREST IN ANY ESTATES OR TRUSTS: None
11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: _____

2. TRADE DEBTS: _____

REMARKS: _____

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 30th day of March, 1942.

(Signature)

M. OikawaW. J. H. H. H.
Witness

FOR DEPARTMENTAL USE _____

B

INFORMATION FROM R.C.M.P.

P.D. 16/1/43

Date June 18/43

Our File No. 2306

Full Name OIKAWA, Naoto
(Surname in Block Letters)

Registration No. 04760

^V
Male - Female
(check)

Age Nov.23/1896

Former Address 222 Clarke Drive, Vancouver, B.C.

Date Evacuated 31/3/42 (?)

Naturalized - Canadian-Born - ^VNational
(check)

Present Address

New Denver 123 Siskdale St. N. Hamilton Ont. 4/8/46
Tashme, B.C.

^V
Married - Single
(check)

nee
Name of Wife (KOIDE) Kaoru - 04761

Name of Husband - - - -

nee
Name of Mother (SATO), Mayo (Japan)

Name of Father Torajiro (Japan)

Names of Children under 16 Toshio (M) 28/12/26; Shizuko (F) 11/8/28;
Shingo (F) 7/1/37.

Requested by E.C.T.

Registered with Custodian Yes
(Yes or No)

Additional Information

Boom-man - Alberta Lumber Co., Vancouver, B.C.

53/175
144

Catalogue No. 43

File No. 2306

Japanese Name:

OIKAWA, Naoto

Reg. No. 04760

Civic Address:

222 Clarke Drive, Vancouver.

Legal Description:

Subdiv. "A" of Lots 15 & 16,
Blk. 5, Subdiv. "B", D.L. 182,
Gp. 1, N.W.D., Plans 1089 & 4157.

Classification:

Dwelling.

SOLD

Registered in the name of: Naoto OIKAWA
Clear Title.

SOLD to John Francis McCarron for \$1,200.00 Cash as at
November 4, 1944.

Title delivered to J. F. McCarron on Feb. 16/45.

1943
Feb. 27
1944
Mar. 31

Memo re Claims (Creditors - Nil)
Mr. Green's memo re chattels - Nil.

File No. 2306

-- SUMMARY --

August 30th, 1946

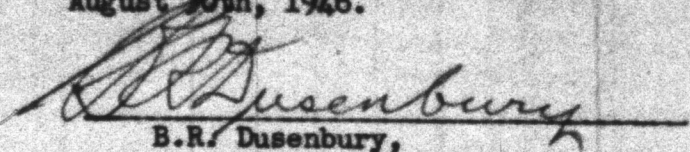
-- REAL ESTATE --

Reg. No. 04760

Catalogue No: 43
Japanese Name: Naoto OIKAWA,
Civic Address: 222 Clarke Drive, Vancouver, B.C.
Legal Description: Subdivision "A" of Lots 15 and 16, Block 5, Subdivision "B",
District Lot 182, Plans 1089 and 4157, Vancouver, B.C.
Classification: Dwelling

Registered in the name of: Naoto OIKAWA,
Title: Clear
Sold to: John Francis McCarron for \$1200.00 Cash as Nov. 4, 1944.
Title delivered to: J.F. McCarron Feb. 16, 1945. Title No. 114530-L. Adjust-
ments completed.
Funds released to: account of Naoto OIKAWA as February 13, 1945.
Chattels: Not involved
Fire Insurance: Transferred to purchaser J.F. McCarron and Policy
delivered to him Feb. 16, 1945.

The above Summary is certified to be in
accordance with the information on file,
August 30th, 1946.


B.R. Dusenbury,
Administration Department.

NAOTO OIKAWA #04760

222 Clark Dr.,

VANCOUVER, B. C.

4 beds
2 Singer Sewing Machine
1 trunk of clothes
4 carpets (8' X 9') (9' X 12') (7' X 9')
Chesterfield set, 3 pieces.
gramophone
cabinet
lamp stand
- heat stove
2 trays
bureau
dinner set
rocking chair
book shelf
dining room table
mirror (2' X 4')
8 chairs
1 baby chair
- kitchen stove
kitchen cabinet
porcelain bath tub
- kitchen utensils \$300.00
4 clothes baskets
- suit case
garden hose
2 axes
5 shovels
1 hoe
1 rack
1 wheel barrow
1 bicycle
2 saws (saw set and hand saw)
4 hammers
2 pipe wrenches
2 planes
1 hack saw
wrenches 12", 6"--2, 3, Plier
brace and bits
7 1/2" saw/ steel square
1 tin bath
8 pictures and frame
100 records
1 record player
1 tin snips
bicycle tools
tricycle
miscellaneous tools

all shipped

OIKAWA, Naoto
222 Clarke Dr., Vancouver, B. C.
Evac. File 2306



Picture Taken April 29, 1943

04760

OIKAWA, Naoto

2306

File No. 2306

SUMMARY

August 30th, 1946

FIRE INSURANCE

Re: Naoto OIKAWA.
Reg. No. 04760

Fire Insurance in respect to this property was maintained from May 1943 while required, and as at date of sale was transferred to the new owner; Return Premium of \$3.77 was allowed to Naoto OIKAWA in the adjustments.

