

3308

REPORT 217 CENTRAL

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: HIKIDA, Yosamon.HOME ADDRESS: ^{House No. 129}
Opposite the G.W. Cannery, P.O. Box 69, Steveston, B.C.REGISTRATION NUMBER 03409 SEX: Male AGE: 50OCCUPATION: Fisherman.

(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: Self.MARRIED? YesNAME OF WIFE OR HUSBAND: Shiyo.ADDRESS OF WIFE OR HUSBAND: ^{House No. 129}
Opposite the G.W. Cannery, P.O. Box 69, Steveston, B.C.NAMES OF ANY LIVING CHILDREN: Masaharu, (M); Kiyoshi, (M);ADDRESS OF CHILDREN: ^{House No. 129}
Opposite the G.W. Cannery, P.O. Box 69, Steveston, B.C.AGE OF CHILDREN: 27; 21;

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

- Property (1)
1. LOCATION AND DESCRIPTION: Municipality of Richmond. Part (1.02) acres more or less of Lot "C" of Section (12) Block Three (3) North Range (7) West Map (2171) as shown and lettered "M" on Sketch deposited No. (5022) in the District of New Westminster. Certificate No. 128765E. Fol. 129270E.
Property (2): Asset No. 1. Section 12, 13, Block 3 North Range 7 West as shown Letter "L" on Sketch & numbered (5021) in the District of New Westminster. Certificate Nos. unknown. *(see back page)*

2. BUILDINGS AND OTHER IMPROVEMENTS: Property (1) Farmland. Property (2) 2-Storey 7-room wooden frame, 1, 3-room bungalow brick building, 5-room bungalow wooden frame, 2-storey 4-room wooden frame, & 2 Garages.

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

4. TAXES (Amount and where payable) \$225.00 paid for both properties for 1941, paid to the Richmond Town Hall, Richmond, B.C.

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

none

6. OCCUPANCY AND LEASES (If vacant so state) Property (2) the 3-room bungalow brick building has been rented to Mr. White of the Great West Cannery, Steveston, B.C. for \$17.00 per month. The other buildings erected on this property are vacant. Mr. White will pay the rent into the Royal Bank in Steveston each month upon the departure of the Declarant.

Property (1)

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In owner's possession.

Property (2) See

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. Property No. (1): Kishiro
Shirakawa, Ukiyoshi Yasui & Gihyoe Takahashi, "Joint Tenants" back page.

9. IF FARM LAND STATE CROPS SOWN

none

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 129 Garry St., P.O. Box 69, Stevenson, B.C.
2-storey 8 room wooden frame house.

2. LANDLORD'S NAME AND ADDRESS: Lives with his eldest son

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

none

4. STATE WHEREABOUTS OF LEASE

none

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

none

6. IF FARM LAND, PARTICULARS OF CROPS SOWN

none

STATEMENT OF PERSONAL PROPERTY OWNED

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

none

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

none

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

none

CLAIM ON ANY SUCH PROPERTY

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): none

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
34 Shares with the United Marine Products Ltd., Certificate No.(8) at a \$100.00 per Share. Deposited in the Royal Bank in Steveston, B.C.

8. BANK ACCOUNTS: Personal Account \$2,800.00 Savings Account No. unknown deposited in the Royal Bank in Steveston, B.C.

9. LIFE INSURANCE: none 73079

10. INTEREST IN ANY ESTATES OR TRUSTS: none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none

2. TRADE DEBTS: none

REMARKS: Mr. Yasaemon Nikiida who is the President of the United Marine Products Ltd., has registered jointly with his personal belongings the Co., investments also. His name appears on the company shares as president for proof.

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 14th day of April.

1942 PRESIDENT OF THE UNITED

(Signature)

Y. Nikiida

AB McConna

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.O.M.P.

DATE April 30/43

Our File No. 3308

Full Name HIKIDA, Yosaemon
(Surname in Block Letters)

Registration No. 03409

Male - Female
(Check)

Age April 7, 1890

Former Address P. O. Box 69, Steveston, B. C.

Date Evacuated May 15, 1942

Naturalized - Canadian-Born - National
(Check)

Present Address c/o Martin Jensen, Picture Butte, Alta.

Married - Single
(Check)

Name of Wife (nee HAYASHI) Shio #03410

Name of Husband ---

Name of Mother Dec'd

Name of Father Dec'd

Names of Children under 16 ---

Requested by ECT

Registered with Custodian Yes

(Yes or No)

Additional Information Fisherman

WATCH

NOSAN KAISHA

Shio Stangton James Cassin
not registered

File 3308

Registration Number 03409

HIKIDA YOSHIMON

122 Garry Street, Box 69, Steveston, B. C.

Agent
F. G.
reports

LOCATION AND NATURE OF PROPERTY

Parcel #1 - Part (1.02) acres more or less of Lot "C" of Section 12, Block 3 North, Range 7 West, Map 2171 as above and lettered "M" on Sketch deposited No. 5022, Dist. of New Westminster. 0 of T #128765E.

Parcel #2 - Sections 12, 13, Block 3 North, Range 7 West as shown Letter "L" on Sketch and numbered 5021, Dist. of New Westminster.

OWNERSHIP

Property No. 1 is owned by the above Hikida.
Property No. 2 has been transferred to a Company, the Marine Products Limited.

LAND AND BUILDINGS

Property No. 1. This property consists of approximately 1 acre and is being at present cultivated by one Hong Wo of Steveston, who was requested by Hikida prior to evacuation, to look after the property and keep it clear of weeds. There is a very old dilapidated Shed on the corner of this lot and should be torn down. There is also an old Barn on the property which was by arrangement, torn down by Hikida some weeks ago. The Barn was of no value.

On Property #2 there are the following buildings:

A 3 room brick, shingle roof Bungalow, now vacant, but which will be rented by the Manager of the National Fisheries Limited who have already rented the Net House on this property.

A 2 storey frame, shingle roof dwelling with basement, lately occupied by Toshio Yamasaki, who has been paying a ground rental of \$36 a year to Hikida, which amount has been paid to December 31, 1941. This property has now been leased to a Mr. Alex F. Douglas for the sum of \$1 for the duration, Douglas being in actuality a Caretaker, rather than a tenant.

A 5 room frame, shingle roof Bungalow occupied by Ernest Spillsbury, who is paying \$9 per month on a month to month basis, arrangements having been made prior to evacuation of Hikida.

A 1½ storey frame, shingle roof dwelling, very old, containing 4 rooms with lean-to. This building has been rented to one Cook, an arrangement having been made by the Manager of the Great West Canneries, who informed me that the key had been left with him prior to evacuation of Hikida with a request to rent the house.

(Over)

Registration Number 03409

HIKIDA Yossamon

INSURANCE

There is no insurance carried on these properties.

TAXES

The taxes are paid to December 31, 1941.

FINANCIAL POSITION

Claims to have no liabilities.

REMARKS

Property No. 2 with buildings, would appear to be the property of the Marine Products Limited and not of the above Hikida and it would appear that Marine Products Limited have not filed an independent Form "JP".

RECOMMENDATION

I would recommend that an examination be made of these properties in the Land Registry Office and that the whole property be handed to Mr. T. C. King for management on behalf of the Custodian.

July 28, 1942.

A. Mather

INTERIM REAL PROPERTY SUMMARY

JAPANESE NAME: Yosaemon HIKIDA Reg. No. 03409 File No. 3308
 (Note - also spelled Yosaemon or Yasaemon HIKITA)
 Shinya YOSHIDA Reg. No. 13068 File No. INT 1401
 Tanigoro KOSHIBA (Deceased) " No. 04610 File No. 11275
 Gihyoe TAKAHASHI Reg. No. 05569 File No. 7039

CATALOGUE NO: Designated as Parcel "G" on files.
 First offer The Director, The Veterans' Land Act 1st January 1943, withdrawn from list and restored.

PROPERTY ADDRESS: Steveston Highway #9.

LEGAL DESCRIPTION: Lot 4 of the South half of Section 31, Block 4 North, Range 6 West, Map 4775, Municipality of Richmond, in the District of New Westminster.

TITLE: In the names of Yasaemon Hikida, Shinya Yoshida, Tanigoro Koshiba and Gihyoe Takahashi. Certificate of Title 96768-E.

ENCUMBRANCES: Registered: Dyking charge.
 Vesting in the Custodian of interest of all registered owners, 24484, filed 17 August 1942.

Unregistered: No evidence of any on file.

ASSESSED VALUE: 1942
 Land \$ 1358.00 Taxes - \$32.90
 Improvements Nil Dyking tax 0.75.
 \$ 1358.00

CLASSIFICATION: Mr. J.D. Mather reporting on Yoshida properties (file Int 1401) on 21st September 1942 has only the following comment on this parcel: "There are no buildings on Property 3," No. 3 being this property on J.P. declaration. The Custodian on 8th October 1942 requested Mr. Rennison, manager of the Royal Bank at Steveston to furnish some particulars, which are given on an unsigned, undated report on file, presumably from Mr. Rennison in collaboration with Mr. C.C. Robinson, in which the property is said to be rented to Harvey Blair at \$75.00 per year. A copy of this was sent to Mr. Yoshida 5th December 1942 whose reply, received 17th December 1942, is on file. Mr. Yoshida states that Lot 4 was leased to him, (no particulars given), and that he had sub-rented five acres to Mr. Blair at a rental of \$62.50. There is no record as to whom this 1942 rental was paid. The tenancy continued, it appears, in 1943, and was collected by the Veterans' Land Act, who allowed \$10.00 for work on a bridge by Blair, and remitted September 1946. The property was leased by the Director, Veterans' Land Act to James Harvey Blair on 7th February 1944 from 1st January 1944 to 31st December 1944 at a rental of \$40.00, and this lease assigned to the Secretary of State 29th May 1944. Blair continued in occupation in 1945 at same rental, and made payments as they fell due. The total revenue from this property credited to account 3308 was \$207.50.

\$132.50.

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File Nos. 3308, INT 1401,
11275 and 7039.

**HISTORY OF
ADMINISTRATION:**

For reasons given in above summary of Parcel "B" this property was withdrawn from the offer to purchase made by the Director, Veterans' Land Act, and the same procedure has been adopted to obtain title for the purchaser.

VALUATION:

By D.W. Reeve, who reported on 27th February 1945, as follows:

"This property is good agricultural land in a good state of cultivation.

The frontage (and width) is 165 feet on No. 9 Road, Steveston Highway, between No. 2 Road and Gilbert Road. The depth of the land from North to South is 1329.4 feet, and the area is a trifle in excess of 5 acres.

We are of the opinion that the market value of this property is \$350. per acre, \$1,750."

OFFERS:

Tenders for Lot 4 were advertised for along with Parcel "B" 6, 7 and 9th March 1946. Offers received were:

From A. Hambrook	\$ 300.00
" Mike Hamkalo	1,850.00
" H.J. Blackburn	1,250.00
" William Ebbs	1,000.00
" J.E. Sager	900.00
" William Watson	750.00
" George & Lottie Toomey	675.00
" W.J. Smith	2,000.00
" Stanley Leslie	1,900.00
" D.G. Lumley	1,800.00
" E.H. Herbert	2,125.00
" Steve Skehor	2,750.00

SOLD:

To: Irene Skehor and Mary Konyk as at 8th April 1946 for \$2750.00

Approved by Advisory Committee 29th March 1946.

TITLE:

Certificate of Title No. 202537-E issued 27th June 1946 in names of Irene Skehor and Mary Konyk, joint tenants, and was sent by registered mail on 11th July 1946 to Mrs. Irene Skehor, 231 Steveston Highway, Steveston, B.C. Control of property acknowledged by Mrs. Mary Konyk and Mrs. I. Skehor 4th May 1946.

FUNDS:

As shown on attached summary of funds received and disbursed.

OLD TITLE:

Certificate of Title 96768-E, whereabouts not disclosed, on file.

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

Paul Macpherson

IM:ic

DATED: August 21st, 1947.

INTERIM REAL PROPERTY SUMMARY

JAPANESE NAMES: Yasaemon HIKIDA Reg. No. 03409 File No. 3308
 (Note - also spelled Yasaemon or Yasaemon HIKITA)
 Kiichiro SHIRAKAWA Reg. No. 03401 File No. 2915
 Ukiyoshi YASUI Reg. No. 03448 File No. 1467
 Gihyoe TAKAHASHI Reg. No. 05569 File No. 7039

CATALOGUE NO: Designated on file as Parcel "A".
 Part of first offer of Director, Veteran's Land Act.

PROPERTY ADDRESS: Triton Road, near Great West Cannery, Steveston, B.C.

LEGAL DESCRIPTION: Part 1.02 acres more or less of Lot "C" of Section 12,
 Block 3 North, Range 7 West, Map 2171 as shown and
 lettered "M" on Sketch deposited No. 5022 Municipality
 of Richmond in the District of New Westminster.

TITLE: In names of Yasaemon Hikida, Kiichiro Shirakawa, Ukiyoshi
 Yasui and Gihyoe Takahashi. Certificate of Title No.
 129270-B.

ENCUMBRANCES: Registered: Dyking charge.
 Vesting 24215 of interests of Yasaemon Hikida,
 Kiichiro Shirakawa, Ukiyoshi Yasui and Gihyoe
 Takahashi filed 29th June 1942.

Unregistered: No evidence on file.

ASSESSED VALUE: 1942
 Land \$ 229.00
 Improvements 300.00 Taxes - \$9.34
 \$ 529.00

CLASSIFICATION: Farm land with 1½ storey frame dwelling. Mr. Mather
 describes the property as follows (see file 13269):
 "This property consists of approximately 1 acre and
 is being at present cultivated by one Hong Wo of
 Steveston who was requested by Hikida prior to
 evacuation, to look after the property and keep it
 clear of weeds. There is a very old dilapidated
 Shed on the corner of this Lot and should be torn
 down. There is also an old Barn on the property
 which was by arrangement, torn down by Hikida some
 weeks ago. The Barn was of no value."
~~The house is said to be owned by a Rankichi and Toshio~~
~~Yamasaki. (House is on United Marine Products Co. land)~~
~~and is owned by T. Yamasaki~~
~~no relation to this property)~~

HISTORY OF ADMINISTRATION: Mr. T.C. King, 13th August 1942 (file 3308) states:
 "I understand the ground rent of \$36.00 per year payable
 to the United Marine Products Limited (formerly the
 Steveston Fish Company) has been paid by Yamasaki up
 to the year 1941." *U.M.P. Co. no interest*
 There is no evidence on file of this lease of ground to
 Yamasaki, nor on Toshio Yamasaki file 9091. No rental

rental

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File Nos. 3308, 2915, 1467
and 7039.

is credited to him in respect to the land on joint account 3308. Mr. Mather's report 20th June 1942, (file 9091) repeats this.

On file 3308 is an extract of a lease of this land by Toshio Yamasaki to Alexander Fleck Douglas, dated 2nd April 1942, for the duration of the war at a rental of \$1.00.

No record of any revenue paid to the Custodian.

SOLD:

To: The Director of Veterans' Land Act for \$349.00 as at 1st January 1943.
Approved by Advisory Committee 1st June 1943.

TITLE:

Included in Certificate of Title No. 166792-E and payment of consideration included in cheque to Custodian dated 9th February 1944, received 29th February 1944.

FUNDS:

Released to the credit of Yosaemon Hikida, Kiichiro Shirakawa, Ukiyoshi Yasui, Gihyoe Takahashi. Sale price \$349.00; less Certificate of Encumbrance \$1.00, registration fee \$3.00, legal fee \$15.00, total \$19.00. Net amount released \$330.00, which amount has been divided and apportioned in accordance with instructions dated 16th February 1946 and signed by all four interested parties as follows:

To Gihyoe Takahashi	Reg. No. 05569	File 7039	50%	\$165.00
" Yosaemon Hikida	" " 03409	" 3308	30%	99.00
" Kiichiro Shirakawa	" " 03401	" 2915	10%	33.00
" Ukiyoshi Yasui	" " 03448	" 1467	10%	33.00
				<u>\$330.00</u>

OLD TITLE:

Certificate of Title No. 129270-E in possession of Steveston Fish Company.

San Mather

IM:ic

DATED: August 21st, 1947.

Mr. King, in his report of Aug 19.42 was in error as to location of Yamasaki's house. Was on another parcel of land owned by United Marine Products Ltd (file 1326). See letter 5-8-2, file 19269. No dwelling on this land and consequently no ground rental incurred. IM,

INTERIM REAL PROPERTY SUMMARY

Files: { 3308
7039
Int. 1401
(11275)

Re: Steveston NOSAU KAISHA
and Lots 1 to 10, Secs. 3 and 4, B. 3 N, R. 7 W,
and Lot 4 of S $\frac{1}{2}$ Section 31, B. 4 N, R. 6 W.

The titles to the two parcels described are in the names of
Yosemon HIKIDA (file 3308), Shinya YOSHIBA, in Japan, (file Int. 1401),
Tamigoro KOSHIBA, deceased, (file 11275) and Gihyoe TAKAHASHI (file 7039).

In a memorandum to Mr. Wright dated 1st December 1944, Mr. Pears
says that Shinya YOSHIBA stated on 15th September 1942 that the Steveston
NOSAU KAISHA was not a registered company, that it owned 25 acres of land
registered in the Japanese above named. I do not find on any of the files
such a written statement. It may have been made verbally, of which no record.

We wrote Mr. TAKAHASHI 14th August 1947 as to the relation of
NOSAU KAISHA and the four Japanese. His reply is not on file, but a copy
of a letter undated and unsigned is on file 7039, certified by E. M. Young,
which appears to be a copy of his reply. This states that the four Japanese
held title to the two properties as trustees for the Steveston NOSAU KAISHA.
A list of members of this Association was received from Mr. TAKAHASHI on
19th November 1947 (file 7039).

Above not being satisfactory evidence of the trustee-ship we have
written today for certified copies of agreement of association, of appoint-
ment of trustees and authority to hold title.

FUNDS: - Subject to receiving satisfactory evidence of actual
ownership, as above indicated, the funds to be released to the credit of
Steveston NOSAU KAISHA from the sale of these two parcels are:-

From proceeds of Sale of:	
Lots 1 to 10, Secs. 3 and 4, B. 3 N, R. 7 W.	\$6,932.37
From proceeds of Sale of:	
Lot 4 of S $\frac{1}{2}$ Sec. 31, B. 4 N, R. 6 W,	\$2,841.47
TOTAL to be released: -	\$9,773.84

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

IM/CH

Ian Macpherson
Ian Macpherson

June 24, 1948.

MEMORANDUM

To: The Files
From: Ian Macpherson

Nosan Kaisha

RE: INTERIM & CONDITIONAL APPORTIONMENT
OF FUNDS

I was requested to make an interim summary of the property on these files for the purpose of showing the present situation. If the four registered owners are the actual owners of the property the funds can be released to them as shown on the Interim and Conditional Apportionment of Funds. From the files it appears that a syndicate or association known as the Nosan Kaisha may possibly be interested in this property, and if so, the registered owners may be in a position of trustees only for such syndicate, and before releasing any funds, this possible interest will have to be investigated. The information as to the membership of the syndicate and its constitution will have to be ascertained as a possible interest of all members may have to be taken into consideration.

No distribution of the funds should be made until this situation is clarified.

Ian Macpherson

IM:ic

DATED: August 23rd, 1947.

File Nos: 3308, INT 1401, 11275 & 7039.

INTERIM AND CONDITIONAL APPORTIONMENT
OF FUNDS

FUNDS: Released to the credit of Yosaemon HIKIDA - Reg. No. 03409 - File 3308.
Shinya YOSHIDA - Reg. No. 13068 - File INT 1401.
Tamigoro KOSHIBA (Deceased) - Reg. No. 04610 - File 11275.
Gihyoe TAKAHASHI - Reg. No. 05569 - File 7039.

Parcel "B" - Lots 1 to 10, of Sections 3 and 4, Block 3 North, Range 7 West,
Map 4774.

Sale price \$8,000.00 plus rental revenue \$798.00, plus refund insurance \$30.56,
plus refund of taxes from Veterans' Land Act \$76.22, plus water \$12.00, total -
\$8916.78; less taxes \$673.88, insurance \$28.50, sundries \$81.00, administration
\$23.00, advertising \$61.74, valuation \$60.00, Certificate of Encumbrance \$1.00,
registration fees \$20.50, adjustments \$28.50, total \$978.12. Net amount to be
released \$7938.66.

On this Parcel "B" were a number of buildings owned by the occupants, on lots
leased from Nosan Kaisha. Messrs. HIKIDA and YOSHIDA confirmed this ownership
October 1, 1943 and September 15, 1942, and have stated that by a resolution
of the Association, April 1942, these owners were not to be charged any ground
rental (YOSHIDA Sept. 15, 1942; G. TAKAHASHI Nov. 7, 1948) for the duration of
the war. Mr. TAKAHASHI, however, (Nov. 7, 1948) considers that in cases where
the Custodian rented the houses and received the rents, the Nosan Kaisha can
fairly claim some rental, an unspecified proportion.

Only two of the houses produced a rental revenue - Fumio KAJIRO'S on Lot 1,
and Kunisada YOSHIDA'S on Lot 7. In both cases the houses were rented with
the building sites only, a very small proportion of the two acre lots, and
Messrs. HIKIDA and TAKAHASHI have been asked to forego any rental claim.
The remainders of the lots were rented separately from the houses and the
rentals received have been credited to the Association.

The house on Lot 1, as above shown, is to be credited with rental paid by
Mrs. McRae and Mrs. Jamieson \$161.00, and is to be debited with proportion of
water rates \$55.00 and insurance \$27.50, taxes on house \$12.34, total \$94.84.
Net credit \$66.16 is to be added to the sale value of \$400.00, making the net
amount to be released to the owner of the building, Fumio KAJIRO, File Enemy 167,
\$466.16.

The house on Lot 7 is to be credited with rental, as above shown, paid by
A.B. Burnson, \$80.00, and debited with taxes on house \$11.92 and water rates
\$26.00. There was no insurance. The net credit of \$42.08 is to be added to
the sale value of \$192.00, making the net amount to be released to the owner
of the building, Kunisada YOSHIDA, file no. 5234, \$234.08.

The house on Lot 2 was owned by Itaru KAINO and his interest is to be debited
with taxes in proportion to the assessed value of all houses on this property -
\$8.88. The two houses owned by T. KASHIBA on Lots 4 and 5 are likewise debited
with taxes of \$17.73 and \$3.64 respectively. The house owned by Makitaro OGA
on Lot 9 is likewise debited \$5.06 and the house owned by Taku HIROSE on Lot 10
\$5.14. The ownership of these houses is according to the statement made
1st October 1943 by Yosaemon HIKIDA, one of the registered owners of the land
upon which were the houses.

Land and buildings were sold at a total price 28 per cent in excess of Mr. Reeve's
valuation and the following statement is based on his valuation of each house,
plus 28 per cent and debited with its proportion of taxes: -

Lot No.	Owner of House	Sale Value	Dr or Cr	Released
1	Fumio KAJIRO	\$400.00	Cr 66.16	466.16
2	Itaro KAINO	70.40	Dr 8.88	61.52
3	No house			
4	T. KOSHIBA	192.00	Dr 17.73	174.27
5	T. KOSHIBA	15.50	Dr 3.64	11.86
6	No house			
7	Kunisada YOSHIDA	192.00	Cr 42.08	234.08
8	No house			
9	Sakitaro OGA	25.60	Dr 5.06	20.54
10	Toku HIROSE	64.00	Dr 5.14	58.86
		\$959.50		
Total amount released to owners of houses				\$1027.29

This amount \$1027.29 to be released to the owners of the buildings on Lots 1 to 10, is to be deducted from the net as set forth above in respect to lands and buildings of \$7938.66, leaving a balance of \$6911.37 to be released to the owner or owners of the land. The funds may be released in the sums as follows:-

To the Trustees of Steveston NOSAN KAISHA	6911.37
To Fumio KAJIRO as owner of house on Lot 1 (File Entry 167)	466.16
To Itaru KAINO as owner of house on Lot 2 (File 5183)	61.52
To S.A. Moore, administrator of the Estate of Tomigoro KOSHIBA, owners of houses on Lots 3 and 4 (File 11275)	186.13
To Kunisada YOSHIDA as owner of house on Lot 7 (File 5234)	234.08
To Mukitaro OGA as owner of house on Lot 9 (File 5550)	20.54
To Toku HIROSE as owner of house on Lot 10 (File 1755)	58.86
	<u>\$7938.66</u>

Parcel "C" - Lot 4, Section 31, Block 4 North, Range 6 West, Map 4775. Sale price \$2750.00 plus rental revenue \$207.50 adjustment credit \$1.25, total \$2958.75; less taxes \$103.78, Certificate of Encumbrance \$1.00, registration fee \$12.50, total \$117.28. Net amount to be released \$2841.47.

DISTRIBUTION OF FUNDS:-

As shown by foregoing summary the funds on hand to the credit of the members of the Steveston Nosan Kaisha are derived as follows:

Parcel "B" - Net amount to be released from administration and sale of Lots 1 to 10, Secs. 3 and 4, B.3N, R.7W, Map 4774 (Parcel "B" of Summary) \$7938.66.

Less amounts as in summary, payable to owners of houses on Nosan Kaisha land (no rent for land)

1027.29
\$6911.37

Parcel "C" - Plus amount to be released from administration and sale of Lot 4, Sec.31, B.3N, R.6W, Map 4775 (Parcel "C" of Summary) 2841.47

Net amount to be released to Nosan Kaisha - - - \$9752.84

As reported by Gihyoe TAKAHASHI on Nov. 15, 1947, giving list of members of Steveston Nosan Kaisha, the total number of shares issued was 222. The net credit of \$9752.84 represents a per share value of \$43.93

"A & B" This total credit to Nosan Kaisha may be apportioned as follows:-

Shinya YOSHIDA	29 shares at 43.93	\$ 1273.97
Estate of Tomigoro KOSHIBA	22 " 43.932	966.50
Remaining shareholders	171 " 43.932	<u>7512.37</u>
Total shares -	222	\$ 9752.84

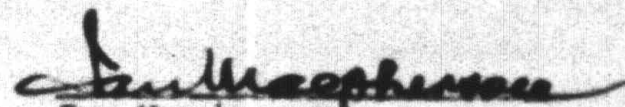
The manner in which the funds may be paid out is yet to be decided upon. One of the following may be adopted:-

1. Have the Registered owners call a meeting of the Association to appoint a trustee to receive the funds, except the amount due to Shinya YOSHIDA.
2. Pay funds, except YOSHIDA's to the joint bank account of the registered owners at Steveston.
3. Have the registered owners name a trustee to receive funds. This was done in the case of the Strawberry Hill school, but that case is distinguished, as there were no shareholders. There is no record on file that this was approved by Mr. Wright.

As the registered owners were authorized to hold title to the land and administer the property it may be assumed that they are competent to hold the proceeds of sale and revenue.

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

December 2, 1948.


Ian Macpherson

TM/CH

INTERIM AND CONDITIONAL APPORTIONMENT
OF FUNDS

*Nosan
Kaisha*

FUNDS:

Released to the credit of Yozaemon HIKIDA - Reg. No. 03409 - File 3308; Shinya YOSHIDA - Reg. No. 13068 - File INT 1401, Tamigoro KOSHIBA (Deceased) - Reg. No. 04610 - File 11275 Gihyoe TAKAHASHI - Reg. No. 05569 - File 7039.

Parcel "B" - Lots 1 to 10, of Sections 3 and 4, Block 3 North, Range 7 West, Map 4774.

Sale price \$8,000.00 plus rental revenue \$798.00, plus refund insurance \$30.56, plus refund of taxes from Veterans' Land Act \$76.22, total \$8904.78; less taxes \$673.88, insurance \$28.50, sundries \$81.00, administration \$23.00, advertising \$61.74, valuation \$60.00, Certificate of Encumbrance \$1.00, registration fees \$20.50, adjustments \$28.50, total \$978.12. Net amount released \$7926.66, subject to adjustments of houses as below.

Parcel "C" - Lot 4, Section 31, Block 4 North, Range 6 West, Map 4775.

Sale price \$2750.00 plus rental revenue \$207.50, adjustment credit \$1.25, total \$2958.75; less taxes \$103.78, Certificate of Encumbrance \$1.00, registration fee \$12.50, total \$117.28. Net amount released \$2841.47.

Net amounts released, Parcel "B" \$7926.66, Parcel "C" \$2841.47, total \$10,768.13. This sum represents the proceeds of the sale of land and of the buildings thereon said to be owned by other parties. Statements made by Messrs. HIKIDA and YOSHIDA (October 1, 1943 and September 15, 1942) are to the effect that the buildings were owned by the occupants, but further confirmation is desirable, as our records of the Nosan Kaisha syndicate is incomplete. If the ownership is in the occupants, as the whole property was sold at a price in excess of Mr. Reeve's valuation, an excess of 28% may be allowed his value of the buildings. Mr. Peters has computed this in his letter of 18th July 1946 to Mr. Hikida, the total value of the buildings, so computed, being \$960.00. The amounts to be released to the owners are to be adjusted by revenue and disbursements.

Only two houses - on Lots 1 and 7 - produced a revenue separate from the land.

The house on Lot 1, as above shown, is to be credited with rental paid by Mrs. McRae and Mrs. Jamieson \$151.00, and is to be debited with proportion of water rates \$55.00 and insurance \$27.50, taxes on house \$12.34, total \$94.84. Net credit \$56.16 is to be added to the sale value of \$400.00, making the net amount to be released to the owner of the building, Fumio KAJIRO, File Enemy 167, \$456.16.

The house on Lot 7 is to be credited with rental, as above shown, paid by A.B. Burnson, \$80.00, and debited with taxes on house \$11.92 and water rates \$26.00. There was no insurance. The net credit of \$42.08 is to be added to the sale value of \$192.00, making the net amount to be released to the owner of the building, Kunisada YOSHIDA, file no. 5234, \$234.08.

The house on Lot 2 was owned by Itaru KAINO and his interest is to be debited with taxes in proportion to the assessed value of all houses on this property - \$8.88. The two houses owned by T. KOSHIBA on Lots 4 and 5 are likewise debited with taxes of \$17.73 and \$3.64 respectively. The house owned by Nakitaro OGA on Lot 9 is likewise debited \$5.06 and the house owned by Taku HIROSE on Lot 10 with \$5.14. The ownership of these houses is according to the statement made 1st October 1943 by Yosamori HIKIDA, one of the registered owners of the land upon which were the houses.

Land and buildings were sold at a total price 28 per cent in excess of Mr. Reeve's valuation and the following statement is based on his valuation of each house, plus 28 per cent and debited with its proportion of taxes: -

Lot No.	Owner of House	Sale Value	Dr or Cr	Released
1	Fumio Kajiro	\$ 400.00	Cr \$56.16	\$456.16
2	Itaru Kaino	70.48	Dr 8.88	61.52
3	No house			
4	T. Koshiba	192.00	Dr 17.73	174.27
5	T. Koshiba	12.50	Dr 3.64	8.86
6	No house			
7	Kunisada Yoshida	192.00	Cr 22.08	214.08
8	No house			
9	Nakitaro Oga	25.60	Dr 5.06	20.54
10	Toku Hirose	64.00	Dr 5.14	58.86
Total amount released to owners of houses				\$994.29

This amount \$994.29, to be released to the owners of the buildings on Lots 1 to 10, is to be deducted from the net as set forth above in respect to lands and buildings of \$7926.66, leaving a balance of \$6932.37 to be released to the owner or owners of the land. The funds may be released in the sums as follows: -

To the Trustees of Steveston NOSA KAIKHA	\$6932.37
To Fumio KAJIRO as owner of house on Lot 1 (File Enemy 167)	456.16
To Itaru KAINO as owner of house on Lot 2 (File 5183)	61.52
To S.A. Moore, administrator of the Estate of Tomigoro KOSHIBA, owners of houses on Lots 3 and 4 (File 11275)	183.13
To Kunisada YOSHIDA as owner of house on Lot 7 (File 5234)	214.08
To Nakitaro OGA as owner of house on Lot 9 (File 5550)	20.54
To Toku HIROSE as owner of house on Lot 10 (File 1755)	58.86
	<u>\$7926.66</u>

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

Ian Macpherson
 Ian Macpherson June 24, 1948.

NAME HIKIDA, Yosaemon

REGISTRATION NO. 03409

FILE NO. 3308

The following chattels were sold by public
auction at 992 Powell Street, Vancouver on October 11, 1944.

General Electric Console

\$ 45.00

Total	(Auctioneer's Fee: \$ 4.50	
	(Advertising: 1.11	
Less Expenses:	(Moving: 0.49	
	(Storage: 1.00	

\$	45.00
\$	7.10
\$	37.90

Net Proceeds Credited:

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering List No.

Vancouver 33.

Remarks.

NAME HIKIDA Yosamori

REGISTRATION NO. 03409

FILE NO. 1308

The following chattels were sold by public
auction at Steveston, B.C. on December 10, 1943.

Field Glasses	\$	6.25	1447
Camera & Tripod		16.00	See file

*Belong to
Tabata. Transferred to file 1447
and 8/181 - July 2, 1946.
C.G.*

Total:	(Auctioneer's Fee:	2.22	\$	22.25
Less Expenses	(Advertising:	1.14	\$	
	(Movings:	2.51	\$	5.87
Net Proceeds Credited:			\$	16.38

Members of Custodian Staff Present. C.C. Robinson

Extracted from Auctioneering list No. Steveston 2.

Remarks. No inventory. C.C. Robinson says delay to about. See inventory 5.
in White Book - copy of this inv. in 4, 190
C.G. - 30/1/45

INSURANCE SUMMARY

Yosamono NIKIDA	Reg. No. 03409	File No. 3308
Kiichiro SHIRAKAWA	Reg. No. 03401	File No. 2915
Hiyoshi YASUI	Reg. No. 03448	File No. 1467
Gihyo TAKAHASHI	Reg. No. 05569	File No. 7039

and Part 1.02 acres of Lot "C" of Section 12, B3N,
K7W. Map 2171.

The 1½ storey frame building was insured in the amount of \$2,000.00 and its contents in the amount of \$500.00 in the London and Lancashire Guarantee and Accident Co. Policy 3400757, three years expiring 18th April 1945. The Insuring Company reported on 16th May 1946 the assignment completed. No record on file of delivery of policy to the purchaser of the property, the Director, The Veterans' Land Act.

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

J. Macpherson

IM:ic

DATED: August 18th, 1947.

INSURANCE SUMMARY

Yosamono NIKIDA	Reg. No. 03409	File No. 3308
Shinya YOSHIDA	Reg. No. 13068	File INT 1401 (Repatriate)
Tanigoro KOSHIBA	Reg. No. 04610	File No. 11275 (Deceased)
Gihyo TAKAHASHI	Reg. No. 05569	File No. 7039

On Lots 1 and 2 of above, was a building which, by insurance pink record, was insured in the London & Lancashire Guarantee and Accident Company in the amount of \$1200.00, policy 3403077, expiring 24th May 1947, with notation of having been transferred to purchaser on 18th May 1946. The policy was sent by mail to Eric H. Herbert, one of the purchasers, on 3rd September 1946.

A refund of \$10.47 was one of the items in the adjustments.

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

J. Macpherson

IM:ic

DATED: August 18th, 1947.

ROYAL CANADIAN MOUNTED POLICE

Form 346A

EXHIBIT REPORT

No. 363

HEADQUARTERS File No.

SUB-DIV'N and File No.

DIVISION and File No.

DETACHMENT and File No.

J.R. 05609

DATE June 15th. 1944

Re: Y. HIKIDA - Address unknown.
(Name of File)

On March 19th 1942 I P. H. Melaren, C.M.
(Date) (Name of Officer)

Came into possession of the following described goods by

Handed over by Sgt. Sponjira, C.M., P.O. Box, 316, Steveston, B.C.

No. OF EXHIBIT	No. OF PACKAGES	CAPACITY OR SIZE	DESCRIPTION OF EXHIBITS
	<u>1</u>		<u>Radio - General Electric - Serial No. 285.</u> <u>3308</u>

REMARKS: Handed over to Custodian of Alien Property.

DATE JUN 20 1944

(State briefly disposition)

[Signature]
(Signature of Plaintiff or Witness) COF Custodian.

[Signature]
CERTIFIED CORRECT
P.R. 101-100, M.C. 710539

MEMORANDUM

May 25th, 1943.

To: File 3308

From: Specified Articles Department

Re: HIKIDA, Yozaemon - Reg. 03409

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
RADIO	§ General Electric , Serial No. 285	§ 30.00

*§ Sold by auction 11/10/42
Kawamura 53*

SUMMARY TAKEN FROM VESSELS RECORDS

Date: March 13, 1944

Name: HIKIDA, Yasaemon

Reg. No. 03409 File: 3308

Boat File No.: JFVDC 120

Name of Vessel: "Y.H." NW.1938, 27'x6'10"x2'3"(1930) Palmer 12 HP

Lic. or Reg. No.: New Westminster 1938

Naval No.: NW.020-F

Owner's Valuation: \$1,000.00

JFVDC Valuation: ~~\$1,000.00~~ None

Custodian Valuation: None

Date of Sale: March 18, 1942

Purchaser: Canadian Fishing Co.Ltd.

Signature on Sales Papers: Copy unsigned

Selling Price: \$600.00

Paid to JFVDC ~~\$600.00~~: 600.00

Supervision Costs: 6.00

Balance due Owner: 594.00

Paid to: Y. Hikida on March 21, 1942.

Location of Boat at Sale: New Westminster

Claims Against Canadian Govt.: None

Additional Information:

Jm

NAME

HEXIDA, Yonason

FILE NO.

3308

See 2nd card

(See also File 9091)

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Chelms Fire Insurance Company, Paris, France	<i>Amend. Pol. # 15924. 7/1/44. 10/1/44.</i> 40346	\$2,000.00	Feb.	10th	1944	Ft. Trites Rd. Dyke on 3 1/7 acres Secs. 12 & 13, in Blk. 3 E., R. 7 W., "L" on Sketch 5021, Sec. Vestminter Dist., Stevenson, D. C.
Michigan Fire & Marine Insur. Co.	<i>Amend. Pol. # 15924. 7/1/44. 10/1/44.</i> 6012635	\$3,000.00	Feb.	10th	1944	Ft. Trites Rd. Dyke on 3 1/7 acres Secs. 12 & 13, Blk. 3 E., R. 7 W., "L" on Sketch 5021, S.W.D., Stevenson, D. C.
London & Lancashire Guarantee & Accident	<i>Amend. Pol. # 15924. 7/1/44. 10/1/44.</i> (SEE FILE 9091) 340757	\$2500.	April	18	1945	Lot "C", Sec. 12, Blk. 3E, Rge. 7W, Map 2171, S.W.D., Earl of Richmond, D.C.

FILE NO.

3308 *See your hand*

1988

WALLS, Thomas

4-1255

SAIDA, Youssef
(See also files 11275, 7039 & Int. 1401)

PROPERTY

COMPANY

POLICY NO.

AMOUNT

EXPIRATION

MONTH

GAY

YEAR

**Index & Lancashire
Police & Accident**

21-1-2000

~~SECRET~~

Am

10

1947

West, of E. of Sec. 11, Blk. 45,
 Range 6W, Steveston Highway,
 East of Richmond, B.C.
 Lots 1 & 2, Sec. 34, B/X/STW/4774,
 West of Richmond, D.B.V.

London & Lancashire
Insurance & Accident

31030TV

1,200.

WY

26

2347

W. REEVE, F. S. I.
SURVEYOR AND VALUER
GEORGE A. WATSON

TELEPHONE MARINE 8264
CABLE ADDRESS "JONREE" VANCOUVER

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B.C.

27th February, 1945.

The Custodian's Office,
509 Royal Bank Building,
Vancouver, B.C.

File Nos. 1401 (Int.), 3308,
11275, 7039, 2755
Attention of Mr. K.W. Wright

Dear Sir:

re Lots 1 to 10, Sections 3 and 4, Block 3N,
Range 7 W Map 4774
7th Avenue, Steveston, B. C.

We have inspected this property and beg to report as follows, on the values of land and buildings separately.

Land The land is fairly good agricultural land and being already subdivided could be used as a whole or disposed of in separate parcels.

We have calculated the area of each parcel and noted the figures on your map, together with the dimensions. The total area is 19.817 acres, but as our calculation is an approximate one, we regard the total as being in round figures 20 acres.

Buildings We understand that the various buildings on some of the lots belong to owners other than the owners of the land. We have therefore appraised these separately as requested. We do not know the details of the arrangement under which these were erected, but presume that the owners of the buildings will expect to receive proportionate parts of the sale price of the whole property.

The buildings are so scattered that a purchaser, intending to work the whole area as a farm, might not be willing to pay very much extra, probably not as much as their structural value or their value to the present owners for separate use.

In making the total appraisal we have regarded the whole property as a unit, inclusive of buildings. We have then apportioned the additional value allotted to buildings in proportion to their respective relative values as individually owned structures. The values shown below are one half of the estimated individual structural values. In passing we should mention that the buildings generally are not in good condition, and some of them are in a bad state of repair.

In connection with the dwelling on Lot 1, the lean-to addition on the North side appears to encroach upon the road allowance. We have therefore reduced the total value of this, as if there were no lean-to because it is not on the property in question.

On the foregoing basis our appraisal of the present market value of the whole property is \$6,250 and our subdivision of this amount as between land and buildings is as follows:-

REEVE, F. S. I.
ESTATE AGENTS AND VALUERS
GEORGE A. WATSON

TELEPHONE MARINE 6264
CABLE ADDRESS "JONREE" VANCOUVER

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

- Page 2 -

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B.C.

The Custodian's Office,
Vancouver, B.C.

27th February, 1945.

Land	20 acres at \$275. per acre	\$ 5,500
Building	Lot 1	\$312.50
	2	55.
	4	150.
	5	12.50
	7	150.
	9	20.
	10	50.
		750
	Total	\$ 6,250

Yours faithfully,

JOHNSON, REEVE & WATSON

per

D. W. Reeve

DOUGLAS W. REEVE, F. S. I.
CHARTERED SURVEYOR AND VALUER
GEORGE A. WATSON

TELEPHONE MARINE 9264
CABLE ADDRESS "JONREE" VANCOUVER

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B.C.

27th February, 1945.

The Custodian's Office,
509 Royal Bank Building,
Vancouver, B.C.

File Nos. 1401 (Int.) 3308
11275, 7039, 2755
Attention of Mr. K. W. Wright

Dear Sir:

re Lot 4 South half of Section 31
Block 4 North, Range 6 West Map 4775
Road No. 9, Steveston, B.C.

We have inspected this property and beg to report as follows.

This property is good agricultural land in a good state of cultivation.

The frontage (and width) is 165 feet on No. 9 Road, Steveston Highway, between No. 2 Road and Gilbert Road. The depth of the land from North to South is 1329.4 feet, and the area is a trifle in excess of 5 acres.

We are of the opinion that the market value of this property is \$350. per acre, \$1,750.

Yours faithfully,

JOHNSON, REEVE & WATSON

per *DW Reeve*

Farm Appraisal ReportFile No. **JL-491**Land Description **Lots 1 to 10, both incl. of Sec. 3 & 4, Blk. 3, N., R. 7, W., Map 4774, N.W.D.**

Owner's Name **HIKITA, Yazaemon** Containing **19.52** Acres
YOSHIDA, Shinya
KOSHIBA, Tamigoro Post Office Address **Stevenson, B.C.**
TAKANASHI, Gihyo
 Nearest Rail Point **Branscomb Stn., B.C.E.Ry.** Distance **1 1/2** miles.
 Market Town **Vancouver - 12 miles; New Westminster -** Distance **12** "
 Church (give denomination) **All denominations** Distance **1-3** "
 Nearest School **Stevenson Public School** Distance **1** "

State how property was identified: **Two corner posts located & map & road check.**

Roads: State whether property has access to main road, the kind of road and its condition.

Property has access & fronts on 7th Avenue & from the North end is only 100' from No. 9 Road - paved.

Is this district a good one? **Yes. Mostly dairy farms and small holdings across 7th Avenue.**Employment opportunity **Fair at Burnie & Marpole industrial plants & at the Canneries & peat plants in season.**Predominating Nationality and religion: **British, Protestant.**Describe Fencing and its condition: **22 chs. of 2 & 3 B.W. Fencing** Inc. in Value **\$Land Value**Water supply: **City water connected - minimum \$24.00 a year, or \$2.00 per month.** Value \$**BUILDINGS ON FARM**

BUILDINGS (No number)	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
Lot 1 HOUSE	18 x 27	Frame	10'	Shgl.	10	Cedar Blks.	Fair	500.00
Add'n	9 x 27	"	8'	"	10	"	"	"
Lot 2-Shack	12 x 24	"	8'	"	10	Wood Sills	Poor	nil
Lot 4-BARN	20 x 34	"	12'	"	10	"	Fair	300.00
Add'n	15 x 34	"	8'	"	10	"	"	"
Lot 5-BARN	12 x 20	"	8'	"	10	"	Poor	nil
Lot 7-BARN	20 x 32	"	12'	"	10	"	Fair	400.00
Lot 7-BARN Leanto	12 x 32	"	8'	"	10	"	"	"
Lot 9-Shack	15 x 39	"	8'	"	10	"	Poor	nil
Lot 10-Shack	15 x 24	"	8'	"	10	"	"	"
" " Woodshed	9 x 15	"	7'	"	10	"	"	"
	x							

Electric light installed to house on Lot 1 & Barns on Lots 4 & 7.

Total present day value \$ **1200.00**Total Value Buildings add to farm **House on Lot 1 & two barns with leanto; 900.00 living quarters on Lots 4 & 7.**Is dwelling habitable without repairs? **Yes. If not what is your approximate estimate of cost to make it**habitable? **House appears in fair shape on Lot 1 and both barns on Lots 4 & 7**

have leanto living quarters.

Describe the basement and chimneys: **Full basement above ground; 1 brick to ground on Lot 1; stove pipe on Lots 4 and 7.**No. rooms downstairs? **4** Upstairs? **nil** How finished **Wood lined.**
House on Lot 1.Are buildings painted? **Yes.** Condition of paint **Fair.**Distance from nearest bush **Unexposed.**

Note: Particular care must be taken when examining and reporting on foundations, sills and roofs.