NOTE: OIKAWA declared that he had no Fire Insurance and so the Custodian placed \$1500.00 in May 1943 for his protection.

The above Summary is certified to be in accordance with the information on file, August 30th, 1946.

B.R. Dusenbury,
Administration Department.

File No. 2306

— SUMMARY —

August 30th, 1946

— LIABILITIES —

Re: Naoto OIKAWA,
Reg. No. 04760

No Claims against or indebtedness of Naoto
OIKAWA are revealed on the file.

The above Summary is certified to be
in accordance with the information on
file, August 30th, 1946.

B.R. Dusenbury
B.R. Dusenbury,
Administration Department.

August 30th, 1946

-- PERSONAL PROPERTY

Re:- Naoto OIKAWA,
Reg. No. 04760

CHATELS:

On Page 2 of Registration by Naoto OIKAWA dated March 30, 1942 is recorded the following:-

"At 222 Clarke Drive, Vancouver, B.C. Furniture and household effects as per list attached".

Following and attached is a page list of chattels beginning with "4 beds" and ending with "Miscellaneous tools".

While OIKAWA declared considerable effects at 222 Clarke Drive, he wrote under date of August 5, 1942 to this office that the furniture was no longer under care of the Custodian. Reference has been made to furniture in a room at this address but investigation shows that there were no chattels of his on the premises (Green memo 31-3-44). It would appear therefore, that all chattels have been accounted for and that OIKAWA has raised no question respecting same.

ACCOUNTS
RECEIVABLE:

On Page 3 of Registration by OIKAWA dated March 30, 1942 under "Money owing to you" is recorded:-
"\$150.00 Terminal Lumber Co. ft. Commercial Drive, Vancouver, B.C."

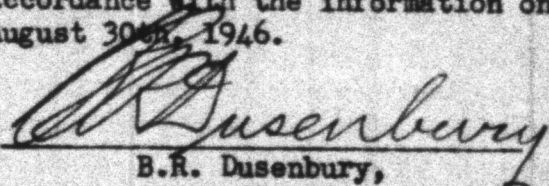
This claim was submitted to the partners of the Company in the usual manner and under date of 27th June 1944 the Custodian reported to OIKAWA advising him of our efforts and giving the address of the Debtors concerned. OIKAWA was informed that we could not assist him further in the matter of collection. No further action was taken by this office.

SPECIFIED
ARTICLES:

No Vessels, Radios, Cameras, Fire Arms or Motor Vehicles are revealed on the file.

No other Personal Property is revealed on the file.

The above Summary is certified to be in
accordance with the information on file,
August 30th, 1946.


B.R. Dusenbury,
Administration Department.

File No. 2306

-- SUMMARY --

August 30th, 1946

-- GENERAL --

Re:- Naoto OIKAWA,
Reg. No. 04760

The principal asset of this Japanese was the property at 222 Clarke Drive, Vancouver, B.C. This he had placed in the hands of E.S. Anthony, Agent, and this arrangement was allowed by the Custodian to continue. The Agent reported to this office that the premises were left in a filthy condition and that the tenant had agreed to do the decorating inside (Ltr. 30-7-42). Some plumbing repairs were necessary in August 1942 as also in October 1942. In May 1943 a standard Range boiler was installed at a cost of \$24.64. The rentals were collected regularly from the Tenant, G.A. MacKenzie. The sale of the property was reported to OIKAWA as 28-2-43 and his reply of the 19th March did not indicate any dissatisfaction.

No unusual difficulties arose in the administration.

The appraisal of this property was \$1200.00 and this is the amount for which it was sold.

The above Summary is certified to be in accordance with the information on file, August 30th, 1946.

B.R. Dusenbury
B.R. Dusenbury,
Administration Department.

REG
NO.

NAME

FILE
NO.

04760

OIKAWA, Naoto

2306

ASSURED

THE SECRETARY OF STATE OF CANADA acting in his capacity as CUSTODIAN

COMPANY	POLICY NO.	AMOUNT	PREMIUM	RATE	TERM	EXPIRATION
Dominion Fire Insurance Company	P.189193	\$1500.00	\$7.50	.50	3 Yr.	May 8, 1946

PROPERTY INSURED
\$1,500.00 On the frame, shingle-roof
Private Dwelling.

LOCATION
222 Clark Drive,
Vancouver, B. C.

*Transferred to
new owner
Mr. Hanson
5/12/47*

LOSS PAYABLE

INSURANCE AGENT

RENTAL AGENT

ASSURED

E.S. Anthony

E.S. Anthony

ENDORSEMENTS

File Nos. 2306 & 11283

March 31, 1944.

MEMORANDUM

To: The Files

From: Mr. H. F. Green

Re: Naota OIKAWA - 222 Clark Dr.

Mrs. Oikawa declared no effects, but wrote to us on August 18, 1942 to store some things she had left at 215 E. Cordova. This was done, the list acknowledged by her as correct and complete, and finally in December, 1943, shipment of all these articles was applied for and made in February, 1944 by the Security Commission.

Mr. Oikawa declared considerable effects at this address, but it appears from correspondence dated July 30, 1942 that this was under the care of his wife and therefore covered by the first paragraph of this memo. On August 5, 1942, Mr. Oikawa wrote that the furniture was no longer under the care of the Custodian. There is a letter from Mrs. Oikawa October 25, 1943 referring to a storeroom, but investigation shows there to be no chattles on the premises, and it appears as if this letter was an afterthought, being an attempt to get extra revenue.

HFG/ms

File No. 2306.

CLAIMS DEPARTMENT

February 27th, 1943.

Naoto OIKAWA - Reg. No. 04760

CREDITORS:

NO CLAIMS on file.

DEBTORS:

Terminal Lumber Co.

\$150.00

A handwritten signature or set of initials, possibly 'D. V.', written in dark ink.

BRD:DE

File No.

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

NAME: Oikawa, Naoto

ADDRESS: 222 Clarke Dr., Vancouver, B. C.

REG. NO. 04760

Real Estate and Personal Property

1. Location: 222 Clarke Dr., poorly located, near water front.
2. Owner: Oikawa, Naoto
3. Real Estate: 1½ storey five-room frame house in fair condition, no basement, shed at rear.
4. Personal: Wife and children still in possession
5. Insurance: None stated.
6. Liabilities: None stated.
7. Recommendations: Family requests that property and furniture be held in safe Custody for them. They will turn in key when evacuated. List of contents attached to (JP). If this can be done it would be better from their point of view rather than sacrificing everything by sale.

R.T. Summers/M.

The Canada Permanent Trust Company

Per. *RT Summers*

INVESTMENTS
MORTGAGES
BONDS

PHONE PACIFIC 7651

AGREEMENTS PURCHASED
RENTS COLLECTED
ESTATES MANAGED

E. S. ANTHONY

REAL ESTATE AND INSURANCE

Notary Public

RESIDENCE PHONE:
KERR. 3548

338 WEST PENDER STREET
VANCOUVER, B. C.

RE: FILE #2506

July 30th, 1942.

THE CUSTODIAN'S OFFICE,
506 Royal Bank Bldg.,
Hastings & Granville Strs.,
Vancouver, B. C.

Dear Sir:

RE: Naoto Oikawa & 222 Clark Drive
Vancouver, B. C.

In reply to your letter of the 28th instant respecting the above-mentioned Japanese and Property:

We rented this property on July 13th, 1942, under instructions from Mr. N. Oikawa, at a rental of \$18.00 per month, as from July 15th, 1942, to a Mr. G.A. MacKenzie.

The house was left in a filthy condition. Mr. MacKenzie agreed to do the decorating inside and the Landlord was to do the plumbing repairs. The Japs told me nothing about furniture being left in the house. Mr. MacKenzie told me that there was some furniture locked in one of the rooms upstairs and I supposed they would be calling for it later on.

However, I now understand that the Oikawa family have taken possession of this furniture. The following is a statement of the first rent collected from this property, together with receipted bill for the plumbing repairs which we had done and also the water and tax statements for this year on this property, which were handed into this office by Mr. Oikawa.

INVESTMENTS
MORTGAGES
BONDS

PHONE PACIFIC 7651

AGREEMENTS PURCHASED
RENTS COLLECTED
ESTATES MANAGED

E. S. ANTHONY
REAL ESTATE AND INSURANCE

Notary Public

RESIDENCE PHONE:
KERR. 3548

338 WEST PENDER STREET
VANCOUVER, B. C.

GUSTODIAN OFFICE,

-2-

July 30th, 1942.

RENT-- 222 Clark Dr. (July 15th to Aug.15-42) \$18.00

TO FEE for renting 5.00

To Plumbing repair bill 12.75 *here*

TO CASH HEREWITH (Gr.Bal.) .25

\$18.00

\$18.00

Trusting you will find this in order, we are

Yours faithfully,

E. S. Anthony

Agent for N. Oikawa

2306

August 5, 1942

Mr. Naoto Oikawa,
Registration No. 04760,
c/o Mr. J. H. Mitchell,
Tete Jaune B-12, B. C.

Dear Sir:

With reference to the first paragraph of our letter of the 28th instant, we now understand from Mr. E. S. Anthony, Real Estate Agent handling your property at 222 Clark Drive, that it was agreed that the tenant would only see to the interior decorating and not the plumbing as well.

The plumbing repair bill amounted to \$12.75 and this has been paid out of the first month's rent of \$18.00 for month ending 15th August.

Yours truly,

F. G. Shears,
Assistant Manager

PD:EB

File

2306

YB; I have not
this file

Camp B #12

10/8
Jete June B.L.
August 5^a/42.