Cultivated Land

HC/645-P

Form B

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
19.52	Level	10" to 12" clay loam	Clay	Logans; Boysenberries; Rasps & strawberries	150.	2928.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. BILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE

Total value of Land \$ 2928.00

Total added by buildings to value of farm \$ 900.00

Total fruit trees add to value of farm (for use in orchard districts only) \$ -

Total value of farm \$ 3828.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:

There are 3 leases on this holding; the R.C.A. Battery having Lots 1 & 2 & pt. of Lot 3; Lum Poy, Chinaman, has $N\frac{1}{2}$ Lot 3, & Lots 4 & 5; & Wm. J. Thompson has Lots 6 & 7; both his & the Chinaman's ground is fairly clean; the rest of the holding is very weedy and neglected looking.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.

Small fruit and poultry - Property could be sold off in two or three lot blocks.

Noxious weeds:

Canadian thistles and couch grass are bad.

Give approximate detail and
amount of all annual taxes and
names of Taxing Authorities:

Corporation of the Township of Richmond.

Land assessed - \$4477.00

Improvements - 2740.00

\$7217.00

1942 Taxes - \$218.63.

(Includes Dyke & Drainage Taxes).

Date: 20th July 1942.

Place: New Westminster, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 17 day of July 1942.

Inspector's Signature

"L.B. PLUMBLY"

Note: (Use Form 43 (Sheet 2) in connection with this form.)

JL-491.

Farm Appraisal Report

Remarks:

This property is situated at the end of No. 9 Road under the Dyke and has frontage on 7th Avenue. The 10 lots are owned by a Syndicate known as the NSAN KAISHA Syndicate. I was unable to find out the division of the lots into different names. Figure Hikita owned Lots 1 & 2, and Koshiba Lots 3, 4 & 5, and Yoshida Lots 6 & 7, and Takahashi, Lots 8, 9 & 10. The R.C.A. Battery have Lots 1 & 2 & 1/2 of Lot 3; unable to find out what rental they pay. 1/2 of Lot 3 & Lot 4 & 5 are leased to Lum Poy, Chinaman, for \$300.00 this year, payable \$100.00 down; \$100.00 1st August; \$100.00 1st November, & the rental continues for the duration at \$75.00 a year; all rents to be paid into the Royal Bank of Canada at Steveston to the credit of Mrs. Fuku Koshiba. Lot 6 & 7 are leased for the duration of the War to Wm. J. Thompson with use of barn and he has to pay all taxes on the two lots. Lots 8, 9 & 10 have nobody caring for them and are a mass of weeds. If property was split for sale purposes, Lots 1, 2 & 3 should be one unit, and Lots 4 & 5 as one unit, and Lots 6 & 7 as another & lots 8, 9 & 10 as a unit; except for Lot 1 the rest of the lots have no habitable houses on them, though on Lots 4 & 7 there are lean-tos on barns that were the Japanese operator's living quarters.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE

Property subject to Dyke & Drainage charges.

ORCHARDS, SMALL FRUITS, ETC.

(Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

			Present Value
<u>Lots 1 & 2 -</u>	.18 acs.	strawberries	
	.70 "	logans.	
	.18 "	Raspberries	
	1.76 "	Garden	
	.70 "	Weeds	
	<u>3.52</u>		
<u>Lots 3, 4 & 5 -</u>	1.00 "	Weeds	
	1.00 "	Logans-(leased to Lum Poy)	
	1.24 "	new planting-strawberries	
	1.45 "	Strawberries-3rd year.	
	.83 "	Carrots.	
	.48 "	Cabbage.	
	<u>6.00</u>		
<u>Lots 6 & 7 - Leased to Wm. J. Thompson</u>	.92 acs.	Logans	
	.44 "	Boysenberries.	
	.51 "	Strawberries.	
	1.48 "	Spuds	
	.19 "	Peas	
	.46 "	Oats	
	<u>4.00</u>		
			<u>Total \$</u>

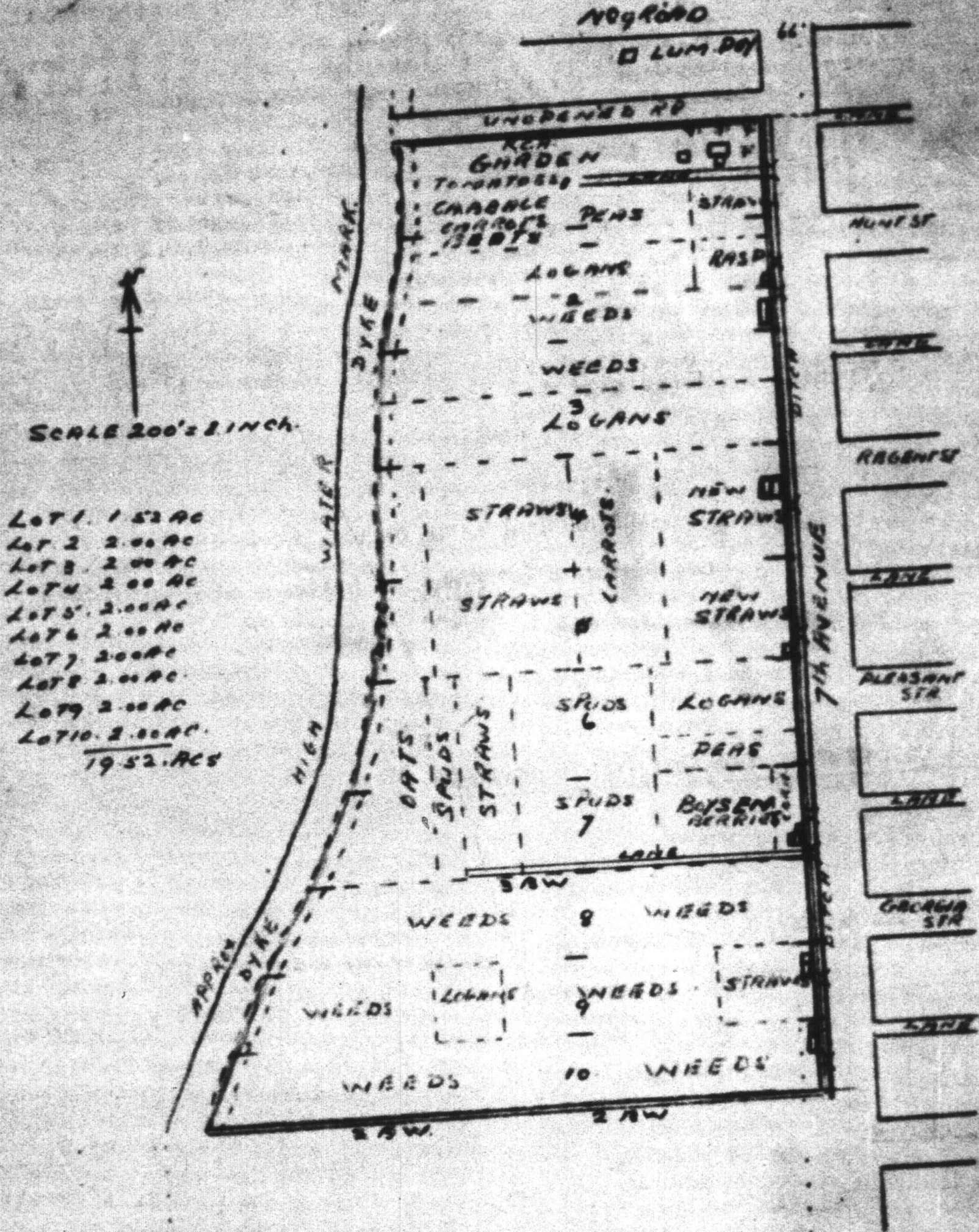
Lots 8, 9 & 10 - 6 acres.

Lot 9 - .35 ac. straws
.20 " logans
5.45 " weeds
6.00

Amount fruit trees add to value of farm \$

Diagram of Property

YAZARIMON NIKITA. SHINYA YOSHIDA. TAMIGORO KOSHIDA.
GINYOE TAKAHASHI.
Lots 1 to 10. Inclusive of Secs 3 & 4. BLK 34 R. 7. W. 100P. 1774. N.W. 3.



Following careful review of this appraisal report, it is my opinion that the present

value is \$ 4000.00

Date 23rd July 1942

"I.T. BARNET"
District Superintendent.

970-8
File Nos. 1308, 7039, 11275
and Int. 1401.
Advertised.

July 8th, 1946.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Yasuoichi NIKITA, Gihyo TAKAHASHI,
Tanigoro KOSHIMA and Shinya YOSHIDA
Hm. of Richmond
Lot 4 of S. 1/2 of Sec. 31, Elk. 4 N.,
R. 6W., Map 4775, D. N. W.

With reference to the above property which was recorded in the
New Westminster Land Registry Office, April 25th, 1946, we attach
herewith the following documents in connection therewith.

1. Copy of application number 202536-E, dated April 25th, 1946,
registering the property in the name of the Custodian
(Transmission).
2. Copy of application number 202537-E, dated April 25th, 1946,
registering the property in the names of Irene Skehor and
Mary Konyk - Joint Tenants (Deed).
3. Duplicate of Transmission dated April 17th, 1946.
4. Duplicate of Deed dated April 17th, 1946 - Secretary of State
to Irene Skehor and Mary Konyk - Joint Tenants.
5. Certificate of Indefeasible Title number 202537-E, dated
June 27th, 1946, covering the above property in the names of
Irene Skehor and Mary Konyk - Joint Tenants.

DAC:JS
Atch.

D. A. Cramer

Ad. March 6, 1946, Parcel "C"
Files Nos. 3308, 7039, 11275 & Int. 1401
Stevenson Highway, Richmond, D. C.
4 of the 8, 11/248/168/4775

April 26, 1946.

IRENE SKENOR and MARY KONYK
(purchasers)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at April 8, 1946)

	DEBIT	CREDIT
Purchase price	\$2,750.00	
Cheques received		\$2,750.00
Seller's proportion of taxes for 1946 - 97/365 x \$32.90		8.75
Registration fees on deed - \$2,750.00	10.00	
Balance owing by purchasers		1.25
	<u>\$2,760.00</u>	<u>\$2,760.00</u>

BALANCE OWING BY PURCHASERS \$1.25

POST OFFICE DEPARTMENT
ADMINISTRATION DES POSTES
CANADA

This side to be filled in by office of origin
Ce côté est à remplir par le bureau d'origine

REGISTERED ARTICLE
Exemplé recommandé

ENTERED AT THE OFFICE OF
Enregistré au bureau de poste de

ACKNOWLEDGMENT

EVACUATION SEATTLE

JUL 16 1946

To be filled in by post office
Indiquer ci-dessous les full names
à remplir par l'expéditeur ou par
l'acheteur ci-dessous son adresse
complète.

Ans.

Referred



DATE

UNDER

17978

RETURN TO

The Custodian of
Enemy Property

ADDRESSED TO

Mrs. Irene Skehor

506 Royal Bank Building

Address

231 Steveston Highway

STREET AND NUMBER

Rue et numéro

(1) Vancouver, B. C. (3308-hbc)

PLACE OF ORIGIN OF REGISTERED ARTICLE

Lieu d'origine de l'objet recommandé

AT

Steveston, B. C.

CANADA

(1) IN PRINTED CHARACTERS

En lettres moulées

Ad. March 6, 1946, Parcel "C"
Files Nos. 3308, 7039, 11275 & Inr. 1401
Stevenson Highway, Richmond, B. C.
4 of the S₂ 31/24N/16W/4775

EVACUATION SECTION	
Rec'd	MAY 7 1946
File No.	
Ans.	<i>Peters</i>
Referred	

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

3308/03409 HIKIDA *Yozan*
7039/05569 TAKAHASHI *Gekyo*
11275/04610 KOSHIBA *Saizoro*
Inr 1401 Japan YOSHIDA *Shinya*

Dated at Stevenson B. C., this 4 day of May 1946.

Signed Mrs Mary Kouyk.

Signed Mrs I. Shchor.

Return to the Custodian

701 410 330 8
File Nos. 3308, 7039, 11275
and Int. 1401.
Advertised.

July 12th, 1946.

MEMORANDUM

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

Tanemon HIKITA, Gihyoe TAKAHASHI,
Tanigoro KOSHIBA and Shinya YOSHIDA
Mun. of Richmond
Lots 1 to 10 both inclusive of Secs.
3 and 4, Blk. 3N.. R. 7W.. Map 4774, D.N.W.

With reference to the above property which was recorded in the
New Westminster Land Registry Office, May 8th, 1946, we attach herewith
the following documents in connection therewith.

1. Copy of application number 203300-E, dated May 8th, 1946,
registering the property in the name of the Custodian
(Transmission).
2. Copy of application number 203301-E, dated May 8th, 1946,
registering the property in the names of Eric H. Herbert and
John Alexander McLeod - Joint Tenants (Deed).
3. Duplicate of Transmission dated April 26th, 1946.
4. Duplicate of Deed dated April 26th, 1946 - Secretary of State
to Eric H. Herbert and John Alexander McLeod - Joint Tenants.
5. Certificate of Indefeasible Title number 203301-E, dated
July 8th, 1946, covering the above property in the names of
Eric H. Herbert and John Alexander McLeod - Joint Tenants.

D. A. Cramer

DAC:JS
Atch.

Ad. March 6, 7 & 9/46, Parcel "B"
Files Nos. 3308, 7039, 11275 & Int. 1401
7th Avenue, Staveston, B. C.
1-10 incl. 3 & 4/B3N/R7W/4774

EVACUATION SECTION	
Rec'd	<u>JUL 5 1946</u>
File No.	
Ans.	
Referred	<u>Peters</u>

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

Receipt is also acknowledged of cheque for \$28.50, representing closing adjustments on sale to us of the above property.

Dated at Vancouver B. C., this 29 day of June 1946.

Signed E. H. Humbert

Signed J. A. McLeod

Return to the Custodian

DEPARTMENT OF THE
SECRETARY OF STATE
Office of the Custodian
REAL PROPERTY FOR SALE
BY TENDER 3308

The Secretary of State of Canada, acting in his capacity as Custodian under or by virtue of the Revised Regulations Respecting Trading with the Enemy (1943) hereby offers for sale by public tender such interest as are vested in him in the following properties:

Parcel B: Lots 1 to 10, both inclusive, of Sections 3 and 4, Block 3 North, Range 7 West, Map 4774, Municipality of Richmond, District of New Westminster, being on 7th Avenue, Steveston, B.C., and being 20 acres, more or less of partially cultivated land, on which are situate dwellings and outbuildings.

Parcel C: Lot 4 of the South Half of Section 31, Block 4 North, Range 6 West, Map 4775, Municipality of Richmond, District of New Westminster, being approximately 5 acres partially cultivated land, situate on Steveston Highway.

Tenders for the purchase of such interest in the above described properties as are vested in the Custodian will be received subject to the following terms and conditions:

1. Each tender must be for one of the parcels described, but a separate tender may be filed for each of several parcels.
2. A tender offering for parcels in the alternative will be considered an offer only for the parcel first named.
3. A certified cheque, payable to the order of "The Custodian" for ten per cent (10%) of the amount offered, must accompany each tender. The deposit will be forfeited as liquidated damages if the tender is accepted and not completed by the purchaser immediately upon his being required to do so by the Custodian.
4. Each tender must be in a separate sealed envelope addressed to The Office of the Custodian, 506 Royal Bank Building, 675 West Hastings Street, Vancouver, B.C., and each envelope must be marked on the outside "Tender for Real Estate."
5. The balance of the purchase price shall be paid in cash.
6. All adjustments shall be made as of the date of conveyance.
7. The property is sold subject to existing leases and encumbrances, if any.
8. The property is offered for sale without any warranty whatsoever by the Custodian as to location or condition of buildings or improvements or the existence or non-existence of any encroachments.
9. The Custodian reserves the right to cancel any accepted tender and to refund the deposit at any time prior to delivery by him of the conveyance or transfer.
10. Neither the highest nor any tender will necessarily be accepted. Cheques in respect of unaccepted tenders will be returned in due course.

Tenders will be received by the undersigned up to NOON, Pacific Standard Time, on the 25th day of March, 1946. Further particulars may be obtained during office hours any day up to Noon on the 23rd day of March, 1946, and arrangements made with the undersigned to inspect the said premises.

DATED AT VANCOUVER, BRITISH COLUMBIA, this 7th day of March, A.D. 1946.

THE CUSTODIAN,
506 Royal Bank Building,
675 West Hastings Street,
VANCOUVER, B.C.

Advertised in Vancouver News Herald - March 7, 1946
Vancouver Daily Province - March 9, 1946
Vancouver Sun - March 9, 1946

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
REAL PROPERTY FOR SALE BY TENDER

The Secretary of State of Canada, acting in his capacity as Custodian under or by virtue of the Revised Regulations Respecting Trading with the Enemy (1945) hereby offers for sale by public tender such interests as are vested in him in the following properties:

Parcel A: Lots 2 and 3, Block 3, District Lot 312, Group 1, District of New Westminster, Plan 1748, known as 3787 Keith Street, in the City of Vancouver, on which is situated a community hall.

Parcel B: Lots 1 to 10, both inclusive, of Sections 3 and 4, Block 3 North, Range 7 West, Map 4774, Municipality of Richmond, District of New Westminster, being on 7th Avenue, Steveston, B.C., and being 20 acres, more or less, of partially cultivated land, on which are situate dwellings and out-buildings.

Parcel C: Lot 4 of the South Half of Section 31, Block 4 North, Range 6 West, Map 4775, Municipality of Richmond, District of New Westminster, being approximately 3 acres partially cultivated land, situate on Steveston Highway.

Parcel D: Lot 3 of the South West Quarter of the North East Quarter of Section 20, Township 17, Map 545, save and except 0.25 acres shown on sketch 6652 Municipality of Mission, District of New Westminster, situate on McIlwain Road, Mission, B.C., and being 9½ acres, more or less, of partially cultivated land.

Tenders for the purchase of such interests in the above described properties as are vested in the Custodian will be received subject to the following terms and conditions:

1. Each tender must be for one of the parcels described, but a separate tender may be filed for each of several parcels.
2. A tender offering for parcels in the alternative will be considered an offer only for the parcel first named.
3. A certified cheque, payable to the order of "The Custodian," for ten percent (10%) of the amount offered, must accompany each tender. The deposit will be forfeited as liquidated damages if the tender is accepted and not completed by the purchaser immediately upon his being required to do so by the Custodian.
4. Each tender must be in a separate sealed envelope addressed to The Office of the Custodian, 506 Royal Bank Building, 675 West Hastings Street, Vancouver, B.C., and each envelope must be marked on the outside "Tender for Real Estate."
5. The balance of the purchase price shall be paid in cash.
6. All adjustments shall be made as of the date of conveyance.
7. The property is sold subject to existing leases and encumbrances, if any.
8. The property is offered for sale without any warranty whatsoever by the Custodian as to location or condition of buildings or improvements or the existence or non-existence of any encroachments.
9. The Custodian reserves the right to cancel any accepted tender and to refund the deposit at any time prior to delivery by him of the conveyance or transfer.
10. Neither the highest nor any tender will necessarily be accepted. Cheques in respect of unaccepted tenders will be returned in due course.

Tenders will be received by the undersigned up to Noon, Pacific Standard Time, on the 24th Day of March, 1946. Further particulars may be obtained during office hours any day up to Noon on the 23rd day of March, 1946, and arrangements made with the undersigned to inspect the said premises.

Dated at Vancouver, British Columbia, this 7th day of March, A.D. 1946.

THE CUSTODIAN,
506 Royal Bank Building,
675 West Hastings Street,
Vancouver, B.C.

Vancouver Sun, Mar 9/46

Ad. March 6, 789/46, Parcel "B"
Files Nos. 3308, 7039, 11275 & Int. 1401
7th Avenue, Steveston, B. C.
1-10 incl. 3 & 4/B3K/RTW/4774

232
June 22, 1946.

ERIC H. HENDERST AND JOHN ALEXANDER McLEOD
(purchasers)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at April 2, 1946)

	DEBIT	CREDIT
Purchase price	\$8,000.00	
Cheques received		\$8,000.00
Seller's proportion of taxes for 1946 - 91/365 x \$230.69		57.51
<u>Amount of rent collected</u>		
Jamieson - April 2nd to April 30th - 28/30 x \$5.00		4.67
McGee - April 2nd to April 30th - 28/30 x \$7.00		6.53
Registration fees on deed - \$8,000.00	18.00	
Insurance premium \$27.50 (Ex. 24/5/47) - Unearned portion	10.47	
Water paid to June 30/46 - 90/184 x \$24.00	11.74	
Balance owing to purchaser	28.50	
	<u>\$8,068.71</u>	<u>\$8,068.71</u>

BALANCE OWING TO PURCHASER \$28.50

STEVENSON HIGASHI EATSWA

Plots 15714
3328
11275
7039
Dany 1401

Lots 1 to 10, Sections 3 & 4, D3H, E7H, Map 4774,
AND
Lot 4, Section 11, D4H, M6H, Map 4775, Municipality
of Richmond in the District of New Westminster.
Registered in the names, Tansuon Hilda, Shinya Yoshida,
Tamiyori Yoshida and Mitsuo Yoshida.

Date	Particulars	Debit	Credit	Balance
1942 December	Certificates of Insurance	\$ 2.00		
1943 December	Rents Collected Cash received to apply on water		190.00 12.00	
1944 December	Taxes Water Fire Insurance	122.47 9.00 1.00		
1945	Rents Collected Rents Collected Insurance Water	27.50 12.00	180.00 240.00	
1945	Taxes Water Water Taxes Water Rents Collected	284.83 12.00 12.00 263.99 12.00		278.00
1945	Rents to April 11 Water	24.00	53.80	
	Net Proceeds from sale of Property Net Proceeds from sale of Property Rents collected by V.L.A. for 1943 Distribution from sale of houses built on Property's		2,666.38 7,889.83 92.50	
	T. Brown Less proportion of taxes - 544 L. Yoshida Rents Collected 880.00 Less Taxes 11.92 Less Water 26.00		58.86 234.08	
	Less proportion of taxes - \$ 25.60 Less proportion of taxes - 3.00		54	

1948

Samuel A. Moore, Official Administrator, clearing title

<u>Ex. Exemption</u>		\$192.00
		<u>15.50</u>
		207.50
Less proportion of taxes - \$17.73		<u>21.77</u>
		\$ 70.40
<u>Ex. Exemption</u>		<u>8.58</u>
Less proportion of taxes		\$400.00
<u>Ex. Exemption</u>		
Books collected	\$161.00	
Less Taxes	12.34	
Less Notes	55.00	
Less Insurance	<u>27.50</u>	<u>94.84</u>
		66.16

466.16

83.66

\$1,093.33 \$11,962.51

\$1,965.84

April 26, 1949.

File No. 3308, 7039, 11275 & Int. 1401
Reg. No. 03409, 05569, 04610 & 13068

Yosamemon HIKIDA
Gihyoe TAKAHASHI
Estate Tamigoro KOSHIBA
Shinya YOSHIDA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 December 3	Land Registry Office - Certificate of Encumbrance	\$ 2.00	\$	
1943 October 12	Rents & water collected		162.00	
1944 January 24, December 27	Refund insurance premiums \$30.56 & \$76.22 Rents collected Water rates Fire Insurance premium Taxes	21.00 28.50 229.24	106.78 512.50	
1945 March 21 September 13	Taxes 1944 Taxes 1945 Water rates Rents collected	284.83 263.59 36.00		278.00
1946 March 2 April 2	Water rates Rents collected	24.00	53.80	
	Credit re Sale of Property		7,889.83	
April 8	Credit re Sale of Property		2,666.38	
		\$ 889.16	\$11,669.29	

CR \$10,780.13

Accounting Department
February 12, 1947

File No. 3308 ✓
11275
7039
Int. 1401

October 1, 1943.