506 Royal Bank Bldg.
Hastings and Grandville
Vancouver B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
AUG 10 1942

Dear Sir:

I receive your letter concerning about
the house which I have let, Mr. E. S. Anthony
the real estate agent take care of. And concerning
about furniture, I am stating the furniture
is no longer under care of Custodian.

Yours sincerely,

Moto. Oikawa

506 Royal Bank Bldg.
Hastings and Genovese
Vancouver B.C.

Tashme Hope B.C.
Feb 9th / 43

EVACUATION SECTION	
Rec'd	FEB 10 1943
File No.	2386
Ans.	
Referred	Med. Officer

not to Med. Officer

Dear Sir:-

Referring to your letter of Jan 30th / 43 concerning
Claim against the Terminal Lbr. & Fuel Co. (Foot of Commercial Dr.
Van B.C.) I have claims against the above Company. The
Claims ^{being} One hundred and fifty Dollars (\$150.00)
And interest at 10%. Hoping this will be of great
assistance I remain

Yours truly
Naoto Oikawa

222-Clarke Drive,
Vancouver, B.C.
August 27-1943

Mr. Anthony,

Enclosed you will find a cheque for \$6. towards rent from the Relief Office. The reason for this I am sorry to say is - My husband, Gordon MacKenzie was sentenced to serve one year at Okalla Prison Farm for breaking and entering. The night he was arrested I was with him until about one A.M. when a fellow he knew propositioned him to a poker game. Gordon wasn't anxious to go at all and when I suggested going home he said he was coming with me. I got on the streetcar for home & thought he was behind me. However when I looked out the window he was still talking to this other man. I had heard Gordon say to me just before I caught the car "Wait - I'm coming." Well at about

3.30 A. M. he was arrested with his friend. He was quite drunk at the time and I know he'd never have been talked into going had he been sober. It was his misfortune that the company he was with was absolutely no good. So - Mr. Anthony - seeing this house is unfurnished the Relief allows me only \$32. per month for me & the 2 children & the \$6. cheque. Now I want to ask you if you will please let us stay here without any trouble and I will send or bring the balance whenever I can. Whatever balance will be owing when he comes home - will be paid. He has a job right across the street, (Burrard Cartage) for sure when he is released. He will do 10 months out of the year & will be home next June if not sooner. I thought I would let you know this incase you would wonder why it comes from the Relief Office.

I certainly hope everything will be alright with you & as I said before, I will make up the balance whenever I can do so. Thank you very much.

Mrs. A. Mac. Kenzie

P.S. I know my rent is paid until
Sept 15. so would you be kind
enough to send me a receipt
every time I send the cheque as
the Relief office requires it.

Thank you

Jasmine Hope BC
August 30/43

Office of Custodian
Japanese Property
675 West Hastings

EXECUTION SECTION	
SEP 1 1943	
File No. 2506	
Ans. <i>Am</i>	
Referred <i>Millsom</i>	

Dear sir

Concerning my property located
at 222 Clarke Dr. And consulting
my Agent of House Mr E S Anthony
he writes that all rental money is forward
to you (Custodian) It has been a year since
the Agent look over and since times as it
is I with a family of 8 can't get along
on low wages as it is so if it is possible
would you please send me rental money
that is in your hand at your earliest convenience
And give me full detail on matter.

I remain

Yours very truly
Nao Oikawa # 04760

File 2306

Catalogue # 43

844 E. Pender St.
Vancouver, B. C.

September 30th, 1943

EVACUATION SECTION	
REC'D SEP 30 1943	
File No.	2306
Ans.	<i>Hand</i>
Registered	<i>Harop</i>

Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sirs:

In connection with the property at
222 Clarke Drive, I herewith submit an offer of
\$600.00 cash for this property. If this is not
acceptable, will you please advise me of the low-
est price you will take.

Yours truly,

Mrs Gertrude Yampolsky

(Mrs.) Gertrude Yampolsky.

Phone HA 0852 X.

30th September, 1943.

Mrs. Gertrude Yampolsky,
844 E. Pender Street,
Vancouver, B.C.

Dear Madam:

Re: Catalogue No. 43
222 Clarke Drive.

We are in receipt of your letter of the 30th instant in which you submit an offer to purchase the above property for the sum of \$600.00.

As we did not receive any tenders on this particular property, we are prepared to give consideration to any offer which we may now receive, based upon an independent valuation.

At the moment this property has not been appraised, but we will endeavour to have this done as soon as possible and then advise you in regard to the offer to which you refer.

Yours truly,

F. G. Shears,
Director.

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA
October 18, 1943.

File 2306.

Catalogue #43

222 Clark Drive, A 15, 16/5/182B.

This is a 6-room, 2-storey frame house in fair condition. Stove heat,
no basement. Post foundation.

Value \$1200

PEMBERTON REALTY CORPORATION LIMITED.

W G Moore

W. G. Moore.

WGM-JM

Rec'd	OCT 25 1943
File No.	226
Ans.	Paul
Referred	Hump

844 East Pender Street,
Vancouver, B.C.

25th October, 1943.

The Custodian,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No.43
222 Clarke Drive.

In reply to your letter of the 22nd October
I hereby wish to revise my offer on the above property
to \$800.00.

This property is in a very dilapidated con-
dition and is not worth any more than \$800.00.

Yours truly,

Gertrude Yampolsky.

Gertrude Yampolsky

file no. 2306

Tashme B.C.
Oct. 25/43.

EVACUATION SECTION

Rec'd OCT 26 1943

File No. 2306

Ans.

Referred

Dear Sir:

Concerning my house at 222 Clark Dr.
But agreement with our agent (Mr. E.S.
Anthony) It was understood that one room
in our house be used as a store room.
But the people that know live in it broke the
lock and are now using it freely. Since they
are using it free on their own free will.
I request a (\$5) five dollar monthly rental
for that room.

By agreement with my baggage in store
room we agreed to rental of \$18.00
of 18 eighteen dollars.

So I request a total rental of \$24
twenty-four dollars.

And from this date on please send
the rental money to above address. Hoping
that it can be done I remain.

Yours very truly,
Karto Oikawa

to Office of Custodian
Japanese Evacuation Section
606 Royal Bank Bldg.
Vancouver B.C.

**AGREEMENTS PURCHASED
RENTS COLLECTED
ESTATES MANAGED**

Notary Public

338 WEST PENDER STREET
VANCOUVER, B. C.

November 3, 1943.

EVACUATION SECTION
Rec'd. NOV 4 1943
File No. _____
Ans. _____
Referred *Wilson*

Re: Oikawa, Naoto

~~- See P. James
note to G.D. 18
Aug 23-2-44~~

Yours faithfully,

AG:ESA

E. A. Horny

INVESTMENTS
MORTGAGES
BONDS

PHONE PACIFIC 7551

AGREEMENTS PURCHASED
RENTS COLLECTED
ESTATES MANAGED

E. S. ANTHONY LTD.

REAL ESTATE AND INSURANCE

ESTABLISHED 1909

Notary Public

RESIDENCE PHONE:
KERN. 3548

338 WEST PENDER STREET
VANCOUVER, B. C.

April 27, 1944.

EVACUATION SECTION	
Rec'd	APR 28 1944
File No.	2396
Ans.	
Referred	Milson

The Custodian,
506 Royal Bank Bldg.,
Cor. Hastings & Granville,
Vancouver, B. C.

Dear Sir:

Re: 222 Clark Dr., N. Oikawa
File #2306

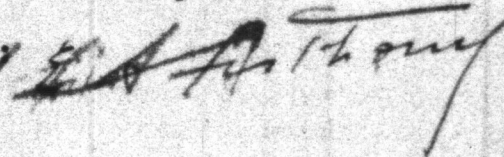
The house at Clark Drive is settling on account of the posts being rotten. I had a repair man look it over. He claims there will have to be at least ten to twelve new posts go in on concrete footings, cost would be somewhere between \$20.00 and \$25.00.

Please let us know if you wish it repaired.

Yours faithfully,

E. S. Anthony Ltd.

Per



AG:ESA

29th September, 1944.

The Pemberton Realty Corporation Ltd.,
418 Howe Street,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 43
222 Clarke Drive.
A/15 & 16, 58, Map 182.

Your letter of September 28th written on behalf of a client in which you submitted an offer to purchase the above property for the sum of \$1,000.00 has been received and considered.

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

This property has been independently appraised and the Custodian will not be interested in any sum less than \$1,200.00.

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

Yours truly,

F. G. Shearn,
Director.

FMH

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

September 28th, 1944.

Rec'd	SEP 29 1944
File No.	2316
Ans.	PhH
Referred	PhH

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

re Catalogue #43,
~~920 B. Gerdeva Street.~~
222 Clarke Drive

Confirmed by
telephone
29/9/44 PhH.

Dear Sirs:

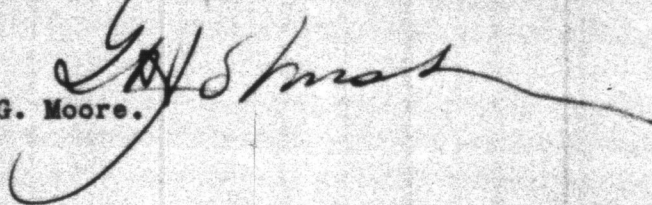
We have to-day received an offer of \$1,000 on the above
property.

Kindly advise us.

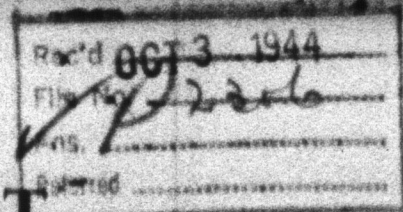
Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED.

W. G. Moore.



JM-
Enc.



McCARRON & HAWBOLT

REAL ESTATE AND INSURANCE

HOMES : FARMS : APARTMENTS

350 WEST PENDER STREET
VANCOUVER, B. C.

Oct. 3rd. 1944.

The Custodian,
506 Royal Bank Bldg,
Vancouver, B. C.

Dear Sir;

Re; Catalogue # 43.
222 Clarke Drive.