To: Mr. Hagley

From: George Peters

Re: Lots 1 to 10 both inclusive of Sec.
3 & 4, R. 3 N., R. 7 W., Map 4774

Kindly take note that this is a complete memorandum as to the above property.

Lots 1 & 2 are occupied by the R. C. A., 58th Detachment of the 15th Const Regiment, Captain Ellis in charge. *Arrangement has been made with the Custodian for use of this land.* *What can be done may be done*

Lots 3 & 4 of Lot 4 & 5 are leased to Lam Poy at \$300.00 for the first year, 1942, and \$75.00 thereafter.

Lots 6 & 7 are leased by the Japanese direct to William Henry Thompson from May 1, 1942 for duration, for taxes and keeping the land well cultivated.

Lots 8 & 9 are rented to Hong Wo & Co. for \$66.00 and the crop season of 1943.

Lot 10 is rented to Hong Wo & Co. for \$14.00 and the crop season of 1943.

The Japanese owners of the property leased to the following Japanese, and we understand the lease was verbal, the following lots on which these Japanese have built their own buildings, and it will be necessary for the Director of the Veterans' Land Act to let us have the appraisal value of the buildings on these respective lots.

Lots 1 & 2 are leased to Fumio KAJIRO, Int. 167, Lots 3, 4 & 5 to Mrs. KOSHIBA, File No. 2755, Lots 6 & 7 to Kunitada YOSHIDA, File No. 5234, Lots 8 & 9 to Makitaro OGA, File No. 5550, and Lot 10 is leased to Toki HIRASHI, File No. 1755.

The leases of the present tenants on these properties were arranged by the above Japanese.

GP:EB

Files Nos. 3308, Int. 1401, 11275 & 7039

MEMORANDUM -- MR. DAUER

June 5, 1944.

Re: Lots 1 - 10 both incl. of
Sec. 3 & 4. ERM. RTH. Map 471A

The above four Japanese term themselves as a Syndicate, which is unregistered. Before being evacuated they had leased the following land on a verbal lease arrangement.

Lots 1 & 2 being leased to Int. 167, Fumio KAJIRO who built a house thereon. The arrangement was that he was to pay a ground rent of \$120.00 a year plus \$5.00 tax for the buildings.

The S $\frac{1}{2}$ of Lot 3 and the whole of Lots 4 & 5 were leased to Mrs. Koshiba, File 2755, wife of one of the syndicate, Tanigoro, who is deceased. A two storey barn, which is turned into living quarters, is owned by Mrs. Koshiba. She, in turn, was to pay a ground rent of \$150.00 plus a building tax of \$4.00.

Lots 6 & 7 were leased to File No. 5234, Kunisada YOSHIDA. There is a four room frame house with barn in rear belonging to the above Japanese. He was to pay a ground rent of \$150.00 plus \$3.00 for tax on buildings.

Lots 8 & 9 were leased to File No. 5550, Makitaro OGA. A barn is on this property, owned by the above Japanese, for which he was to pay a ground rent of \$120.00 plus tax on buildings of \$2.00.

Lot 10 was leased to File No. 1755, Toku HIROSE, on which there is a one storey frame building with living rooms at the rear, the front portion being used as a shoe repair shop, owned by the above Japanese for which he paid a ground rent of \$50.00 plus tax on buildings of \$2.00.

If a sale is made on the above property the buildings must be appraised separately so as to make proper adjustments between the Japanese.

GP:EB

December 1st, 1944

MEMORANDUM

TO: MR. K. W. WRIGHT
FROM: MR. G. H. PEERS

- RE: 1. Lots 1 to 10, both inclusive, of Sections 3 and 4,
Block 3 North, Range 7 West, Map 4774, Munc. of Richmond,
2. Lot 4 of the South Half of Section 31, Block 4 North,
Range 6 West, Map 4775, Municipality of Richmond

Title to these two properties is registered in the names of Yasemon HIKIDA, Evacuee, Shinya YOSHIDA, In Japan, Tamigoro KOSHIBA, Deceased prior to Evacuation, Gihyoe TAKAHASHI, Evacuee.

These four men appear to hold the property as trustees for the Steveston Nosan Kaisha, an unregistered company or syndicate, but what interest they or other members of the syndicate hold is not clear and should be investigated.

Prior to his departure for Japan, Shinya YOSHIDA stated, on September 15th, 1942:

"I wish to state that the Steveston Nosan Kaisha is not a registered company and that the company owns twenty-five acres of farm land, which is registered by the name of four representatives, Y. HIKIDA, S. YOSHIDA, G. TAKAHASHI and T. KOSHIBA.

Mrs. KOSHIBA is one of our members.

Mr. T. D. KATO, bookkeeper of the Steveston Nosan Kaisha, died on May 4th, 1942, so I am not in a position to give any more details without the Company's books, which are in Steveston".

Yasemon HIKIDA states in a letter received October 1st, 1943, discussing leases to various Japanese of portions of the above properties. "They are all leased under verbal lease, but since the buildings are theirs' respectively built on my land I had no necessity of having written leases".

It would appear from information on the file that the land is owned by the Steveston Nosan Kaisha and the buildings by various Japanese who previously had been tenants of sections of the land.

Unless some registerable trust agreement between the company and the title holders can be found, it would appear that the estate of Tamigoro KOSHIBA will have to be administered even though it appears that he has no interest in the property except through his share in the company which has not been determined.

Should the Evacuee Section endeavor to find out who are the members of the company and the holdings of each?

As a step towards clearing the title before sale, should we ask Mr. Streight to apply for Letters of Administration of the Estate of Tamigoro KOSHIBA?

G. H. PEERS

GHP/JF

Nosan :

No = agriculture or agricultural

Saw = products.

Kaisha = Company

MEMORANDUM

February 13th, 1945.

Land at Stevenson

File No. 3308

Lot 4 of South $\frac{1}{2}$ of Sec. 31, B4N, R6N, Map 4775.
About 5 acres

Rented to J. H. Blair for one year ending December 31st, 1944,
at \$40.00 for the year.

Files 3308, 7039,
11275 and
Int. 1401

Lots 1 to 10, both inclusive of Sec. 3 & 4, B3N, R7W, Map 4774.
Approximately 20 acres.

Lots 1 to 5: Being used by Lum Poy. He had a Lease on a portion
of the above for year ending 1944 - amount \$100.00.
He has been using a further portion of this land
which was unoccupied.

Lots 6 to 10: Were leased for year ending December 31st, 1944 to
H. H. Thompson - amount \$125.00.

These properties were withdrawn from the Director, Veterans'
Land Act deal.

P. Donet.

PD/ M

File Nos: 3308
Int. 1401
11275
7039

STATEMENT OF ADMINISTRATION

Parcel "B": Lots 1 to 10, of Sections 3 and 4, Block 3 North,
Range 7 West, Map 4774.

Sale price \$8,000.00 plus rental revenue \$798.00,
plus refund insurance \$30.56, plus refund of taxes
from Veterans' Land Act \$76.22, plus water \$12.00,
total - \$8916.78; less taxes \$673.88, insurance
\$28.50, sundries \$81.00, administration \$23.00,
advertising \$61.74, valuation \$60.00, Certificate
of Encumbrance \$1.00, registration fees \$20.50,
adjustments \$28.50, total \$978.12.
Net amount released \$7938.66.

Parcel "C": Lot 4, Section 31, Block 4 North, Range 6 West,
Map 4775.

Sale price \$2750.00 plus rental revenue \$207.50,
adjustment credit \$1.25, total \$2958.75;
less taxes \$103.78, Certificate of Encumbrance
\$1.00, registration fee \$12.50, total \$117.28.
Net amount released \$2841.47.

October 29th, 1948.
IM/CH

MEMORANDUM

File 15714

September 1, 1949.

Re: Trusteeship of the Registered Owners of
Lots 1 to 10, Sections 3 & 4, B3N, R7W,
Map 4774 and Lot 4 of the S $\frac{1}{2}$ of Section 31,
B4N, R6W, Map 4775, Municipality of Richmond,
District of New Westminster.

Shinya Yoshida, in a letter dated September 15, 1942,
prior to his departure for Japan, stated that the property was
registered in the names of four persons representing the
Steveston Nosan Kaisha.

Gihyoe Takahashi, in a letter dated September 22, 1947,
stated that the above-described property was held by the registered
owners in trust for the Steveston Nosan Kaisha.

Mr. Samuel A. Moore, Official Administrator, who
administered the Estate of Tanigoro Koshiba, Deceased, stated
that he recognizes that Koshiba's interest was that of a Trustee
only.

Yasemon Hikida, the fourth registered owner, stated in
a letter dated October 1948 that the four registered owners,
including himself, held as Trustees for the Steveston Nosan Kaisha,
an unregistered association.

T. D. Kato, stated by Takahashi to have been the bookkeeper
for the Steveston Nosan Kaisha, died May 4, 1942.



ACM/AC

EXHIBIT No. 81-1
DATE 13 Feb 1948
FILED BY R.J. McMaster

7039

TO: GIHYOE TAKAHASHI, Esq.,
PRITCHARD, B. C.

AUTHORITY

IN THE MATTER OF Lots 1 to 10 of Sections 3 and 4,
Block 3 North, Range 7 West, Map 4774, New West-
minster District, AND IN THE MATTER OF presenta-
tion of a claim with respect thereto to the Com-
mission appointed by the Governor-General-in-
Council by P.C. 3737 (1947)

YOU ARE HEREBY AUTHORIZED as one of the four Trustees
of the unincorporated Association known as "Steveston Nasan
Kaishi" (the said four trustees being formerly the registered
owners of the above-described lands and premises) for me and
upon my behalf and in my name, place and stead as one of the
said Trustees, to make and present a claim with respect to the
above-described lands and premises to and before the Commission
appointed as aforesaid.

AND FOR SO DOING this shall be and constitute your
full and sufficient authority.

" " DATED at Picture Butte, in the Province of Alberta,
this 31 day of January, A. D. 1947.

WITNESS

Roscoe O. Webb J.P.
(Name)
Picture Butte Alta
(Address)

"Yazaemon Hikida"
(Yazaemon Hikida)

I hereby certify that the foregoing words are a true copy
of the original whereof they purport to be a copy.
Date. March 8/48

.....E. M. Young.....
Signature

Alta

81 - 2

EXHIBIT No.

13 Feb. 1948.

DATE

FILED BY

R. J. McMaster

Ian Macpherson,
Custodian Office.

Dear Sir:

Re: file no. 7039

I thank you very much for your letter of 14th inst. requesting information about the Property belonged to Stev. NosanKaisha. This Ass'n, Steveston Nosan Kaisha was not incorporated property, therefore 4 of us namely Yoshida Shinya, late Koshiba Tamigoro, Hikida Yazaemon & myself have been acting as trustees and held the property under our name. In other words the Properties are really belonged to the members of Steveston Nosan Kaisha.

However, since the properties are sold now and if you will be kind enough to distribute the net proceeds to each members according to their number of shares it will simplify whole matter.

Attached list is shown members names and their shares. The list is printed all in Japanese and I have translated into English myself.

Some of the members are not known whereabouts but as soon as I find their address I will write you again.

I wish to point out that there are 2 properties under our name which really belong to these members.

1 - Lot 1-10 sec.3-4. Blk 3N-R7W.

2 - 4 of the Sec. S₂. 31/B4N R6N. 4775.

Yours truly.

certified a true copy
M. R. R. R.

A Commissioner for taking Affidavits
within the Province of British Columbia

LIST OF
STEVESTON NISAN KAISHA MEMBERS & SHARES

Name	No. of Shares	Address
Yoshida Shinya	29.25	Japan
Miyamoto Mantaro	5	
Otsu Genji	5	341 Flora Ave., Winnipeg, Man.
Mori Rihei	10	Grand Forks, B. C.
Hikida Yazaemon	13	Box 366, Picture Butte, Alta.
Doi Mataichiro	5	330 Edmonton at Winnipeg, Man.
Morita Hirokichi	3	1821 McDermot Ave., Winnipeg, Man.
Hiroyama Ichiro	5	1043 Manitoba Ave., Winnipeg, Man.
Miyai T. C?	2	Box 257 Letellier, Man.
Kishino F. unintelligible	5	Authorized to Otsu Geryi
Hikida Tamiso	4	Magrath, Alta.
Matsumura Matsujiro	2	Turin, Alta.
Mori Keiso unintelligible	2	Box 563, Vernon, B. C.
Nishi Kenichi	2	699 1/2 Burrow Ave, Winnipeg, Man.
Shiosaki Seiroku	5	Box 548, Greenwood, B. C.
Naruse Kintaro	3	377 Welsley St., Toronto, Ont.
Matsuo Shinichi	3	Minto, B. C.
Takai Nobukichi	2	Grand Forks, B. C.
Katsumi Katsunosuke	5	Authorized to G. Takahashi
Mizuno Shigeru	2	Box 96, Tabre, Alta.
Mrs. T. Doi	2	Box 181, Lethbridge, Alta.
Okano Hideo	5	Midway, Alta.
Kokubo Takeju	5	Japan
Yamashita Masahichi	5	Japan
Okano Shoji	3	Giscome, B. C.
Yonekura Tomokichi	1	
Mrs. Kashiba Tamigoro	22	c/o Tully Bros., Box 19, Oakville, Man.
Mrs. Shiho unintelligible	10	D'arcy, B. C.
Kimura Tokichi	5	Japan authorized Otsu Genji
Oga Makitaro	5	Picture Butte, Alta.
Kanada Toniso unintelligible	3	24 Charles St., St. Catharines, Ont.
Yoshimoto Yoshio	3	Authorized Hikida Yazaemon Japan
Shirakawa Kiichiro	2	c/o Searle Farm, East Selkirk, Man.
Akisuki Sukenobu	3	Box 611, Lethbridge, Alta.
Takahashi Gihyoe	10	Pritchard, B. C.
Kajiuro Fumio	5	Japan

List of
Staverton Nisan Kaisha Members & Shares (con't)

Isumi Jinmatsu	5/	New Denver, B. C.
Hirose Tanejiro	3/	Box 502, Tabre, Alta.
Yoshida Kunisada	5/	Box 1 Vineland Station, Ont.
Yoneda Hiroshi	5/	Box 602 e/o Korich, Lethbridge, Alta.
Tanemoto J. wa K.	2/	Magrath, Alta.
Sakamoto Bunzo	1/	Westbank, B. C.

Y. Hikida
Signature: _____
Yazaemon Hikida.

CANADIAN CHAMBER OF COMMERCE REGISTERED MEMBER LIST

<u>File No.</u>	<u>Name</u>	<u>Address</u>	<u>Shares</u>	<u>Amount</u>
4989	MIYAKOTO, Munetaro	704 Flora Ave., Winnipeg	5	234.24
4984	OTSU, Genji	Stevenson, B. C.	5	234.24
1125	MORI, Rihai	Box 133, Grand Forks, B. C.	10	468.48
3308	HIKIDA, Yamanaka	Box 37, Picture Butte, Alta	13	609.01
3487	DOI, Mataichiro	330 Edmonton St., Winnipeg	5	234.24
4985	MORITA, Hirokichi	1821 McDermot Ave., Winnipeg	3	140.54
4227	HIRAYAMA, Ichiro	1043 Manitoba Ave., Winnipeg	5	234.24
1141	MIYAI, Gunkichi	Box 297, Letellier, Man.	2	93.70
4973	HIKIDA, Tamiro	Ingrath, Alta	4	187.39
6545	MATHURIA, Matajiro Dec'd MATHURIA, Mrs. Man	Turin, Alta	2	93.70
2649	MORI, Suetaro	Box 563, Vernon, B. C.	2	93.70
1465	NISHI, Kenichi	699 1/2 Burrow Ave., Winnipeg	2	93.70
1159	SHIOZAKI, Seiroku	Box 548, Greenwood, B. C.	5	234.24
5916	NAKASE, Kintaro	377 Walsley St., Toronto	3	140.54
9846	MATSUO, Shinichi	Stevenson, B. C.	3	140.54
7702	TAKAI, Nobukichi	Box 85, Grand Forks, B. C.	2	93.70
10881	NIZONO, Shigoro	Box 96, Taber, Alta.	2	93.70
4371	DOI, Mrs. T. (Hana)	Box 181, Lethbridge, Alta	2	93.70
4856	OKANO, Hideo	Midway, B. C.	5	234.24
1085	YONEKURA, Tamiichi	365 King St. West, Toronto	1	46.85
11275 2755	KOSHIDA, Tamiro Dec'd KOSHIDA, Mrs. Tamiro	274 McKay Ave., North Kildonan Man.	22	1,030.44
5970	SHINO, Mrs. Yojiro	D'Arcy, B. C.	10	468.48
5990	OGA, Makitaro	c/o Mr. Hughes, Diamond City Alta	5	234.24
5267 4931	KAMADA, Masjiro Dec'd KAMADA, Tamiro	24 Charles St., St. Catharines	3	140.54
2985	SHIRAKAWA, Kiichiro	General Delivery, New Westminster	2	93.70
1463	AKIZUKI, Sakenobu	Box 611, Lethbridge, Alta	3	140.54
7039	TAKAHASHI, Gihyo	Canin Lake, B. C.	10	468.48
1333	IZUMI, Jimatsu	New Denver, B. C.	5	234.24
12973	HIROSE, Tamiro	Box 302, Taber, Alta	3	140.54
5234	YOSHIDA, Kunisada	101 Grange Ave., Toronto	5	234.24
4229	YOSHIDA, Hiroshi	Box 602, Lethbridge	5	234.24
2777	TANIGUCHI, Jousho	130 Essex Ave., North Kildonan Man.	2	93.70
6431	SAKAMOTO, Rensho	Westbank, B. C.	1	46.85

87,355.12

C O P Y

Property owned by Shinya Yoshida

(1) Near Fraser Cemetery, in the City of Vancouver, Lot 4, Block 1, D.L. 335, E $\frac{1}{2}$ of SW $\frac{1}{2}$. Taxes paid for 1942. X

Not rented to anyone. In wild state.
Taxes paid for 1942.

(2) Marine Drive, in the City of Vancouver, Lots 20 and 21, Block 19, D.L. 328, Taxes paid for 1942. X

Same as above.

(3) Steveston Highway #9, Municipality of Richmond, Lots 2 and 3, Block E. Pt. S $\frac{1}{2}$, Sec. 31, Block North 4, Range West 6, Map 4775.

10 acres. (5 acres to 1 lot)

5 acres rented by Harvey Blair at \$12.50 per acre, per year. The balance of 5 acres is not rented, going wild. I have written to Mr. Blair that I would rent this wild five acres free for 2 or 3 years if he would cultivate it. *RA 1-20-42
Lot 2-23*

Tax on this property not paid---Arrangement made with Mr. Blair for him to paid the tax by his rent account.

I am not notified yet as to the rental payment of 1942, which Mr. Blair by our agreement, is to deposit the amount to my bank account. He did not paid me the amount of \$125. before my evacuation.

(4) 197 Moncton Street, in the Municipality of Richmond Lots 8 and 9, Sec. 12, Block North 3, Range West 7, Map 2794. 2 storey, 9-room wooden frame dwelling house, 1 barn, 2 garages, 1 chicken house, 1 wood shack, 1 shack, 1 cabin. X

Two acres of Lot 8 is rented to Mr. Harvey Blair at the rate of \$12.50 per acre, per year, and like I mentioned above, also in this case, I haven't a notice yet about Mr. Blair's payment of the rent to my bank account. The rental was not paid to me before my evacuation. *10-2-42
after my evacuation*

Lot No. 9 of three acres-- Furnished house and said above garages, barn etc., are leased to Mr. W. A. Rennison, who pays taxes, fire insurance, water rates and sundry expenses, and who does the renting of the place, to whom and what rent price, I have no knowledge. *10-2-42
after my evacuation*

Property owned by Y. Hikita, G. Takahashi, T. Koshiba and S. Yoshida

(1) Steveston Highway #9 in the Municipality of Richmond, Lot 4, Block Ep. N.S. $\frac{1}{2}$, Sec. 31, Block North 4, Range West 6, Map 4775, (5 acres) valued at \$2,000.00. X

S. Yoshida (myself) has leased the property and I have rented the land to Mr. Harvey Blair at the rate of \$12.50 per acre, per year.

Tax is paid for 1942.

(2) End of Steveston Highway #9, in the Municipality of Richmond, Lot 1 to 10, Sec. 3 and 4, Block North 3, Range West, 7, Map 4774, (20 acres)

This property is leased to five persons. 5 acres to Fumio Kajiro; 5 acres to Tamigoro Koshiba; 3 $\frac{1}{2}$ to Kunisata Yoshida; 3 $\frac{1}{2}$ to Makitaro Oga; and 3 to Tanijiro Hirose. X

I have no knowledge as to their individual renting of their property. The rent was \$30.00 per acre, per year until year 1941 and from 1942 and years after the above persons and ourselves must make and arrangement, consulting to get reasonable decision when we return to our former place after war.

Tax is paid for 1942.

United Marine Products Ltd

78 Georgia Street,
Steveston, B.C.
Aug. 13th, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
AUG 14 1942

Mr. R. P. Alexander, Manager,
506 Royal Bank building,
Vancouver, B.C.

Dear Sir:

Re: Yosaemon HIKIDA. File #3308.

As requested in your form #2 of recent date,
I am forwarding you a copy of the lease drawn up between
the above and Alexander Fleck Douglas, for property #3.

Am given to understand that the ground lease
of this property amounting to \$36.00 per year payable
to the United Marine Products Limited, (formerly the
Steveston Fish Company) has been paid by Yamasaki up to
the year 1941. I might add that this ground rent may have
been paid for 1942, and in order to verify this, roshio
Yamasaki should be contacted, where he is I do not know.

In reference to property #5. This man Cook
occupied this place on July 18th, 1942, at the rental of
\$7.00 per month including water. This is a very poor
house and could not command any more than the above rent,
which is \$5.00 plus \$2.00 for water. No lease, this is on
a month to month basis.

In reference to property #2, am using my best
endeavours to rent this house.

Yours very truly,

Thomas C. King

Thomas C. King.

*See letter to
Hikida
limited by
to J. C. King
see lease file*

September 4, 1943.

Mr. Yosamson HIKIDA,
Registration No. 03409,
c/o Martin Jensen,
Picture Butte, Alberta.

Dear Sir:

We would like full information with reference to the following properties, that is, Lots 1 to 10, both inclusive of Sections 3 & 4, Block 3 North, Range 7 West. In the past it seems that you have leased certain portions of this land to different Japanese under some ground rental arrangement, so far the following is our information:

Lots 1 & 2 which have a house built thereon. Kindly let us know the name of the Japanese who leased this particular property, and if this lease is still in effect, and the amount charged for ground rent.