On behalf of our client, We offer
the quoted minium price of \$ 1200.00 for the above
property.

We would appreciate having this offer
decided upon at the Wednesday Oct. 4th. meeting.

Thanking you, we are,

Yours truly,

McCarron & Hawbolt,

J. F. McCarron
J. F. McCarron.

accept.

2306

October 10, 1944.

Messrs. McCarron & Hawbolt,
350 West Pender Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 43
222 Clarke Drive
A/15 & 16/5/B/182

Your letter of October 3rd and offer to purchase the above property for the sum of \$1,200.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the amount of the purchase price, namely, \$1,200.00.

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

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.

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

Yours truly,

F. G. Shears,
Director.

GP:13

2306

November 10, 1944.

E. S. Anthony Ltd.,
338 W. Pender Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 43,
222 Clarke Drive,
A/15816/5/3/182.

This property, the rents for which you are collecting, is the subject of an expected sale through the agency of Messrs. McCarron & Hawbolt, 350 W. Pender Street, Vancouver, the effective date of which should be November 4, 1944.

Will you be good enough to continue collecting rents and reporting to this office pending completion of current arrangements. It will be appreciated, however, if you will report as promptly as possible and at the same time will keep us up to date on all charges against the property which are disbursed through your office.

No further extraordinary charges should be incurred without consultation but current levies usually payable on behalf of the landlord (such as water, for example) may be continued.

You will be further notified when the sale is finally completed so that whatever arrangements are desired may be made with the prospective transferee.

Yours truly,

George Peters,
Administration Department.

GP:AS

18th November, 1944.

REAL PROPERTY MEMORANDUM

FILE NO: 2306
NAME: Noato Oikawa
CATALOGUE NO: 43
RE: 222 Clarke Drive, Vancouver, B.C.
- Dwelling

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, Subdivision
"A", of Lots 15, and 16, Block
5, Subdivision "B", District
Lot 182, Group 1, New Westminster
District, Plans 1089 and 4157.

Encumbrances:

None

Taxes:

1944 taxes paid.

Vested:

35963

VALUATION BY APPRIASER:

\$1200.00

AMOUNT OF BID:

\$1200.00

APPROVED BY ADVISORY COMMITTEE:

October 4th, 1944.

AMOUNT RECEIVED BY CUSTODIAN:

\$1200.00

NAME OF PURCHASER:

John Francis McCarron

KWW/DG
Attachs

K.W. WRIGHT

Catalogue No. 43
File No. 2306

To The Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sirs:-

Re: 222 Clarke Dr. Vancouver

I understand that any Japanese effects and furniture on the premises are not included in the sale. These will be removed by the Custodian as soon as possible but in cases where the furniture is included in the lease to the present tenant it cannot, of course, be removed until he is ready to vacate the premises. I undertake to give the Custodian at least two weeks notice of the date on which the tenant is vacating the premises and to allow the Custodian access to the premises in order to remove the furniture at a reasonable and convenient time following the termination of the lease.

Yours faithfully,

G. J. McCann
.....Signed

Catalogue No. 43
File No. 2306
222 Clarke Drive
Vancouver/A/15&16/5/B/182

Receipt of Certificate of Title No. 114530-L is by me hereby acknowledged and I agree that all adjustments and incidents connected with the sale to me of property covered by the said certificate have been settled.

Receipt is also acknowledged of The Dominion Fire Insurance Co. policy No. D189193 which has been assigned to me.

Dated at Vancouver, B. C., this 16th day of February 1945.

J. A. McCarroll

Catalogue No. 43
File No. 2306
222 Clarke Drive, Vancouver
A/15 & 16/5/B/182

February 7, 1945.

JOHN FRANCIS McCARRON
(purchaser)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at November 4, 1944)

	DEBIT	CREDIT
Purchase price	\$1,200.00	
Cheques received		\$1,200.00
<u>Amount of rent collected</u>		
November 4th to November 30th - $26/30 \times \$17.10$		14.82
December 1st to December 31st		17.10
Registration fees on deed - \$1,200.00	6.65	
Insurance premium - $50.2\% \times \$7.50$	3.77	
Water paid to Dec. 31/44 - $57/184 \times \$7.00$	2.17	
Purchaser's proportion of 1944 taxes - $57/365 \times \$60.07$	9.38	
Balance owing to purchaser	9.95	
	<u>\$1,231.92</u>	<u>\$1,231.92</u>

BALANCE OWING TO PURCHASER

\$9.95

STATEMENT RE SALE OF:

Catalogue No: 43

Street Address: 222 Clarke
Vancouver, B.C.

Legal Description: A /15 & 16/5/8/182

Name: OIKANA, Neeta,

File No: 2306

Reg. 04750

Date of Sale and Adjustments November 4th, 1944.

Sale Price \$ 1200.00

Real Estate Agent's Commission \$ 60.00

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

~~Exclusions:~~

~~Unpaid vendor~~

~~Mortgages~~

~~Insurance & Taxes~~

~~Other charges~~

Adjustments:

Fire Insurance 3.77

Taxes 9.38

Water 2.17

71.50 \$ 1271.52

Net Proceeds credited to your account 1143.82

February 26th, 1945.