Lots 3 and 4 of Lots 4 & 5 of Section 3 is leased to Mrs. Koshiba, wife of the deceased Tanigoro Koshiba. This in turn has been leased by Mrs. Koshiba to a Chinaman by the name of Lam Poy. Kindly let us know ground rent to be paid by Mrs. Koshiba.

Lots 6 & 7. The house thereon is reported owned by Kunisada Yoshida and has been leased by Yoshida to William Henry Thompson. Kindly let us know ground rent for this portion.

Lots 8 & 9 are in the name of Oga, we do not know his first name. This is rented, at the present time, to a Chinaman by the name of Hong Ho & Co. Let us know if Oga is paying a ground rent, or has anything to do with this property.

Lot 10. We understand Taku Hirose is interested. At the present time is rented to Hong Ho & Co. for the crop season of 1943. Let us know if Hirose has any interest or is paying ground rent, and what amount.

We would like this entire situation cleared up by return mail. Would you kindly answer the above questions fully?

Yours truly,

George Peters,
Administration Department.

GP:EB

SEP 15 1943

File No. 5308

Referred

Yazaemon Hikida
Registration No. 03409
c/o Martin Jensen
Picture Butte; Alberta

Dear Sir:

The information regarding to Lots I to IO,
both inclusive of Sections 3 & 4, Block 3 North, Range 7 West
are as follow:

Lots 1 & 2 which has house built on there
is leased to Fumio Kajiro. The rent charged is One
Hundred Twenty Dollars plus Five Dollars for tax on the
building. Total amounting to One Hundred Twenty Five
Dollars.

Lots 3 and 4 of Lots 4 & 5 of Section 3 is
leased to Mrs. Koshiba. The rent is One Hundred Fifty
Dollars plus four Dollars for tax on buildings. Total
amounting to One Hundred Fifty Four Dollars.

Lots 6 of Lots 4, 6 & 7 is leased to Kunisada
Yoshida. The rent charged is One Hundred Fifty Dollars
plus Three Dollars on Tax for the Buildings. Total
amounting to One Hundred Fifty Three Dollars.

Lots 8 & 9 is leased to Makitaro Oga.
The rent is One Hundred Twenty dollars plus Two Dollars
for tax on buildings. Total amounting to One Hundred
Twenty Two Dollars.

Lot Ten is leased to Toku Hirose
the rent charged being Fifty five Dollars plus Two
dollars for tax on buildings. Total amounting to
Fifty Seven Dollars.

I would like you to pay the taxes to
Municipality after collecting the rent for 1943.
All the rent for 1942 are not paid for also
I would like you to include 1942 & 3 When charging
rents.

Yours truly,

Y. Hikida
Y. Hikida.

OFFICE
RECEIVED
SEP 18 1942

Alpine Inn
Christina Lake, B. C.
September 15, 1942

Mr. P. Douet
Administration Department
Department of the Secretary of State
Office of the Custodian
506 Royal Bank Building
Hastings and Granville
Vancouver, B. C.

Dear Sir:

Replying to your letter of September 11th, I, File No. 10529, wish to state that the Steveston Nosen Kaisha is not a registered company and that the company owns twenty-five acres of farm land, which is registered by the name of four representatives--Y. Hikida, S. Yoshida, G. Takahashi, and T. Koshiba.

Mrs. Koshiba is one of our members and she has rented four acres of land for the past many years. She has paid rent until 1941 and has not paid for 1942 because the Company did not charge.

Our members had a meeting on April, 1942, before all Japanese evacuated to the interior, and we resolved that rent will not be charged to the renter from 1942 until we come back to Steveston.

Mr. T. D. Kato, bookkeeper of the Steveston Nosen Kaisha, died on last May 4, 1942, so I am not in a position to give any more details without the Company's books, which are in Steveston.

I hope that the above information will be of assistance to you.

Yours truly,

S. Yoshida
S. Yoshida

BI

File No. 3308

OCT 1 1943

Col
Peters

Y. J. Jensen
Reg. No. 03409
J. H. Jensen
Peters Butte Alaska

I can see

I am referring to Lots 1 to 10 inclusive of
Section 3 and 4, Black Fork, Range 7 West, T14N
to Fanning, T14N, S14E, T14N, S14E, T14N, S14E
3 lots 1 to 10 and Total Three, they are all leased
under rental lease ~~and~~ but since the buildings
are there respectively built on my land I had
had no necessity of having written leases.

Yours truly
J. H. Jensen

Copy for P. S. Ross & Sons

Our File 295-172

December 20th, 1943.

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

Attention: Mr. E. E. Wright

Dear Sirs:

Re: Yozason Hikida and United
Marine Products Limited

We recently received from you an Investigation Order regarding the above mentioned company. Before proceeding with the detailed investigation of this company, there are one or two points upon which we would like some further information and it occurs to us that you may be in a position to give us this information in view of the fact that you have controlled the affairs of this company for the past two years.

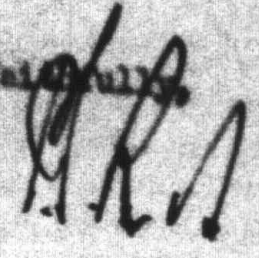
The assets of the company would seem to consist of certain real estate located in the Steveston district, part of which, known as the brickyard, is rented to the National Fisheries Limited.

We notice that the insurance policies placed on this property were written in the name of the Custodian with loss payable to National Fisheries Limited. It does not appear to us that this is correct and we are wondering why the loss is not payable to United Marine Products Limited.

Are you able to give us any information that will assist in our finding the books of account for this company?

In view of the fact that this is an evacuee company, we presume that you do not wish us to investigate the disposal of any funds held in bank accounts or by way of accounts receivable owing to the company.

We return herewith your File No. 3308.

Yours faithfully,


1401 (Int) 3308, 11275,
7039, 2755

309 Royal Bank Building,
Vancouver, B. C.
December 18th, 1944

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

Re: Tamigoro KOSHIBA

Dear Sir:

The above named is said to have died at his home on 7th Avenue, Steveston, B. C., on August 2nd, 1941, and we would be pleased to know if you are willing to undertake the administration of this man's estate.

We have no record of whether the deceased died intestate or not and we understand his family consists of his Widow, Mrs. Fuku KOSHIBA, c/o Tully Brothers, Box 19, Oakville, Manitoba, and an unmarried daughter, Matsue KOSHIBA, c/o Tully Brothers, Curtis Siding, Manitoba, and said to be 26 years of age.

The only assets of the deceased of which we are aware are his interest in two properties described as follows: Lots 1 to 10, both inclusive, of Section 3 and 4, Block 3 North, Range 7 West, Map 4774, Municipality of Richmond, and Lot 4 of the South Half of Section 31, Block 4 North, Range 6 West, Map 4775, Municipality of Richmond. Title to these properties is registered in the names of Yasaemon HIKIDA, Shinya YOSHIDA, Oihyoe TAKAHASHI, and the deceased.

It has been suggested that these properties are owned by the Steveston Nosan Kaisha and that the title holders are trustees for this company. Should this be the case it would seem that the deceased would probably have some interest in the company. However, should it transpire that the deceased had no assets the cost of administration would be paid from the funds of the Steveston Nosan Kaisha, as administration is necessary to clear title to the properties.

We understand that the properties consist of twenty-five acres and are readily saleable. If you take out Letters of Administration as suggested, the Custodian will obtain independent valuations and advertise the property for sale by tender. Provided an acceptable offer is received, it would then be necessary for you to join with the Custodian and convey to the purchaser. The share of the deceased would of course be handed to you.

We will be pleased to hear from you in connection with the above as soon as possible.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JF

8732, 11373, 7009,
1708, 1201 (120)

309 Royal Bank Bldg,
Vancouver, B. C.
April 17th, 1948

Wm. J. Latta, Esq., Solicitor & Barrister,
Barristers and Solicitors,
270 Commercial Street,
Vancouver, B. C.

Attention: Mr. Latta

Re: Japanese BUREAU, Vancouver

Dear Sirs:

The Canadian law firm has informed that the above named died at his home on 7th Avenue, Vancouver, B. C. on August 2nd, 1941. According to our records he died intestate, leaving his surviving wife, Mrs. Fuyu Yoshida, a/k/a Fuyu Yoshida, nee M. Yoshida, nee M. Yoshida, and an unmarried daughter, Satoko Yoshida, a/k/a Fuyu Yoshida, nee M. Yoshida, nee M. Yoshida, aged to be 16 years of age.

The only assets of the deceased of which we are aware are his interest in the properties described as follows: Lots 1 to 10, both inclusive, of Block 3 and 4, Block 3 North, Range 7 West, the 17th, Municipality of Richmond, and Lot 4 of the South Half of Section 21, Block 4 North, Range 7 West, Municipality of Richmond. While these properties are registered in the name of YOSHIDA, Shigeo YOSHIDA, Shigeo YAMASHITA and the deceased, Shigeo YOSHIDA is a resident of Japan and Shigeo YAMASHITA and YOSHIDA YOSHIDA, nee M. Yoshida, nee M. Yoshida, B. C. and Picture Ridge, Alberta, respectively.

It has been suggested that the title holders are trustees for Shigeo Yoshida, an unregistered company or syndicate, but what interest they or other members of the syndicate hold is not clear and will eventually have to be determined.

According to our information, certain buildings on the property were erected by various Japanese who previously had been owners of portions of the land. Their rights, if any, will eventually have to be ascertained.

The Director, Soldiers' Settlement, is anxious to acquire this parcel and has been advised that the title is not clear, also that in keeping with our usual practice, it will be necessary to advertise the property for sale by tender.

2725 1177 7039,
1700, 1801 (204)

Revere, Linn, Linn, Child & Sheppard -2-

April 17th, 1945

Provided a satisfactory offer is received in line with independent valuations,
the property will be liquidated.

We would like you to take this matter up with Mr. E. A. Howe,
Official Administrator, and in the course file the necessary papers to have
Mr. Howe appointed to administer the estate of Eugene Roshko. As soon as
letters of administration are filed in the Registry Office, we will proceed to
liquidate, subject to Mr. Howe and have him join with the Custodian in a
conveyance, if a purchaser is found. The Official Administrator would be ap-
pointed to the estate interest and the questions raised in the earlier paragraphs
then determined.

For your further information, we enclose a copy of the Certificate of
Liquidation, as well as a copy of valuation made by Mr. Howe.

Will you be good enough to report to us as early as convenient.

Yours truly,

L. E. WHITE
COUNSEL TO THE CUSTODIAN

EW/SP
Encl.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

PHONE PACIFIC 6181

PLEASE REFER TO

FILE NO. 3308; 7039;

11275 & Int. 1401.

JAPANESE EVACUATION SECTION

808 ROYAL BANK BLDG.
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

May 10th, 1945.

*03409
105569
HIKIDA Yosacumu
TANAHASHI Gidyo
KOSHIBA Tamigoro
YOSHIDA Shunya Japan*

MAY 14 1945	
FILED	TION
Referred <i>Douet</i>	

Mr. James H. Blair,
R. R. No. 1,
Steveston, B. C.

Dear Sir:

Re: Lot 4 of South Half of Section 31, Block 4 North,
Range 6 West, Map 4775. (Approx. 5 acres).

This is to confirm the arrangement made with you this morning with Mr. Peters that we agree that you occupy the above land from the 1st May, 1945, to 30th September, 1945, for the sum of Forty Dollars (\$40.00) of which \$20.00 is to be paid to this office by return, the balance to be paid on the 1st June and 1st September, respectively.

It is understood that in making this arrangement you vacate this land on September 30th, 1945, and it is on this condition that this arrangement is made. An extra copy of this letter is attached which please sign and return to us in the enclosed stamped addressed envelope, together with your remittance for \$20.00.

Yours truly,

P. Douet
P. Douet,
Administration Department.

PD/P.
Encl.

COPY

File 3308 (Evme.)

SAMUEL A. MOORE
Official Administrator

Our Ref. No. 3529

Court-House
VANCOUVER, B. C.

January 25, 1946

The Custodian of Enemy Property,
509 Royal Bank Building,
Vancouver, B. C.

Re: Tamigoro Koshiba, deceased

Dear Sir:

I understand that the deceased has an undivided one-quarter interest in Lots 1 - 10, both inclusive, of Sections 3 and 4, Block 3 North, Range 7 West, Map 4774, and that you wish to sell this property.

As Administrator of the estate of the above named deceased, I will consent to your advertising it and letting me have a copy of the advertisement, and any offers received, and I will join with you in a Conveyance of the property to the purchaser.

You can let me have later on my one-quarter interest of the purchase price.

In the letter I have received from Locke, Lane, Guild and Sheppard, it appears that there is some suggestion that the property is held in trust for Steveston Nosan Kaisha. This matter can be investigated later.

Yours very truly,

"Sam A. Moore"

Official Administrator

SAM:MCB

March 20th, 1946.

Mr. Yosaemon HIKIDA,
Registration No. 03409,
c/o Martin Jensen,
Picture Butte, Alberta.

Dear Sir:

Re: Part 1.02 acres more or less
of lot "C" of Section 12 Block
3 North Range 7 West Map 2171
as shown and lettered "E" on
Sketch deposited No. 5022
Municipality of Richmond in the
District of New Westminster

As requested in your signed document
of division of the above property, we are making a division
of the funds in the amount of \$330.00, net \$346.00 as
mentioned by you in your letter.

If you will note the reverse side of the
statement of the sale made, you will find there was a
charge for the Certificate of Encumbrance of \$1.00 and
since then legal fees in the amount of \$15.00 have been
charged.

Yours truly,

George Peters
Administration Department

GP/1c

P.S. Your proportion (30%) \$99.00

3308

The custodian
Vancouver B. C.

We, undersigned Yazaemon Hikida Reg No 03409,
Kiichiro, Shirakawa Reg No 03401, Ukiyoshi Yasui Reg No
03448, and Gihyoe Takahashi Reg No 05569, hereby, authorize
and request the custodian in Vancouver B.C. that the net
proceed of the property part 1.02 acres more or less of lot
"c" of Section 12, Block 3, N R 7 West, Map 2171 as shown and
lettered "m" on Sketch deposited No 5022, District of
New Westminster.

amount of \$346.00 be divided as follows,

Gihyoe Takahashi Reg No 05569,	50 %	\$ 173.00	165-
Yazaemon Hikida Reg No 03409,	30%	\$ 103.00	99-
Kiichiro Shirakawa Reg No 03401,	10 %	\$ 34.60	33-
Ukiyoshi Yasui Reg No 03448,	10 %	\$ 34.60	33-
		<u>\$ 346.00</u>	<u>130-</u>

Witness - This 16th of February, 1946.
at Edmonton, Alta.

A. Wright

Comm. for Path in Alta.

Yazaemon Hikida
Reg No 03409

Gihyoe Takahashi
Reg No 05569

Kiichiro Shirakawa
Reg No 03401

Ukiyoshi Yasui
Reg No 03448

Witness
W. J. ...
Comm. for path in Alberta

Canada

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

506 Royal Bank Building,
Vancouver, B. C.

File No.

Reg. No.

APR 17 1944

Mr. Tadamasa HAKIDA,
Mr. Hideo YAMU,
Mr. Eiichiro SHIRAKAWA and
Mr. Gihyo TAKAHASHI.

Dear Sir:

Re: Municipality of Richmond.
Part 1.02 acres more or less of Lot "C" of Section 12, Block 3
North, Range 7 East, Map 2171, as shown and lettered "B" on sketch
deposited No. 5022, District of New Westminster, C. of B. 49776.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	\$ 349.00
Add:	
Unexpired insurance premium as at January 1st, 1943	\$ 349.00
Less:	
Tax arrears to December 31st, 1942	\$ 3.00
Registration fee	
Encumbrance—Principal	
—Interest	3.00
Net proceeds of sale	\$ 346.00

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

1943

Jan. 1

Credit to Sale of Property

Land Registry Office Co. of E.

Debit

Credit

Balance

8376.00

1.00

8376.00

8376.00

Copy for Mrs. Shearson

1302, 7039,
1275 & 1st. 1401

April 2, 1945.

Mr. E. A. Herbert,
253 William Road,
Stevenson, D. C.

Dear Sir:

Re: 12, 1302, 7039 & 1401, Parcel "B"
7th Avenue, Stevenson, D. C.
1-12 Incl. 13 & 14/15/16/17/18.

Further to our letters of March 26th we have to advise you that we are prepared to recommend the acceptance of your offer of \$2,000.00 for the above described property.

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

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

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

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

You have called our attention to a Japanese man and a white woman living at the rear of one of the barns on the above property. Upon investigation we found that this is correct. The Custodian had no knowledge, nor did we give consent, to this tenancy and they are considered as trespassers. You may wish to enter into rental arrangements with them as we understand they are willing to pay rent for the use of this barn.

Yours truly,

F. C. Shears,
Director.

Enc. 1 - Information Form.

SAMUEL A. MOORE
Official Administrator

Court House,
VANCOUVER, B. C.

April 29, 1946

W. J. Johnston, Esq.,
Administration Dept.,
Office of the Custodian,
909 Royal Bank Building,
City.

Re: Estate of Tamiyoro Koshiba, deceased
Your file No. 1401 (Int) 3308 - 11275 -
7039 Evacuee Section

Dear Sir:

Would you kindly let me know if it has been definitely settled as to what interest the deceased had in parcels "B" and "C".

At one time there seemed to me some question about the deceased holding this property in trust for Steveston Nosen Kaisha, and that the deceased held an interest in that Company.

Yours very truly,

"Sam A. Moore"

Official Administrator

SAM:MGB

File
MEM. 7039, 11275
Int. 1402

July 18, 1946

Mr. Tomomasa KIKUDA
Registration No. 03409
c/ Martin Jensen
Picture Butte, Alberta

Dear Sirs

Re: Lots 1 to 10, inclusive, Sections 3
and 4, Block 3 North, Range 7 West, Map
4774, District of New Westminster, B. C.

Lot 4 of South half of Section 31,
Block 4 North, Range 6 West, Map 4775,
District of New Westminster, B. C.

You have been previously notified of the sale of the above described
properties. As you are aware, Lots 1 to 10, inclusive, sold for
\$8,000.00 and Lot 4 was sold for \$2,750.00. On the property, Lots
1 to 10, inclusive, are built buildings which belonged to your former
tenants. This property was appraised by an independent appraiser and
the following are the allocations given to the land and houses.

Land		\$7,040.00
Ownership of buildings claimed by the following		
Estate of Tomigoro KOSHIDA for building on Lot 4	... \$192.00	A.O.
Estate of Tomigoro KOSHIDA for building on Lot 5	... 12.50	A.O.
Haruo KAIRO for building on Lot 1	... 70.40	A.O.
Fumio KAIRO for building on Lot 1	... 400.00	A.O.
Kunio KOSHIDA for building on Lot 7	... 192.00	A.O.
Makitaro OGA for building on Lot 9	... 25.60	723
Toku KIKUCHI for building on Lot 10	... 64.00	669
Total for buildings		\$ 960.00
Total for land and buildings		\$8,000.00

1308, 7039, 11275
Int. 1401

July 18, 1943

- Page 2 -

We might call your attention to the claim of Itaro KAINO. His claim was not found until a short time ago and this was not mentioned by you to the Custodian in your letter received by this office on September 15, 1943.

It is necessary for you and the co-owners, who are residents in Canada, the Estate of Insiguro KOSHIDA, Gihyo TAKAHASHI and Yasumasa NIKIDA to let this office know what interest each have in this property. Also, what interest Shige YOSHIDA, who is in Japan, has in this property.

As it has been impossible for the Japanese tenants on Lots 1 to 10, inclusive, who had verbal rental leases before evacuation, to carry out their agreements, such as the payment of ground rent and taxes, it is the intention of the Custodian to credit all the rentals to the credit of the property and therefore charge all the taxes and overhead.

It is our understanding from evidence on file that this property was an unregistered association, otherwise called Nosen Kinshi, which has a number of Japanese shareholders. This has been revealed by different Japanese stating that they had shares of different values in this association. If this is so, will you supply the names of all the shareholders, the set-up of the association, the articles of agreement and if the shareholders are entitled to any distribution from the funds of these two sales.

We will not be able to disburse funds until the whole situation is clarified. Kindly let us have a statement as early as possible covering the situation in full.

At the same time, kindly let us have the information if the property sold as Part 1.32 acres more or less of Lot "C" of Section 12, Block 3 North, Range 7 West, Map 2171, as shown and lettered "M" on sketch deposited No. 3022, District of New Westminster, Municipality of Richmond, B. C., was in the ownership of yourself and Kiishiro SHIRAKAWA, Ukiyoshi YASUI and Gihyo TAKAHASHI have any connection in any way with this association, sometime known as the "Stevedore Farmer's Association", or connection with "Nosen Kinshi".

Yours truly,

George Peters,
Administration Department

GP:hbo

August 14th, 1947.

Mr. Yessamen Hikida,
 Registration No. 03409,
 c/o Martin Jensen Esq.,
 Picture Butte, Alberta.

Dear Sir:

Re: Lots 1 to 10 both inclusive of Section 3
 and 4, Block 3 North, Range 7 West, Map
 4774, Municipality of Richmond, District
 of New Westminster.

As you are of course aware, title to this property stands in your name together with those of Shinya Yoshida, Tamigoro Koshiba and Gihyoo Takahashi. In reviewing this file in preparation to disbursement of funds in the hands of the Custodian, we note some references to an association known as Stevenson Noman Kaisha, which association or syndicate appears to have some connection with or interest in this land. We are inclined to the opinion that the four registered owners, and possibly others, constitute this syndicate. Particularly, we desire to know:

1. If you and the three registered owners are the actual owners of the land described; or if not owners, are any of you trustees holding title for the benefit of other actual owners. We have been informed that Mrs. Koshiba has stated that her late husband had no interest in this land as an owner.
2. If any of the registered owners is a trustee can you provide us with the name and address of the person or persons for whom he has been acting as trustee.
3. If the Stevenson Noman Kaisha is a syndicate with an interest in this land and if an agreement of association exists, we shall be glad if you will send the original agreement from which we will make a copy and return the original to you. If you prefer you may send us a certified copy of the agreement. It may be there are other members of this association who, if the association is the actual owner of the land, may have some interest in the land and if so, can you send us the names and addresses of such other members.
4. If the registered owners are the actual owners of the land and are entitled to the funds held with the Custodian, we assume that each of the four interests is equal. If this is not so, will you please specify what is the interest of each in the property.

....2/

August 14th, 1947.

5. If the Stevenson House Kaisha has any interest whatsoever in the property, will you please inform us of the nature of this interest, and of any liabilities of the association of which you have knowledge.

6. With respect to the buildings on this property you have informed us that they are the property of their former Japanese occupants, and entitled to share in the proceeds of the sale of these lots. So far as our records show the building on Lot 1 is the property of Fumio Kajiro, on Lot 2 of Itaru Kaino, on Lots 3, 4 and 5 of Tanigoro Koshida, on Lot 7 of Kikisada Yoshida, on Lot 9 of H. Oga and on Lot 10 of T. Hirose. Will you please confirm or correct this list of owners.

Yours truly,

Isa Macpherson,
Office of the Custodian.

Encic

c.c. Mr. Gihyo Takahashi.

Mr. J. M. Mepheron
Custodians office

EVACUATION SECTION	
Rec'd	SEP 24 1947
File No.	7039
Ans.	J. M. Mepheron
Referred	J. M. Mepheron

Stevenson Nosen Kaisha
Inc.