Date:.....

Mr. George Peters

Compiled by:.....

2306

February 26, 1945

Mr. Naoto OIKAWA,
Reg. No. 04760,
Tashiro, B. C.

Dear Sir:

Re: Catalogue No. 43
222 Clarke Drive
A/15216/5/B/182.

Please be informed that the above property has been sold as of November 4, 1944 for the sum of \$1200.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

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

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

Will you kindly confirm that this takes care of all your real and personal property in the Protected Area.

Yours truly,

G. D. Milson
Administration Department

GDM/GH
Enc.

c.c. B.C. Security Commission.

File No. 2306
Reg. No. 04760

Neota OIKAWA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 September 3	Balance as per statement sent	\$	\$ 3.65	
December 22	Cheque to you	25.00		
	Rents collected		36.00	
	Commission	1.80		
1944 February 15	Cheque to you	30.00		
April 14	Cheque to you	12.00		
August 24	Taxes	60.07		
October 3	Rents collected to 31st October		189.00	
	Disbursements (commission, water, repairs, etc.)	46.95		
November 4	Balance rents to date		2.28	
	Credit re Sale of Property		1,143.82	
		\$ 175.82	\$1,374.75	
				CR \$ 1,198.93

File No ~~236~~ 2306

Tashme B.C.
March 19/45

Department of the Secretary of State
Office of Custodian
Japanese Evacuation Section

EVACUATION SECTION
RECORDED 20 1945
FILE NO. 2306
FILED
Referred to Milson

Dear Sir:

Received notice of sale of my property (Catalogue #3.
222 Clarke Dr. A/15+16/5/8/182.) on March 1st.
The sum of \$1,989.93 is left after all necessary commission etc.
is taken off. I wish to have you send me this sum.
My son, is going to re-locate in Astoria, Ind. of this month.
He is doing go to school out there. So I wish to help him out.
I hope I hear from you in this matter. I thank you for
your kind attention. I remain

Yours very truly,
Nate Oikawa
Reg. No. 04760

2306

April 19, 1945

Mr. Naoto OIKAWA,
Reg. No. 04760,
Tashme, B. C.

Dear Sir:

Referring to your letter of March 19th, we beg to advise that the B. C. Security Commission do not approve of our sending you the balance of your account as they consider the family earnings sufficient to support the family. They also advise us that only one son has applied to go east, but if the whole family decide to move east, they would be glad to recommend that the funds be released.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

2995/2306/11283

April 4th, 1946

Pte. Katsushige OIKAWA,
Reg. No. Q2828,
367 John North,
Hamilton, Ontario.

Dear Sir:-

We are in receipt of your letter of the 23rd ultimo in respect to funds on hand here to the credit of your father NAOTO OIKAWA, Reg. No. Q4760.

On receipt of same we took the matter up with the Department of Labour, Japanese Division, Vancouver, and have just received a reply as follows:-

"We have for acknowledgment your letter of the 30th ulto.,

According to our records no funds are now held by you on behalf of Katsushige, and as his parents are residing in our New Denver Project we cannot recommend that their funds be released to them.

As far as we know Mr. and Mrs. Oikawa have expressed no desire to leave New Denver to take up residence in Ontario."

It will therefore be necessary for you to take the matter up with your father and have him discuss his plans with the Department of Labour, New Denver, where he is residing, so that they will be in a position to advise this office regarding the release of his funds. On hearing from him and the Department of Labour, Japanese Division, we shall give consideration to the matter.

In any further correspondence with this office, please mention your registration number.

Yours truly,

BRD/DD.

 B.R. Eusenbury,
Administration Department.

File No 2306

123 Tisdale St. N.
Hamilton Ont.
Aug 4 - 46

Dept. of The Secretary of State
Office of the Custodian
Japanese Evacuation Section
506 Royal Bank Bldg.
Tew. B.C.

EVACUATION SECTION

Rec'd AUG 1 1946

File No 2306

Ans.

Referred

Dusenbury

Dear Sir:-

Informing you that we have now re-located east. And I have understood from your dept. that as soon as we have come east. You would release my credit.

From your letter of Feb. 26 - 1945 I have a credit of one thousand one hundred ninety eight dollars and ninety three cents (\$1,198.93). Would you please transfer the above sum to my bank, The Montreal Bank of Canada (Branch - Main and James St., Hamilton Ont. - Account Book No. 6844.

I shall be much obliged if you will send it at your earliest convenience. (I have bought a house and am in need of cash immediately.) I thank you for your kind attention. I remain

Yours very truly

Naoto Oikawa.

Japanese Reg. No. 04760

OIKAWA

3 TISDALE ST. N.
HAMILTON ONT.

13-8-46
\$1198.93

2306

September 3rd, 1946

Mr. Naoto OIKAWA,
Reg. No. 04760,
123 Tisdale Street N.
Hamilton, Ontario.

air mail
replied

Dear Sir:-

We are in receipt of your letter of the 4th ultimo informing us that you have located in Hamilton, Ontario, and requesting that we forward the amount to your credit on our books.