Sept 22/47

Pritchard

BC

Dear Sir

Re. file No 7039 of 10th Aug.

I thank you for your letter requesting an information about the Property belonged to Stevenson Nosen Kaisha. This firm known as Stevenson Nosen Kaisha was not registered properly incorporated at that time. Therefore, four of us - namely Shinya Yoshida, Yajima Hikiida, Tamigoro Koshida - myself - have been acting as trustee and held the Property under our names. In other words, the Properties in question are really belonged to the members of Stevenson Nosen Kaisha.

However, the Properties are sold now and if you will distribute the net proceeds to the members according to their number of shares, it will simplify whole matter.

Attached list is shown each members' address together with their number of shares. The list is printed in Japanese and I have translated it myself.

If necessary, I can make affidavit. Some of the members are not known whereabouts but I will try best I can to find out their address and let you know as soon as possible.

I also wish to point out that there are 2 Properties under our name which really belonged to this firm.

- 1. 2 1-10. Sec 3-4. Blk 3 N RTW. 80.00 -
- 2. 4 of the St 31st. 4 N. R L W 14775 27.50 -

Your question No 6 regarding the Building, I confirm every Building belonged to Rose Parsons mentioned (except lot 2 - belong to Stark Kains) I have no knowledge about this person rented any of our Property nor has he his own house.

Yours Truly,
S. Takahashi

Stevenson *Kosankasha*
members: share

share.

- 25 - Shinga Yoshida ✓ Japan
5 - Mantaro Miyamoto, 341 Flora ave Winnipeg, Man.
5 - Hengi ~~Osaka~~ Otsu 341 Flora ave Winnipeg, Man.
10 - Rikui Mori ✓ Grand Fork B.C.
13 - Yajumori Hikida ✓ Box 366 Picture Butte, Alta.
5 - Mataichiro Doi - 331 Edmuntown, Winnipeg, Man.
3 - Hirokichi Motoki ✓ 1921 McDougall ave.
2 - Genkichi Kuji ✓ Letellier, Man.
5 - Takutaro Kishino (authorized right to G. Otsu)
4 - Tamiyo Hikida ✓ Box 366 Picture Butte, Alta.
2 - Matsuziro Matsumura (Twin, Alta) See other Takahashi list
*2 - Asataro Mori (Kemp Box 563 Vernon, B.C.) See other Takahashi list
2 - Kenichi Nishii 699 1/2 Burrows ave. Winnipeg
5 - Seiroku Shiozaki (Box 509 Greenwood B.C.) other Takahashi list
3 - Kintaro Kurose ✓ 377 Wellesley St. Toronto.
3 - Shinichi Matsuo ✓ (Minto B.C.) Takahashi list.
2 - Nobukichi Takai ✓ Grand Forks B.C.
5 - Katsumasa Katsumi (went to Japan) his name authorized
2 - ~~Sho~~ 8. Mizuno ✓ (Box 96 Tabor Alta) Takahashi list
2 - T. Doi ✓ (Mrs. T. Doi 191 Letellier, Alta) and his name authorized
2 - Hideo Okano ✓ Midway B.C. wish the money held
5 - Takajiro Kokubo (Tadajiro Kokubo Japan) Takahashi other list.
5 - Masahichi Yamasaki (went to Japan) by your credit and
3 - Shoji Okano (Giscome B.C.) Takahashi other list.
1 - Tomokichi Yonekura
22 - Tamigoro Koshida c/o Tully Bros 3150
(Mrs) Box 19 Oakville, Ont.

- 101 * 101 Yajiro Shiko ((Mrs) Nancy B.C.) Takahashi other list.
 51 Takashi Kimura ✓ (authorized right to P. O. Box) (Japan)
 51 Makitaro Oga ✓ Picture Bette. alta.
 * 31 Naosiro Kamada (Honigo Kamada) 24 Charlott. P. O. Box 101
 31 Yoshio Yoshimoto ✓ 366 Picture Bette. alta (authorized right to P. O. Box) (Japan)
 21 Kiichiro Shirakawa ✓ 190 Canada Farm East Lethbridge Alta. (Japan)
 31 ~~Shunroku~~ Akizuki ✓ (Box 611 Lethbridge Alta.) Takahashi other list.
 51 Ichiro Hirayama ✓ 1043 main st. ave. Winnipeg
 101 H. Kyo Takahashi ✓ (Pritchard. P.O.) Takahashi other list.
 51 Sumio Kajiro ✓ ~~Went to Japan~~
 51 Jimmatsu Izumi ✓ (New Haven P.O.) Takahashi other list.
 31 Tanejiro Hirose ✓ File 1755 (Box 507 Taber Alta.) To other list
 51 Kunisada Yoshida ✓ 800-7 (Box 1 Vineland Station Ont.) To other list
 51 Yoneda ✓ #11100 (Box 607 Lethbridge Alta.) "
 21 Josuke Tamemoto ✓ 130 Essex Ave North Kildonan
 11 B. Hanemoto (Bungo Westbank P.O.) To other list.

218 = 42 shareholders

7039
13269
15714

C C
O P P
Y

25th Nov. 1947.

CAMPBELL, BRAZIER, FISHER & MCMASTER

Vancouver, B.C.
November 24th, 1947.

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

Dear Sir:

7039
RE: Giyoe TAKAHASHI - Regn. No. 05569

Enclosed herewith please find in duplicate in each case three claims filed on behalf of the above named. One of these claims refers to the claimants personal loss, another refers to the loss of United Marine Products Ltd., in which the claimant had a substantial interest. (The other claim is a claim by him as trustee for an unincorporated association known as Steveston Masan Kaisha.) Kindly file all three claims.

With respect to the claim on behalf of the Company, the Custodian has already been advised that there are four owners of the Company and has also been advised as to the respective interest of these four owners. As Mr. Takahashi is the principal owner, the other three to facilitate the making of the claim, have agreed to assign to him the claims with respect to their interest. You will also note that Mr. Takahashi has included his claim with respect to the Company in his personal claim. The purpose of so doing is to avoid technical difficulty with respect to the claim being filed in the name of the Company.

Concerning Mr. Takahashi's claim as trustee for the association, we believe the Custodian has been advised that Mr. Takahashi and three others all of whom appear as the owners on the Certificate of Title with respect to the lands held are trustees. We understand that one of the trustees is dead and one has returned to Japan, the fourth trustee resides in another province and we will endeavour before the hearing of the claim to obtain authorization from him to have Mr. Takahashi make the claim, although this may not be necessary. There are some sixty to seventy members of the association. We believe the Custodian has been advised as to the names and addresses of all the beneficiaries of the trust.

Yours truly,

CAMPBELL, BRAZIER, FISHER & MCMASTER

per "R.J. McMaster"

3306
7039
11275
Int. 1401

August 17, 1948.

Mr. Shinya Takahashi,
Reg. No. 09969,
Pritchard, B. C.

Re: Lots 1 to 10, Sections 3 and 4, B.3 N.
R. 7 N. Map 4774, Dist. of New Westminster

Dear Sirs

The registered owners of this land were yourself and Messrs. Shinya YOSHIDA, Tanigoro KOSHIBA and Yosamemon HIKIDA.

On September 15th, 1943 you informed us that the land had been verbally leased in parcels as follows:

(1) Lots 1 and 2 which has house built on there, is leased to Fumio KAJIRO. The rent charged is \$120.00 plus \$5.00 for tax on the building. Total amounting to \$125.

(2) Lot 3 and $\frac{1}{2}$ of Lots 4 and 5 of Section 3 is leased to Mrs. Koshiba. The rent is \$150.00 plus \$4.00 for tax on buildings. Total amounting to \$154.00.

(3) $\frac{1}{2}$ of Lots 4, 6 and 7 is leased to Kunisada YOSHIDA. The rent charged is \$150.00 plus \$3.00 on tax for the buildings. Total amounting to \$153.00.

(4) Lots 8 and 9 are leased to Makitaro OGA. The rent is \$120.00 plus \$2.00 for tax on buildings. Total amounting to \$122.00.

(5) Lot 10 is leased to Taku HIROSE, the rent charged being \$55.00 plus \$2.00 for tax on buildings. Total amounting to \$57.00.

Mr. Shinya YOSHIDA has informed us of these leases as follows:

"This property is leased to five persons. 5 acres to Fumio Kajiro; 5 acres to Tanigoro Koshiba; $3\frac{1}{2}$ to Kunisada Yoshida; $3\frac{1}{2}$ to Makitaro Oga; and 3 to Tanijiro Hirose.

I have no knowledge as to their individual renting of their property. The rent was \$30.00 per acre, per year until year 1941 and from 1942 and years after the above persons and ourselves must make and arrangement, consulting to get reasonable decision when we return to our former place after war.
Tax is paid for 1942."

We are now prepared to remit to the owners of the houses on this land the proceeds of the sale of the houses but before doing so we wish to ascertain from you and the other owners of the land a statement of any claim for rent owing to your syndicate.

Will you be so good as to send us a statement of such claim for ground rent, if any, from 1st January 1942 to 2nd April 1946 (date of sale) as to each tenant. As we wish to settle the claims of these house owners at the earliest possible date will you kindly give this your prompt attention.

We are sending a duplicate of this letter to Mr. Yosamemon Hikida, and you may wish to consult with him as the only other available trustee of the syndicate.

Yours truly,

Ian Macpherson,
Office of the Custodian.

IM/CH

Mr. Ian Macpherson
Custodian's office
Vancouver B.C.

Aug 24/48
Pritchard B.C.

Dear Sir, ^{Stenston} Re - Rosen Kanka

In reply to your letter of 17th inst. When I wrote you in Sept 1943 about the lease of the Property. If my memory is correct I think I have consulted with Mr Y Hukuda to ascertain the acreage rented to each person.

However, I believe that the matter will be cleared up if you contact with those five persons who rented the Property and we have no objection whatever decision you made on the matter.

Since we have evacuated in the spring of 1942 I believe it is entirely up to Custodian to collect the Rent if there is any. and I don't think it is fair to try to collect the Rent after they have evacuated unless ~~to~~ any of the tenants made arrangement for Sublease. ~~before~~ on this point I have no knowledge.

Yours Truly,

G. Kakashari

San Francisco
Office of the Custodian
Vancouver B.C.

EVACUATION SECTION	
Rec'd	AUG 30 1948
File No.	2274 sub
Referred	San Francisco

Aug 24/48
Pritchard B.C.

Re. Steveston Hosan Kishida

In reply to your letter of June 24/48, requesting
to produce minutes and agreement of above
assn. I may say there is no minutes
nor agreement are kept.
only evidence I possessed was a list
of shareholder names and their number of
shares mimeographed but I have
submitted same to the Commissioner
at Property Loss Claim Hearing held at
Kamloops this spring. I have no more
copy of same.

I understand Mr. Y. H. Kishida has not
got any.

The list I sent you some time ago
was true copy of the original.

Yours Truly,

Shigeo Takahashi

3308
7039
11275
1401

October 14, 1948.

Mr. Gihyoe TAKAHASHI,
Reg. No. 05569,
Pritchard, B. C.

Dear Sir:

Re: Lots 1 to 10, Secs. 3 and 4, B.3N.
R.7N., Map 4774.

On the above described parcel of land were buildings owned by Fumio KAJIRO, Mrs. KOSHIBA, Kunesada YOSHIDA, Makitaro OGA and Toki HIROSE. The land occupied by each of these was, we understand, the property of the Steveston Nosen Kaisha, title to which was in the names of four trustees, of whom you were one.

On August 17th last we wrote to you requesting that you advise us if there is owing to the Steveston Nosen Kaisha any ground rent by any of the above named owners of houses, and if so, the amount owing by each up to the 2nd of April, 1946, at which date the properties were sold by the Custodian.

Will you kindly favour us with a prompt reply, in order that we may be enabled to properly distribute the funds on hand to the various parties interested?

Yours truly,

Ian Macpherson,
Office of the Custodian.

IM/CH

File No. 3308
7039
11275
1401

EVACUATION SECTION	
Rec'd	OCT 22 1948
File No.	3308/7039/Box 37
Ans.	11275/1401
Referred	

again H. White

Better Battle, etc.

Dear Sir: We Lot 1 to 10 sec. 344

B 3 N R 7 W Map 4774

We haven't received any ground rent since January 1st 1942. The crop on these land were rented out by them to other parties but we were unable to collect the rent for 1942 and there on which were taken over by custodian I suppose. I think it would be advisable if the rent collected over these land since 1942 be included to Stevenson Moran. H. White's fund.

Yours truly,
H. White

3308
Int. 1401
11275
2755

November 2, 1948.

Mr. Gilgus TAKAHASHI,
Pritchard, B. C.

Dear Sirs

Re Steveston Nissen Kaisha

In calculating the amounts payable to the members of this Association we are not certain as to the meaning of a letter we had from Mr. YOSHIDA, a copy of which we enclose. Will you kindly assist us by advising whether:

1. The intent of the resolution of the Association of April 1942, reported by Mr. YOSHIDA, was that for the duration of the war the lessees of Lots 1 to 10, Secs. 3 and 4, B.3 N, R.7 W, should not be held liable for any rent, or

2. Was it intended that these lessees should be liable for the rents but that payment thereof should be deferred until after the war?

3. Was it the intention of the Association to leave the amount of rental in each case to be determined at the end of the war?

We shall be glad to have from you a prompt reply in order that we may proceed with the distribution of the funds on hand.

Yours truly,

Ian Macpherson,
Office of the Custodian.

IM/CH
Enc.

Pritchard, B. C.
October _____, 1948.

Custodian of Enemy Property,
Royal Bank Building,
675 West Hastings Street,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	OCT 27 1948
File No.	
Ans.	
Referred	

Dear Sir:

Re: Lots 1 to 10, Secs. 3 and 4,
B. 3 N., R. 7 W., Map 4774, and
Lot 4 of the S₂ of Sec. 31,
B. 4 N., R. 6 W., Map 4775.

Titles to the above lands were held by Shinya
YOSHIDA, Tomigoro KOSHIBA, Gihyoe TAKAHASHI and my-
self as trustees for the Steveston Nosan Kaisha, an
unregistered Association. The list attached is, I
believe, a complete and correct list of the members
of that Association.

Y. Hikida
Signature _____
Yazaemon Hikida.

Attch'd

2 755

Scapini

EVACUATION SERVICE
NOV 1948
File No. 3308/40/10275/21
Ans.
Referred Mr. McArthur

Referred to W. W. Sawyer
 The Steward. W. W. Sawyer
W. W. Sawyer

Dear Sir

In reply to Mr. Yoshida's letter
the Association's intention was to leave the
amount of rental ~~to~~ to be adjusted after the
war but since custodian took over it
is up to them to adjust it as they think it
fair.

Furthermore I would like to let you know there is an account ^{of a sum} for Royal Bank of Kingston, with due to death of Mr. T. D. Kato, bookkeeper the ~~to~~ account book is lost so I think it is fair in distribution this sum be included.

Yours truly
J. H. H. H.

File 2755

5 copies

275 McKay Ave,
North Kildonan Man
Nov. 8, 1948

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

EVACUATION SECTION	
Rec'd	NOV 9 1948
File No.	2755
Atts.	
Referred	Mr. McArthur Witherson

Dear Sir,

Received your letter dating Nov. 2.

The sum of \$300.00 which I received from Mr. Lum Pay was not the rent. It was the approximate price of the crops which I planted on my 5 acres of land (I figured the crops will yield about \$200.00 if I run my own farm).

Although it says \$300.00 rent in agreement but it was misworded.

I can not ask rent for Mr. Lum Pay when land it self belongs to Stereoton Nocon - Kanda and if I have run the farm in 1942 Kanda would have asked me \$150.00 rent for 1942 but I don't think they will ask any rent from me for that year any more.

1942 rent should have paid by Mr. Lum Pay.

Thanking you very much.

Yours truly
F. Koshika

PLEASE NOTE NEW ADDRESS.

275 McKay Ave,
North Kildonan,
Man.

3308
Int 1401
11275
7039

November 13th, 1948

The Manager,
Royal Bank of Canada,
Steveston, B. C.

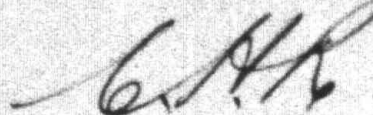
Dear Sir:

Re: Steveston Mosan Kaisha

We thank you for your letter of the 12th instant advising us of the amount of the balance in the account of the above Association.

Would you be good enough to advise us the names of the officers who signed the articles of Association and give us the names of the officers who are authorized to sign the Bank Account. This information will be appreciated and we regret that we omitted to ask you for it in our first letter.

Yours very truly,


C. H. Reed
Office of the Custodian

CHR: BK

The Royal Bank of Canada

Steveston, B. C.

November 12th, 1948.

Please address
all communications
to the Manager

Refer to file

The Office of the Custodian,
506 Royal Bank Building,
Hastings & Granville,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	NOV 13 1948
File No.	3308
Ans.	
Refered	<i>[Signature]</i>

Dear Sirs:-

Re: Steveston Nogan Kaisha
File 3308, Int 1401, 11275 & 7039

The particulars contained in your letter of November 8th, have been noted. For your information we wish to advise that there is a balance of Five hundred forty-four Dollars, sixty five Cents (\$544.65) in the above account as at this date.

Yours truly,

[Signature]
Manager.

The Royal Bank of Canada

Please address
all communications
to the Manager

Steveston, B. C.

November 15th, 1948.

Refer to file

EVACUATION SECTION	
Rec'd	NOV 17 1948
File No.	
Ans.	
Referred	

The Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Hastings & Granville Sts.,
Vancouver, B. C.

Dear Sir:-

Re: Steveston Nogan Kaisha

In reply to your letter of November 13th, please be advised that our records reveal that S. Yoshida and Y. Hikida are authorized to sign on behalf of the above account. This resolution is dated March 17th, 1942 and the account has been inactive since that date.

About 400⁰⁰

Yours truly,

W. R. Rennie
Manager.

S. Yoshida (returned to Japan Sept. 42) is an enemy.

*Mr. Rennie will send us a copy of this resolution.
Nov 17/48. All*

RESOLUTION RE BANKERS AND SIGNING OFFICERS

(For Societies, Lodges and Similar Organizations)

RESOLVED:

1. THAT THE ROYAL BANK OF CANADA (hereinafter called the "Bank") is hereby appointed the banker of

(Name of
Society,
Lodge, etc.)

STEVESTON NISAN KAISHA

(hereinafter called the "Organization").

2. THAT

(Names of
officers
and officers.)

S. Yoshida - President

Y. Hikida - Treasurer

or any one of them or any one of the officers or persons named in Clause 3 hereof be and ^{they are}_{he is} hereby authorized for and on behalf of the Organization

(a) to negotiate with, deposit with, or transfer to the Bank (but for the credit of the Organization's account only) all or any cheques, promissory notes, bills of exchange, orders for the payment of money, drafts and other paper, negotiable or otherwise, purporting to be signed or endorsed on behalf of the Organization by them or any one of them, or having the name of the Organization impressed thereon by rubber stamp or otherwise; and

(b) to arrange, settle, balance and certify all books and accounts between the Organization and the Bank and to receive from the Bank a statement of the account of the Organization together with all relative vouchers and all unpaid bills lodged for collection by the Organization and all items returned unpaid and charged to the account of the Organization, and to sign and deliver to the Bank the Bank's form of verification, settlement of balance and release; provided, however, that the said officers may, in writing, appoint from time to time any person or persons to receive from the Bank a statement of the account of the Organization together with all relative vouchers and all unpaid bills lodged for collection by the Organization and all items returned unpaid and charged to the account of the Organization, and to sign and deliver to the Bank the Bank's form of verification, settlement of balance and release.

3. THAT

(Names of
officers
and officers.)

S. Yoshida - President

Y. Hikida - Treasurer

be and ^{they are}_{he is} hereby authorized for and on behalf of the Organization

(a) to make, sign, draw, accept or endorse all or any cheques, promissory notes, drafts, acceptances, bills of exchange, orders for the payment of money and other instruments, whether negotiable or not; also to borrow money and obtain advances from the Bank upon the credit of the Organization and to become obligated to the Bank in any manner whatsoever in respect of liabilities or obligations incurred by the Bank for the account or benefit of the Organization;

(b) to mortgage, hypothecate, charge, pledge, convey, assign, transfer to or in favour of the Bank all or any of the property, real or personal, moveable or immovable, owned by the Organization or in which it may have any interest, and to empower the Bank or any person or persons to sell at public or private sale, assign, transfer and convey from time to time any or all property or interest therein held by or for the Bank as security, whether standing in the name of the Organization or not, and execute in the name of the Organization or otherwise all assignments, transfers, conveyances, powers of attorney and other documents which may be necessary or useful for the purpose of effecting or completing any such sale, assignment, transfer or conveyance, any such security to be in such form and contain such rights, powers and authorities in favour of the Bank as may be required by the Bank; and

(c) to obtain delivery from the Bank of all or any stocks, bonds and other securities held by the Bank in safekeeping or otherwise for the account of the Organization and to give valid and binding receipts therefor.

4. THAT all agreements, securities, assignments, transfers, conveyances, documents and instruments, whether negotiable or not, purporting to be signed, made, drawn, accepted, executed or endorsed, as hereinbefore provided, shall be valid and binding upon the Organization, and the Bank is hereby authorized to act thereon and give effect thereto.

5. THAT this resolution be communicated to the Bank and remain in force until written notice to the contrary shall have been given to the Manager for the time being at the branch of the Bank at which the account of the Organization is kept and receipt of such notice duly acknowledged in writing.

CERTIFICATE

We, the undersigned, hereby certify that the foregoing resolution was duly passed at a meeting of

STEVENSON NOSHAN KAISHA

(Name of
the Society,
Lodge, etc.)

duly called and held

on the 17th day of March, 1942 the whole pursuant to the laws governing the said Organization, and that the said resolution is in full force and effect.

Given under our hands and the seal of the said Organization this 17th day

of March, 1942.

S. Yoshida

(Chairman or President)

(IMPRESS SEAL HERE)

T.D. Kato

(Secretary)

lok
H.K.
Yoshida
Kato
a

11275, 15714

December 17, 1948.

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

Dear Sir:

Re: ESTATE OF TAMIGORO KOSHIBA, DECEASED.

and

Lots 1 to 10, Sections 3 and 4, B3W, K7W,
Map 4774, Municipality of Richmond, B.C.W.

and

Lot 4 of the S $\frac{1}{2}$ of Section 31, B4W, R6W,
Map 4775, Municipality of Richmond, B.C.W.

both registered in the names:

Yasemon Hikida (in Canada)

Shinya Yoshida (in Japan)

Tamigoro Koshiba (deceased)

Gihyoe Takahashi (in Canada) as tenants in common.

With reference to the ownership of the parcels of land in which the deceased appeared to own a one-quarter interest, it now seems quite certain that the four registered owners were merely holding in trust for an unincorporated society composed of forty-two members. Of the registered owners, Takahashi and Hikida are in Canada, Yoshida is an enemy, in Japan, and Koshiba died in 1936.

You will recall that Letters of Administration in the Koshiba Estate were granted to you on January 15, 1946, and the two parcels of real property were sold, with your consent, in April 1946.

Gihyoe Takahashi, acting for himself and Hikida, has filed a claim with the Japanese Property Claims Commission relating to the sale price of Lots 1 to 10 only, and while his claim applies to only one parcel, the information given by Takahashi appears to refer to the ownership of both. In his evidence before the Commission he states that the land was held by the four registered owners in trust for a society known as Nosen Kaisha but that the buildings belonged to various Japanese persons. He filed a list of forty-two names which he stated he copied from a list made in 1940 by the last Secretary of the society, T. Kato, who died in May 1942. He stated that he verified this list to his own satisfaction by advertising in the New Canadian newspaper. Takahashi indicated that the members held interests in the land according to their membership shares.

Samuel A. Moore, Esq.

December 17, 1948.

The name Tamigore Koshiba does not appear on this list of members but Mrs. Tamigore Koshiba is recorded as owning twenty-two shares. In her declaration to the Custodian in 1942 Mrs. Koshiba claimed that the house she occupied on this property belonged to her and it would therefore appear that the Estate has no interest in the Steveston realty other than as trustee. Further on this point, Messrs. Locke, Guild, Lane and Sheppard reported on August 4, 1945, that the solicitors for the widow and daughter of the deceased stated that the next-of-kin did not consider that the Estate should participate in the proceeds from sale. We attach a copy of this letter for your information.

I have discussed the matter with Mr. Sheppard and he is of the opinion that the best way to deal with this would be for you, as Administrator, to relinquish the deceased's interest as registered owner. Proceeds from sale would be turned over to the two trustees for distribution to evanee members and Mrs. Koshiba would then receive the value of her twenty-two shares in the society in this manner. The Custodian will retain the enemy share interests.

The net proceeds from the sale of the two parcels of land amount to \$6900.00 and if the share holdings are as represented by Takahashi, Mrs. Koshiba's twenty-two shares would be worth approximately \$680.00. Mrs. Koshiba now has credited to her account in this office the sum of \$183.13, being her proportion of the value of the buildings sold with the land. It is thought that she will approve cost of administration being paid out of this sum.

Copies of statements covering sale of property and list of shareholders are enclosed, together with copy of transcript for your perusal. Would you kindly return the transcript as soon as possible.

We will be pleased, at your convenience, to have your opinion on this suggested procedure.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC
Encs. (copies)

January 4, 1949.

Mr. Yasaemon HIKIDA,
c/o Mr. Martin Jensen,
Picture Butte, Alta.

Dear Sir:

Re: United Marine Products Ltd.

We are enclosing an affidavit indicating the beneficial interests in the above company. Similar affidavits are being sent to each of the persons named therein.

If you are in agreement with the proportions set out in this affidavit, will you please sign the document before a Notary Public and return to us as soon as possible.

Upon completion and return of these affidavits, we will then be in a position to distribute the funds on hand in the proportions indicated.

Yours truly,

F.G. Shears,
Director.

FOS/GN
Encl.

P.S. A copy of this letter is being sent to the following at the addresses mentioned:

Gihyoe TAKAHASHI - Pritchard, B.C.

Kiichiro SHIRAKAWA - East Selkirk, Man.

Ukiyoshi YASUI - Box 226,
Raymond, Alta.

If you are aware of any incorrect address, will you kindly advise us immediately.

IN THE MATTER OF UNITED MARINE PRODUCTS LIMITED
IN VOLUNTARY LIQUIDATION

I, Yasemon Hikida of Picture Butte, in the
Province of Alberta, make oath and say as follows:

1. That I am a former shareholder of the above
company.
2. That the shares in the said company were held
for beneficial interests in the following proportions for
the following persons:

Gihyoe Takahashi	50% - \$4,767.65
Yasemon Hikida	25% - 3,337.35
Kiichiro Shirakawa	10% - 953.53
Ukiyoshi Yasui	5% - 476.77
	<u>\$9,535.30</u>

3. I authorize and request the Custodian in
Vancouver, British Columbia, to distribute the net proceeds
of the liquidation of United Marine Products Limited amounting
to \$9,535.30, among the persons and in the proportions set
forth above.

SWORN before me at
in the Province of Alberta,
the day of January,
A. D. 1949

A Notary Public in and for the
Province of Alberta

11275
1308
7039
Ency 1401

January 12, 1949.

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

Dear Sir:

Re: ESTATE OF TAMIGORO KOSHIBA, DECEASED
Your Reference No. 3529.

We have for acknowledgment your letter of
December 29, 1948, relative to the above. We also acknowledge
receipt of the copy of the transcript.

As requested, we are enclosing Custodian cheque,
payable to you, in the sum of \$83.66, to cover disbursements
incidental to clearing title to the real property and are
charging this amount against proceeds from sale.

We also enclose original letter from Mrs. Koshiba
referring to payment of funeral expenses.

We will be pleased to receive your formal release,
as Administrator, of the one-quarter interest which Tamigoro
Koshiba held as trustee in the real property at Steveston,
unless you consider your letter of December 29 sufficient
in this regard.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC
Enc. cheque \$83.66
letter

15724

August 30, 1949.

Mr. Yasaemon Nihida,
P. O. Box 37,
Picture Butte, Alberta.

Dear Sir:

Re: Lots 1 to 10, Sections 3 & 4, B3N, R7W,
Map 4774, Municipality of Richmond, D.N.W.,
and
Lot 4 of the S $\frac{1}{2}$ of Section 31, B4N, R6W,
Map 4775, Municipality of Richmond, D.N.W.

We have received your undated letter asking about distribution of the proceeds from sale of the above-described property which we understand was held in trust by four registered owners for an unincorporated society known as the Steveston Nisan Kaisha. We wish to inform you that after deducting the value of the buildings belonging to individual Japanese persons and allowing for other receipts and disbursements, this office is holding a credit relative to this property in the sum of \$9,669.18. A statement of account is enclosed.

With reference to the distribution of these funds, we have checked the list of shareholders forwarded by yourself and Gihyoe Takahashi and have brought the addresses up to date as far as possible. We are sending a copy of the amended list to Mr. Takahashi and enclose herewith a copy for your own use. You will note that the list indicates forty-two members holding two hundred and eighteen shares. Each share would represent \$44.35 of the funds on hand. We have been informed that in addition to the land in Steveston, the Steveston Nisan Kaisha had funds on deposit in the Royal Bank at Steveston which should be divided in a similar manner.

This office has taken the action necessary to clear the Real Property of the registered interest of Tamigoro Koshiba, Deceased, and is prepared to recognize the interest of Shinya Yoshida, now an Enemy, to have been a trusteeship. It is therefore proposed to deduct the share interests of the Japanese who are in Japan and turn over the balance to yourself and Gihyoe Takahashi, in trust, for distribution among the evacuee shareholders in the proportions set out in the list supplied by you.

Would you kindly let us know the amount received by you or Mr. Takahashi for the Steveston Nisan Kaisha and also whether this Society owned any other assets at the time of the evacuation.

Mr. Yasemon Hikida

August 30, 1949.

The name of Shoji Okano appears on the top of the second page of the list of shareholders. While Mr. Takahashi gave his address as Giscome, B. C., we have no record of this man in our office and would therefore ask you to supply us with his occupation and address as at 1942, together with his registration number if possible.

If you have any further information concerning the whereabouts of any of the shareholders, would you kindly include such information in your reply.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC
Enc. list

The Royal Bank of Canada

Steveston, B. C.

Sept. 2, 1949.

Please address
all communications
to the Manager

Refer to file

EVACUATION SECTION	
Rec'd	SEP 5 1949
File No.	
Ans.	
Referred	

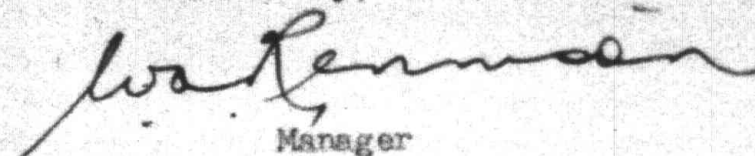
The Office of the Custodian,
506 Royal Bank Building,
Hastings & Granville Sta.,
Vancouver, B. C.

Dear Sirs:-

Re: Steveston Nosen Kaisha

In reply to your letter of September 1st, please be advised that there is a balance of \$543.65 to the credit of the above account. The only debit entry in the account is for \$1. covering the cost of a safekeeping envelope which we are holding for this organization.

Yours truly,


Manager

15714

September 7, 1949.

The Manager,
The Royal Bank of Canada,
Steveston, B. C.

Dear Sir:

Re: STEVESTON NISAN KAISHA

We acknowledge with thanks your letter of September 2, advising concerning the balance to the credit of the above account. If possible we would be pleased to be informed as to the contents of the safekeeping envelope which you are holding, particularly if it contains any records which may be helpful in distributing the assets of this society.

In our correspondence with Mr. Takahashi and Mr. Hikida no mention has been made of documents on deposit and it may be that the present officers are unaware of its existence. We have been informed that Mr. Kato, the Secretary at the time of the Evaluation, died in 1942 and that the whereabouts of his records is unknown beyond a list of members which has been translated by Mr. Takahashi.

We will appreciate hearing from you in this connection.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC

Mr A. G. McArthur
Office of Custodian
Vancouver B.C.

EVACUATION SECTION

Rec'd SEP 8 1949

File No.

Ans.

Referred

Sept 3
Aug 30/49
Britchard B.C.

Dear Sir, Re. Steveston no san Kaisha

In reply to your letter of Aug 30, if
there is any additional fund, it might
be ^{deposited} at Royal Bank Steveston though I don't
know for sure. I am appreciate very much
if you inquire if there is any credit balance
for above name.

The following persons are changed
their address this year

atsu brenji Steveston B.C.
matuo chinichi "

chirakawa kii chiro. has moved to
New Westminster But I don't know his
Present address I am ^{sure} Mr Hibida can inform
you his address

Yours Truly,

G. Takahashi

15714

September 8, 1949.

Mr. Gihyoe Takahashi,
Pritchard, B. C.

Dear Sir:

Re: STEVESTON NOSAN KAISHA

We acknowledge with thanks your letter of September 3 supplying new addresses for three of the members of the above-named Society.

We have already enquired at the Royal Bank of Canada at Steveston and have been informed that there is a balance of \$543.65 to the credit of the Steveston Nosan Kaisha. We have also been informed that a safekeeping envelope is being held for the Society, the contents of which we are not yet aware.

Some time ago the Bank advised us that S. Yoshida, President, and Y. Hikida, Treasurer, were named signing officers at a meeting of the Society held on the 17th day of March 1942, the Resolution being signed by S. Yoshida as President and T. D. Kato as Secretary. As you know, S. Yoshida returned to Japan in September 1942, and it may be necessary for the Society to appoint another signing officer.

We would suggest that Mr. Hikida take this matter up with the Bank direct.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC

15714

September 14, 1949.

Mr. Yasamon Hikida,
P. O. Box 37,
Picture Butte, Alberta.

Dear Sir:

Re: STEVESTON NOSAN KAISHA

Further to our letter of August 30, we wish to inform you that the Manager of The Royal Bank of Canada in Steveston has advised us that a safekeeping envelope is being held in that bank for the above organization. This envelope was deposited by S. Yoshida and contains a number of letters written in Japanese and signed by Mr. Kato. No other documents are enclosed other than these papers. It may be that these letters contain information which will help you in making a proper distribution of the funds owned by this society which, as far as we know at present, include the amount held by the Custodian, together with the sum of \$543.65 held by the Royal Bank of Canada at Steveston. In our letter of August 30 we asked you to let us know whether this society owned any other assets. The amount per share will be determined accordingly.

With reference to the resolution of the Steveston Nosan Kaisha deposited with the Bank, naming yourself and Mr. Shinya Yoshida signing officers, in view of Mr. Yoshida having returned to Japan, it may be necessary for the society to appoint another signing officer. This matter might be taken up with the Bank direct.

With reference to the money held by the Custodian, upon receipt by this office of a letter signed by yourself and Mr. Takahashi confirming the list of shareholders and requesting that the funds held by this office, less the shares payable to Enemies and persons who have returned to Japan, be paid over to you and Mr. Takahashi as registered owners of the real property in trust for the Steveston Nosan Kaisha, the matter will be given favourable consideration. When writing please state whether the funds already mentioned comprise all the assets known to you, to belong to the Steveston Nosan Kaisha.

We would suggest that this matter receive your immediate attention as some of the members have been urging for payment of their shares. When the funds are turned over to you and Mr. Takahashi for distribution the shareholders will be so advised by this office.

Yours truly,

AGM/AC

A. G. McArthur,
Office of the Custodian.

506 Royal Bank
Building,

13th December 1949.

Hon. Mr. Justice H. I. Bird,
The Court House,
Vancouver, B.C.

Dear Sir,

Case No. 81 - Steveston Nogan Kaisha Association

In this case the Association is concerned only with the claim on the real property which consisted of 20 acres of land made up of 10 lots situated on the tip of Lulu Island.

Mr. Reeve appraised the land on 27th February 1945 at \$275 per acre and on the basis of the actual sale the Custodian's recovery was \$352 per acre. It must be pointed out that despite the fact that Mr. Reeve indicated in his appraisal that the land could be sold on a sub-division basis he nevertheless appraised it in this instance as a whole proposition.

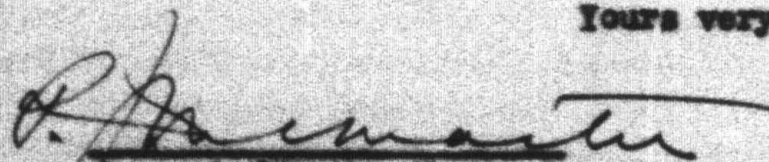
It should also be pointed out that in the transcript at page 7 the information is given that the property was purchased in 1932 at \$650 per acre.

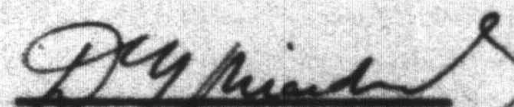
Counsel for the claimant has produced a document by I.B. Hower who is a farm real estate appraiser with offices in Vancouver. He makes an appraisal as of 1943 at \$500 per acre based upon his knowledge of farm values in the area. It is to be noted that the sale was approved by the Advisory Committee in March 1946. Mr. Hower also advances the sale of adjacent property in 1946 which he describes as similar real property and in his opinion the land in the comparable sale carried a value of \$1175 per acre.

In view of the above circumstances, Counsel for the claimant and counsel for the Crown have agreed to a joint recommendation based upon \$450 per acre, or a total recommendation of \$1960 in lieu of any other award.

This recommendation is made without prejudice should it not be accepted by the Commissioner.

Yours very truly,


Counsel for the Claimant


Counsel for the Crown

app'd by
Commissioner Jan 4/50 SJB

15714

January 11th, 1950

Royal Bank of Canada,
Steveston, B. C.

Dear Sirs:

Re: Steveston Nisan Kaisha

Referring to your letter of September 2nd last we are now prepared to make distribution of the funds held for the above Association.

Several of the shareholders, however, are residents of Japan and funds payable to them must be held by the Custodian.

In order that we can make a complete distribution it will be necessary for us to have the balance of the account held by you in the name of that Association. Will you, therefore, please transfer to this office the monies held in that account and at the same time we would be glad to receive, if possible, the envelope containing letters written in Japanese signed by Mr. Kato. These letters will be sent to Mr. Hikida when they have served our purpose.

Yours very truly,



C. H. Reed
Office of the Custodian.

CHR:BN

The Royal Bank of Canada

Steveston, B. C.

January 13, 1950.

Please address
all communications
to the Manager

Refer to file

EVACUATION SECTION	
Rec'd	JAN 16 1950
File No.	15774
Ans.	
Referred	CH Reed

The Office of the Custodian,
506 Royal Bank Building,
Hastings & Granville Sts.,
Vancouver, B. C.

Dear Sir:-

Re: Steveston Nogan Kaisha

In reply to your letter of January 11th, we enclose herewith our official cheque in the amount of \$543.65 representing the balance of the above account.

With reference to the safekeeping envelope deposited by S. Yoshida, please be advised that the contents containing sundry papers were forwarded to Y. Hikida, Box 37, Picture Butte, Alta., under date of September 21, 1949. If you so desire, we could ask Mr. Hikida to forward the documents on to you for inspection.

Yours truly,

3308 Yozaemon Hikida 03409
7039 Gihyoe Takahashi 05569
4275 Saungoo Koshiba Dec 21
EN1401 Shuiya Yoshida Japan

Manager

3308

February 1st, 1950

Yasemon HIKIDA,
Box 37,
Picture Butte, Alta.

Dear Sir:

Custodian cheque in the amount of \$7,355.12 payable to yourself and Gihyo Takahashi "In Trust" is attached hereto. This represents the net proceeds from the sale of all the assets of the Steveston Nisan Kaisha as follows:

Balance of account as advised in letter August 30th, 1949	\$ 9,669.18
Transferred from the Royal Bank of Canada, Steveston	<u>543.65</u>
	\$ 10,212.83
Less held by Custodian for residents of Japan as per list attached	<u>2,014.45</u>
	\$ 8,198.38
Less held for Repatriated Japanese to Japan in 1946 as per list attached	<u>843.26</u>
Total for Canadian Shareholders	<u>\$ 7,355.12</u>

Each shareholder in Canada has been advised with a similar letter to the one attached to you.

The Custodian is holding the funds of the undermentioned Japanese which the list says has been authorized to be paid to some other party. It will be necessary for the Custodian to have the authority in writing from these shareholders requesting him to pay the amount due, to the person whose name appears on the list.

File 3308

Mr. Yasemon MIKIDA, cont'd.

	P. Kishino	\$ 234.24
	Katsunosuke Katsumi	234.24
Jul. 1981	Tokichi Kimura	234.24
	Yoshio Yoshimoto	140.94

and cheque.

Please acknowledge receipt of this letter

Yours truly,



C. H. Reed
Office of the Custodian

CHR:EK
Encls.

3308

February 6th, 1950

Mr. Yasemon HIKIDA,
Box 37,
Picture Butte, Alta.

Dear Sir:

The Custodian has today forwarded to Yasemon Hikida and Gihyo Takahashi the sum of \$7,355.12 "In Trust". This represents the net proceeds from all the assets of the Steveston Nesan Kaisha. Included in this amount is the final distribution to shareholders at \$46.847 per share. You were the holder of 13 shares and therefore the amount due to you is \$609.01. For this payment you will please look to Mr. Hikida and Mr. Takahashi, who will be responsible for the distribution of this trust fund.

Yours truly,



C. H. Reed
Office of the Custodian

CHR:BK

February 6th, 1950

Mr. Gihyo TAKAHASHI,
Canin Lake, B. C.

Dear Sir:

The Custodian has forwarded to Yasemon Hikida a cheque in the amount of \$7,355.12 payable to him and to yourself "In Trust". This represents the net proceeds from the sale of all the assets of the Steveston Nosen Kaisha as follows:

Balance of account as advised in letter August 30th, 1949	\$ 9,669.18
Transferred from the Royal Bank of Canada, Steveston	<u>543.65</u>
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Less held by Custodian for residents of Japan as per list attached	<u>2,014.45</u>
	\$ 8,198.38
Less held for Repatriated Japanese to Japan in 1946 as per list attached	<u>843.26</u>
Total for Canadian Shareholders	<u>\$ 7,355.12</u>

Each shareholder in Canada has been advised with a similar letter to the one attached, to you.

The Custodian is holding the funds of the undermentioned Japanese which the list says has been authorized to be paid to some other party. It will be necessary for the Custodian to have the authority in writing from these shareholders requesting him to pay the amount due, to the person whose name appears on the list.

F. Kishino	\$ 234.24
Katsunosuke Katami	234.24
Tokichi Kimura	234.24
Yoshio Yoshimoto	140.54

Yours truly,



C. H. Hood
Office of the Custodian

File No. 3308.

EVACUATION SECTION	
Rec'd	MAR 4 1950
File No.	3308
Ans.	
Referred	Reed

March 2, 1950

Y. Nikida

Box 37

Pacific Bldg, Alto.

Re. Stevenson Rosen, Haiku

Dear sir,

I have enclosed the ^{letter} ~~note~~
of ~~an~~ power of attorney from Mr. Yoshio Yoshimoto.
He had three (3) shares in the Stevenson Rosen
Haiku. I would be very pleased if you would
send me the money for the three shares I had
a signed statement made by Mr. Yoshimoto before
he departed this country but since I lost it, I asked
Mr. Yoshimoto for it and he sent me the enclosed
form witnessed by the the head of the council
of the village he lives in.

Yours truly

Y. Nikida

En 1699
3308

March 6th, 1950

Mr. Yasemon HIKIDA,
Box 37,
Picture Butte, Alta.

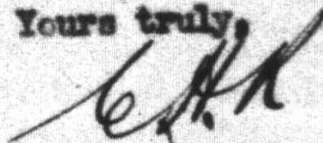
Dear Sir:

We beg to acknowledge receipt of your letter of the 2nd instant enclosing Power of Attorney from Yoshio Yoshimoto in Japan.

Owing to a misunderstanding the funds from the Steveston Hosan Kaisha were placed in the account of Yoshimi Yoshimoto (son of Yoshio Yoshimoto), who returned to Japan on the 17th June, 1946, but these funds actually belong to the father, Yoshio Yoshimoto. Since Mr. Yoshio Yoshimoto was in Japan prior to the outbreak of war he was considered to be a resident of an enemy country, and therefore his assets must be held by the Custodian until the signing of the Treaties of Peace with Japan.

We are sorry that we are unable to forward this money to you at the present time and return herewith the Power of Attorney.

Yours truly,



C. H. Reed
Office of the Custodian

CHE:BN
Encl.

November 18th, 1950.

R. J. McMaster, Esq.,
Barrister & Solicitor,
1406 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

Re: Steveston Nisan Kaisha Association
Case No. 81

I am enclosing herein form of Release, in duplicate, for payment of awards in connection with the above matter.

I have made some changes from the draft which you suggested specifically listing the enemy and repatriates' interests. If you have any comments please advise.

As indicated to you on the telephone, if Gihyoe TAKAHASHI and Yosamun HIKIDA will sign the Authorization to pay the Co-Operative Committee the sum of \$188.38 we will do so deducting this amount from the awards payable for the evacuee, repatriate and enemy interests as indicated on the Authorization.

Yours very truly,

F. G. Shears,
Director.

FCS/js
encls.

3308

January 8th, 1951

Mr. Gihyo TAKAHASHI &
Mr. Yosamun HIKIDA,
Canin Lake, B. C.

Dear Sirs:

Re: Japanese Property Claims Commission

Case No. 81

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... \$1,456.51.

Cheque in your favour is enclosed for \$1,316.52 and we have paid the Co-Operative Committee .. \$ 139.99 for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGB:EK
Encl.

c.c. Yosamun HIKIDA,
Picture Butte, Alta.

XI 820
3308

January 31st, 1951

Mr. Gihyo TAKAHASHI,
Camin Lake, B. C.

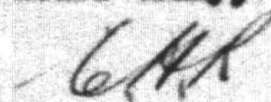
Dear Sir:

We attach hereto copies of two letters we have received from Mitsuo KOKUBO, who claims to be a shareholder in the Steveston Rosan Kaisha, and to support his claim he has sent into us ten certificates supposedly covering the shares, but the certificates are all in Japanese and therefore we are unable to tell what these certificates cover.