Preparatory to doing this, we have reviewed your file and affairs that have vested with the Custodian and submit below a brief report of same.

It is noted that your principal asset was your property at 222 Clarke Drive, Vancouver, B.C., which you had placed in the hands of E.S. Anthony, Agent, to look after in your behalf. We did not disturb this arrangement and he continued to collect the rentals and generally to look after these premises, reporting to this office. The file indicates that you were kept advised of matters concerning you and your affairs from time to time. The sale of the property was effected as November 1944, and when details were completed you were advised with a General Statement of your account and one of the Sale, which General Statement showed a credit balance of \$1,198.93. As this is your present balance, we are forwarding a cheque to the Bank of Montreal, Main & James Street, Hamilton, Ontario, for this amount, as requested by you, and are enclosing copy of remittance letter herewith.

In respect to your Chattels as declared by you, it is noted that you disposed of them yourself as evidenced by your letter to us of August 15th, 1942, in which you state "I am stating the furniture is no longer under care of Custodian".

In the foregoing, and in previous letters, reports and statements, it would appear that we have accounted for all matters and things that have vested in the Custodian, in your behalf, and shall be obliged if you will confirm this when acknowledging the attached cheque.

For your convenience in replying we are enclosing a self addressed envelope.

Yours truly,

BRD/DD.
Enc 2.

B.R. Dusenbury,
Administration Department.

File No. 2306
Reg. No. 04760

123 Lisdale St. N.
Hamilton, Ont.
Sept 5 - 46

Dept. of the Secretary of State
Office of the Custodian
Japanese Evacuation Section

506 Royal Bank Building
Hastings & Grenville
Toronto B6.

EVACUATION SECTION	
Rec'd	SEP 10 1946
File No.	2306
Ans.	✓
Referred	Descentary

All our letter
air mail forwarded
sep 6/46
D
sep 10/46

Dear Sir:-

From a letter sometime ago, when I asked for ^{my} credit you mentioned at that time that we had not put an application for relocation to the east. But And you mentioned at such time as that you would not send our credit to me. But now we have relocated so we are in a position to receive it by right.

Right at present we are in need of cash very much. I have written to a couple of weeks ago but received no answer. We inquired from Mr. H. E. Trueman of Dept of Labour Toronto and he told us to write to you again. I hope this time we shall have some results.

From statement of sale of my property with all rent included - ed it came to total (\$1,198.93) one thousand one hundred ninety eight dollars. I hope that this sum can be transferred to my bank in Hamilton Ont. (Bank of Montreal account book no 6844. I shall be now than obliged if you can send to me at earliest possible convenience. I thank very much for your kind attention. I remain.

*

Yours very truly.
Naoto, Oikawa

NAOTO OIKAWA Japanese Reg. No. 04760
123 TISDALE ST. N.
HAMILTON ONT.

Please send it to

BANK —

MONTREAL BANK.
MAIN & JAMES STS.
HAMILTON ONT.
ACCOUNT No. 6844.

2306

September 12th, 1946

Mr. Naoto OIKAWA,
Reg. No. 04760,
123 Tisdale St. N.
Hamilton, Ontario.

Dear Sir:-

This is to acknowledge receipt of your letter of the 5th instant and to advise that we forwarded our letter of the 3rd instant by Air Mail, in which we advised having enclosed a cheque for \$1198.93 to the Bank of Montreal, Hamilton, Ontario.

According to the date of the letter it must have reached you very shortly after you wrote to us.

Trusting that you have received the cheque and that everything is satisfactory.

Yours truly,


B.R. Dusenbury,
Administration Department.

BRD/DD.

1-6

Bank of Montreal,

Hamilton, Ont.

MAIN OFFICE--COR. MAIN AND JAMES STREETS

September
Ninth
1946

Department of The Secretary of State,
Office of the Custodian,
506 Royal Bank Bldg.
Hastings & Granville Sts.,
VANCOUVER, B.C.

EVACUATION SECTION
SEP 14 1946
FILE NO. 2306
✓
Disenbury

Dear Sirs:-

Nasto Oikawa, *Refered*
Reg. No. 04760
Account Book #6844

We acknowledge receipt of your letter
of the 3rd instant enclosing cheque for \$1,198.93,
which we have today credited to the account of the
above named.

Yours faithfully,

J. H. Fairbanks
Pro Manager,
J. H. Fairbanks.

AMM/M

123 Lisdale St. N.
Thornhill Ont.
Sept. 9 - 46

Dept. of the Secretary of State
Office of the Custodian
506. Royal Bank Bldg.
Toronto & Grenville
Tasmanian R.R.

EVACUATION SECTION	
Rec'd	23.6
File	
Ref	

Dear Sir,

Received your letter and cheque safely through
the rail to-day. I thank you for your kind attention & remain

Yours very truly
W. Oskawa
for my father Keoto Oskawa.

File

199