As you know we hold \$234.24 to the credit of Takeya KOKUBO, father of Mitsuo KOKUBO, covering the distribution of five shares in the Steveston Rosan Kaisha. Mitsuo KOKUBO claims these shares were transferred to him, but we have to be provided with sufficient proof before we can pay this money to him, and the sum of \$234.24 covering the five shares in the name of Katsunosuke KATSUMI was sent to you by cheque on November 14th, 1950.

We shall be glad to have your comments in this connection and any information you may be able to provide us with will be appreciated. Should you require the certificates sent to us by Mitsuo KOKUBO for inspection we will mail them to you.

Yours truly,



C. H. Reed
Office of the Custodian

CHB:EK

c.c. Mr. Yessnon HIKIDA,
Picture Butte, Alta.

13269
7039

March 5, 1951.

Mr. Gihyoo TAKAHASHI,
Copper Creek, B.C.

Dear Sir:

Re: Japanese Property Claims Commission

Your letter of February 28th was received. We are returning the two letters you enclosed and would point out that these concern two different awards.

The gross award of \$1500.00 was in connection with Case 1383 re United Marine Products, and as you will observe, the net amount, namely \$1415.23, was remitted to the Bank of Nova Scotia at Kamloops for your credit.

The \$1456.51 relates to Case 81 - the Steveston Noman Kaisha Association, this award being made up as follows -

Total Award	\$1,960.00
Less - Enemy \$413.58	
" <u>89.91</u>	<u>503.49</u>
	\$1,456.51
Less Legal Fees <u>139.99</u>	
	<u>\$1,316.52</u>

The cheque covering this award was made in favour of Mr. Yosammon HIKIDA and yourself as registered owners of the property, in trust, for those members of the Association who are entitled to participate.

We therefore return herein our cheque in favour of yourself and Mr. HIKIDA for \$1316.52.

Yours truly,

F. G. Shears,
Director.

FGS/GN
Encls.

DEFENSE BRIEF

Gihyoe TAKAHASHI

Claiming as Trustee for

STEVESTON NOBAN KAISHA ASSOCIATION

File No. 15714

Case No. 81

REAL PROPERTY CLAIM

Original Claim

- Land \$13,000.00
Buildings - 2,500.00
\$15,500.00
Sale Price 8,000.00
Net Claim - \$ 7,500.00

Trans. 5: amended by striking out claim for buildings

Land \$13,000.00
Sale Price 7,040.00
Net Claim - \$ 5,960.00

1. Real Property Claim

Land - \$13000.00

Appraised at

\$5,500.00

Sold for

\$7,040.00

Witness: Johnson, Reeve & Watson,
Appraisers.

Submission: Sold for its fair market value.

Trans. 11, line 29 et seq., Basis of distribution is:
Land & Buildings sold for a total of - \$8,000.00

do. appraised at - 6,250.00
Increase - \$ 1,750.00 = 28%

Land only appraised @ \$6250.00 x 28% = \$ 7040.00
Buildings only do. 750.00 x 28% = 960.00
\$ 8000.00

RWN./DD.

10125
20
2025.00

225
20
490.00

6.25
20
125.00

Name of Claimant STEVESTON NOSH KAISHA ASSN

Case 81

Custodian File 3308

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
		7040.								1960.00
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										1960

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION.

BEFORE
(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER)

10

Kamloops, B. C.,
February 13th, 1948.

IN THE MATTER OF THE CLAIM OF
SINZO TAKAHASHI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the
Dominion Government.

R.J. McMASTER, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

S.H.R. UPTON, Esq.,

Official Interpreter.

T.P. MORROBIN, Esq.,

Official Reporter.

30

G. Takahashi,
In Chief.

GINTOYU TAKAHASHI, The Claimant herein, being
first duly sworn, testified as
follows:

MR. McMASTER: My lord, this claim is made by Mr.
Takahashi, on behalf of an unincorporated associa-
tion known as the Steveston Noman Kaisha.

THE COMMISSIONER: And that means?

MR. McMASTER: Q: What does that mean, witness?

A: It is the Steveston Farm Products.

THE COMMISSIONER: An association, is that it?

10 MR. McMASTER: Yes, my lord. The property to which the
claim relates was registered, I think my friend
will admit, in the names of four Japanese, one of
whom has since died and one of whom returned to
Japan and the other one, besides this claimant, is
residing in Picture Butte, Alberta.

THE COMMISSIONER: It is the claim of four trustees.

MR. McMASTER: Yes, my lord. Would you like the names?

THE COMMISSIONER: No, I do not think it makes any
difference.

20 MR. McMASTER: My lord, I am asking to file the statement
of authority from the other registered owner,
who, together with this claimant, acknowledge they
hold the property in trust. It is an authority
from him to Mr. Takahashi to make this claim.

DIRECT EXAMINATION BY MR. McMASTER:

Q Can you identify the signature on that document?

Mr. Takahashi? A: Yes.

Q What is the name? A: Yasuemon Hikida.

30 MR. McMASTER: That is the one living in Alberta, my

3
G. Takahashi,
In Chief.

lord. This is dated the 31st of January, 1947,
and is headed "Authority", and it is with respect
to this property. (Reading).

THE COMMISSIONER: It is an authority from his co-
trustee.

MR. McMASTER: Yes, my lord.

THE COMMISSIONER: Is there any authority from the
sesqui qui trust?

10 MR. McMASTER: The sesqui qui trust consists of, I think,
sixty-four persons who have varying interests in
this association. I want to produce a letter and
a list. I only have what purports to be, or per-
haps I had better have the witness identify it
first of all.

Q Would you advise the Commissioner what that docu-
ment is, witness? A: Oh yes.
Mr. McPherson wants to know about this so I answer
to his letter.

Q Is that a copy in ink of a letter you wrote to
20 Mr. McPherson? A: Yes.

Q Do you remember when you wrote that letter? It
isn't dated. A: Recently. In the last
year.

Q This has a list that is attached to it. Did you
send him copies when you wrote the letter?

A Yes.

MR. HUNTER: I don't think it was at the time he wrote
it.

MR. McMASTER: I would ask to file this, my lord.

30 It refers to a letter which he apparently received

4
G. Takahashi,
In Chief.

from Mr. McPherson requesting information about the property that belonged to the Association and he advises the Association was not incorporated and therefore the four gentlemen have been acting as trustees and held the property in their own name. In other words, the property really belonged to the members of the Association. (Reading).

(LETTER MARKED EXHIBIT NO. 2).

10 Q Witness, would you be good enough to tell the Commissioner where you got the names that appear on that list which I have filed as an exhibit -- where you got the names there and the number of shares, and so on?

A: I took trouble to advertise in Japanese paper, the "New Canadian", and I got answer from some of them. Most of them I knew but some I didn't know, that is why I advertised.

Q Did you have any other guide in preparing that list?

A Well, I had been communicating with them.

20 Q Were there any records of this Association as to the share holding?

A: Just one I have printed in Japanese -- this one (producing).

Q That is a printed document?

A Yes.

Q Do you know who put that out?

A That is the secretary of our Association, a man named Oato.

Q Is he alive now?

30 A: No, he is dead.

Q When did he die? At In 1942,
in the spring.

Q Do you know where he left the records?

A No. I wrote to Y. Gato and he doesn't know where it
is.

Q When was this list printed, do you know?

A 1940.

Q Does the list which I have just filed as the last
exhibit correspond to this list?

12 A Yes, it does. That is the last record.

Q Since this was issued, you have advertised in the
"New Canadian" to see if there is anybody else?

A Since I got the letter from Mr. McPherson.

Q And that list still corresponds with this one?

A Yes.

MR. McMASTER: If you like the Japanese as well as the
English one, my lord.

20 THE COMMISSIONER: I think it would be as well if it
was filed, and the Interpreter might be kind enough
to translate it at his leisure and incorporate a
translation attached to the document. Is that
clear, Mr. Upton?

THE INTERPRETER: Very good, sir.

MR. McMASTER: My lord, I would like to draw attention
to the fact that there are two pieces of property
that were owned by this Association. The claim
relates only to one of those pieces of property,
and with regard to the claim itself, I would ask
leave to amend the claim by striking out the
30 claim for the buildings. The buildings, as will

6
G. Takahashi,
in Chief.

appear from the evidence, were the property of individuals and sat on this property, and they were entitled to them as individuals. I take it the Custodian was aware of that at the time the sale was made because the appraisal which my friend will be filing shows an appraisal had been requested to appraise the buildings separately for the particular purpose of distinguishing them.

THE COMMISSIONER: The figure of \$8000.00 is for land alone, is it?

MR. McMASTER: No, my lord. I will deal with that point when we come to it.

THE COMMISSIONER: All right.

MR. McMASTER: Q: Now, witness, did you instruct me to draw a statement with regard to the property that you are making a claim for on behalf of the Association? A: Yes.

Q Is that the statement (producing)?

A Yes.

20 Q Would you be good enough to sign it, please?

A I am sorry, Mr. Hunter, when you asked me --

Q Address the Commissioner, please.

A When Mr. Hunter asked me about the year of purchasing this property, I told him 1928. That was my mistake. I distinctly remember now it was 1932. Gate bought in 1931 and we bought the property the next year, 1932.

MR. McMASTER: I will be calling evidence, in any event, to establish the purchase and the purchase price.

30 Now, are the statements contained in that true to

7
G. Takahashi,
In Chief.

the best of your knowledge and recollection?

A Yes.

(STATEMENT MARKED EXHIBIT NO. 4).

10 MR. McMASTER: My lord, it is shown that this is property that was planted in various market vegetables, twenty acres purchased in 1932 from William Bridge for \$13,000.00 at \$650.00 per acre. It was cleared and cultivated and had been used for market gardening at the time of purchase, and the members of the Association operated the premises from that time on and it explains that no claim is being made for buildings because they belong to the individual occupants. These were appraised at \$750.00 by the appraiser. They were not permanent buildings and had no concrete foundations. The property was appraised as to land and buildings separately, and the owners of the buildings were credited with their share of the sale price. The appraiser valued the land at \$275.00 per acre and the total appraisal was \$6,250.00. The appraisal was made 20 in February, 1945. His appraisal was obviously below the fair market value as the land and premises sold for \$8,000.00 which is almost \$400. per acre. I presume he states almost \$400.00 per acre because some allowance has to be made for the buildings in that \$8000.00.

30 "I consider that the Association paid a fair price for the land in 1932, and in my opinion land which was worth \$650.00 per acre in 1932 and which had been cultivated and cared for was certainly

G. Takahashi;
In Chief.

worth that much in 1945."

Q Now, from your statement, witness, it appears that these premises were operated as market gardening premises at the time of purchase or immediately before, is that correct?

A Yes.

Q And what, if anything, did the Association do to insure their premises would be properly operated by the members of the Association?

10 A We arranged to buy fertilizer for the members on credit.

Q The Association did that? A: And we also arranged to carry their products to Vancouver.

Q Yes, I see. A: We have that arranged with the transfer truck and we find a market for them.

Q Did these men know anything about market gardening?

A Not when they started.

20 Q And did they acquire any knowledge with respect to it in the period of years?

A Well, they gathered it around there from other farmers and we assisted, too. One thing, we got an expert from United States and had lecture course for two weeks.

Q When was that? A: That was not at the beginning but two or three years after it started.

Q Can you tell me the name of that man?

30 A A Dr. of agriculture, a Dr. Kobayashi.

9
S. Takahashi,
In Chief.
Cross-Exam.

Q He gave you what sort of lectures during those
two weeks? A: On poultry and fertilizers
and farming and all about on the farm and about
dairying.

Q At the time you evacuated, was the property in
good cultivation or otherwise?

A Oh yes, good.

Q And the type of crop was the type you have described
in this statement? A: Yes.

10 MR. McMASTEN: Your witness.

MR. HUNTER: My lord, it is submitted this property
was sold at its fair market value. For your Lord-
ship's information, the price per acre that it was
sold for, allowing the amount for the buildings,
would be \$362.50 per acre.

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Takahashi, you and the other trustees, I
presume, looked after the business end of this
20 property, did you? A: Not
in later years.

Q I beg your pardon? A: The
first two or three years I have, but later on
members grown to so many that I can't look after
it.

Q Eh? A: Members grown so many
-- I think there were about 46 members in Richmond.

Q Each member had so much land, is that it?

A Yes.

30 Q Who was looking after it when you left?

G. Takahashi,
Cross-Exam.

A T. Gato.

Q Do you know what was done before you left?
Did you lease it before you left, or anything?

A No.

Q You don't know? At No.

Q You don't know what arrangements were made to carry
on there? At No, I don't.

Q Were you interested in the property yourself?

A Yes.

10 Q You had some of it, did you?

A Yes.

Q Did you know what was happening to that?

A No, I don't. Of course everybody evacuated and
nobody knew after we quit.

Q You just pulled up and left, is that it?

A Yes.

Q This property was held by the trustees for the
benefit of the Association and parcels were
allotted for use, but not for ownership? Is that it?

20 A No.

MR. McMASTER: I am sorry, I understand that is a very
difficult way to put a question to a person who
speaks Japanese. Sometimes they mean "yes"
by "no".

MR. HUNTER: Q: Well, let's put it this way. These
parcels of land, according to their membership
shares, were allotted out to the individual members?

A Yes.

Q And they obtained possession of them but not
ownership? At That is right.

G. Takahashi,
Cross-Exam.
Re-Direct Exam.

Q They didn't have the ownership?

A No.

Q Have you any knowledge of what land was selling for while you were away -- any personal knowledge?

A I don't.

Q You were never in the real estate business?

A No.

MR. HUNTER: That is all.

THE COMMISSIONER: Any re-examination, Mr. McMaster?

10

RE-DIRECT EXAMINATION BY MR. McMASTER:

Q Mr. Takahashi, do you recall receiving any report whatsoever from the Custodian as to what he had done with this land until you heard it was sold?

A No, nothing. There were several inquiries about it after it was sold, I guess. At the time of the inquiry it was sold.

THE COMMISSIONER: What were the buildings sold for, Mr. Hunter?

20 MR. HUNTER: The way it was done, my lord, was the whole property was sold for \$8000.00, and if you take the appraised value shown in the appraisal of Johnson, Reeves & Watson for the individual buildings, the total allocated for the buildings is \$750.00, and if that is still considered the value of the buildings, deducted from \$8000.00, it gives the price that I mentioned per acre.

THE COMMISSIONER: Yes.

MR. McMASTER: Do you have the record with you, Mr.

30 Hunter, or Mr. Shears, of what was actually paid?

G. Takahashi,
Re-Direct Exam.
Disputed on.

MR. SHAMBS: It was pro rata, the difference between
the appraised price and the sale price.
I haven't a record here.

MR. HUNTER: There would actually be a little more
allotted to the buildings.

THE COMMISSIONER: Thank you, Mr. Takahashi.

(Witness aside)

(PROCEEDINGS ADJOURNED SINCE DUE)

I hereby certify the foregoing to be a true and
accurate transcript of the proceedings herein.

10

J.P. Horrabin
"T.P. HORRABIN"
Official Reporter.

20

30

EVACUATION SECTION	
DATE	MAR 3 1951
FILE NO.	1301
AGE	
REMARKS	

Mr. H. Reed
Office of the Custodians
Vancouver B.C.

Feb 23/51
Copper Creek
B.C.

Dear Sir, Re - M. Kokubo File No X1816
Shosha, NOSAN KAISHA. 3308

In connection with the request made by M. Kokubo regarding the transfer of his father's property, I have received a letter from him stating that the certificate he sent to you was transferred from his father to him and signed by S. Kato who was acting as secretary of the said Nosan Kaisha at that time.

It must be transferred after just before Takeji Kokubo departed and I had no knowledge about it.

Though, I am very sure that Motomasa Kokubo is telling truth. If you mail me the certificate for inspection I am very grateful.

Yours truly,

H. Tanihara

234-24

3308

REGISTERED MAIL

March 5th, 1951

Mr. Gihyo TAKAHASHI,
Copper Creek, B. C.

Dear Sir:

Referring to your two letters of February 28th re the shares of M. OKANO and M. KOKUBO with regard to the shares of Okano the name does not appear on the list of shareholders which was submitted by you at the Hearing of the Japanese Property Claims Commission, but the name of Shoji OKANO, Giscombe, B. C. appears on the list as the holder of three shares and at the time of distribution this Japanese could not be found and the money from the distribution of the Current Account balance of the Association was retained by the Custodian in the amount of \$140.54 on the assumption that Shoji OKANO had returned to Japan. If M. Okano is now laying claim to this money he will have to show proof as to how his name could change from Shoji to M. Upon receipt of this proof the matter will be presented to our Director for his consideration.

As requested by you we enclose for your inspection, and return, the certificates sent to us by Mitsuo KOKUBO, Toronto. We shall be glad to have your remarks in connection with these shares.

Enclosed with this letter is one written to you today by our Director, Mr. F. G. Shears, returning to you cheque for \$1,316.52 being the nett award of the Steveston Nisan Kaisha Association.

Yours truly,



C. H. Reed
Office of the Custodian

CHR:HK
Encls.

EVACUATION SECTION

REC'D MAR 27 1951

File No.

Ans.

Referred

Red

Mr. G. H. Reed
Custodians Office
Vancouver B.C.

Mar 21/51
Copper Creek
B.C.

Dear Sir, Re - M. Kokubo ^{Takeji Kokubo}
^{Shoson Kosen Kawanishi}

In connection with
both signed Mitsuyo Kokubo I have
inspected the Certificate you sent me
and found that it is properly transferred
to Mr. Kokubo just before we were evacuated
to the Coast.

I was one of the directors but I could
not attend that meeting on April 1st because
I was traveling interior farming district
at that time and did not know
the transaction.

However I have translated one
of the Certificate and will meet
with your satisfaction.

I will take full responsibility about this
transfer and hope you will send the money
either to me or to Mr. Kokubo.

Yours Truly,
H. Takahashi

Mr B H Reed
Office of Custodian

EVACUATION SECTION	
Rec'd	APR 26 1951
File No.	8308
Ass.	
Entered	Reed

Apr 26/51
Red Lake BC.

Dear Sir Case No 81. R. Stevenson Rosankaiske.

We have received \$1316.52 awarded
as Loss Claim to Stevenson Rosankaiske some
time ago.

Will you kindly advise me M. Kokubo
and M. Okano's shares are included in this or
they will receive the award direct.

Yours Truly,

G. Takahashi

Takeji Kokubo 5 Shares
Shoji Okano 3 Shares

Takeji Kokubo's shares transferred to him.
Shoji Okano is M. Okano of Vancouver BC.

\$373⁸³ held for making up included the above

May 3rd, 1951.

Mr. Gihyoe TAKAHASHI,
Red Lake, B. C.

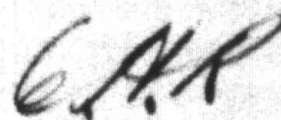
Dear Sir:

Replying to your letter of the 26th ultimo, we enclose Custodian cheque for \$24.38 in favour of Masaji OKANO, and cheque for \$40.63 in favour of Mitsuo KOKUBO, which represent their portion of the award granted to the Steveston Nisan Kaisha Association.

As you are aware Mr. OKANO'S share had been held in the name of Shoji OKANO, who is one and the same person as Masaji OKANO. Mr. KOKUBO'S share was held in the account of his father, Takeju KOKUBO, but since this man had transferred his share to his son the Custodian has decided to pay this portion to Mitsuo KOKUBO.

Please acknowledge receipt.

Yours truly,



C. H. Reed,
Office of the Custodian.

CHR/js
encls.



一金五拾弗也

第 一 號

證

一金貳拾弗也

第壹期拂込額

昭和 一 年 九 月 於 日拂込済

責任者署名 *Shinobu*

一金拾五弗也

第貳期拂込額

昭和 一 年 九 月 七 日拂込済

責任者署名 *Shinobu*

一金拾五弗也

第參期拂込額

昭和 一 年 九 月 八 日拂込済

責任者署名 *Shinobu*

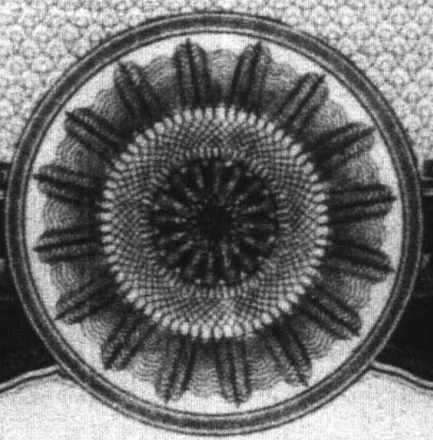
ステフストン

農 産 會 社

社長 吉田 俊 也

會計 足田 敏 夫

小久保 休 十 殿





一金五拾弗也

第拾壹號

證

一金貳拾弗也

第壹期拂込額

昭和四年十月一日 日拂込済

責任者署名 *T. Nakahara*

一金拾五弗也

第貳期拂込額

昭和五年七月一日 日拂込済

責任者署名 *T. Nakahara*

一金拾五弗也

第參期拂込額

昭和四年十月一日 日拂込済

責任者署名 *T. Nakahara*

ステアストン

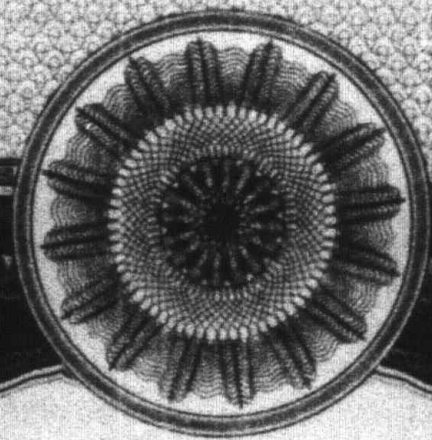
農産會社

社長 吉田 悌也

會計 足田 友衛門



小久保 休十 殿



一、本證券は本社役員會の承認を経るに非らされば何人にも譲り渡す事を得ず



一金五拾弗也

證

一金貳拾弗也

第壹期拂込額

昭和 年 月 日 拂込済

責任者署名 *Shimada*

一金拾五弗也

第貳期拂込額

昭和 年 月 日 拂込済

責任者署名 *Shimada*

一金拾五弗也

第參期拂込額

昭和 年 月 日 拂込済

責任者署名 *Shimada*

ステアストン

農産會社

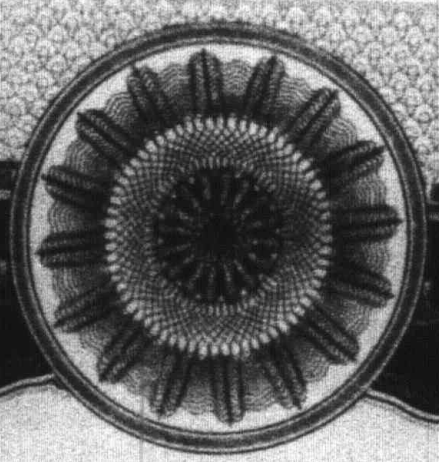
社長 吉岡 恒也

會計 足岡 弘左衛門

會計之印

社長之印

小久保 休才 殿



STEVESON NOBAY KASUNA
 1911年11月16日

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 印

1911年11月16日

1911年11月16日

1911年11月16日

規定

一、本證券は本社役員會の承認を経るに非ざれば何人に譲り渡す事を得ず



一金五拾弗也

第万四第

證

一金貳拾弗也

第壹期拂込額

昭和八年九月

日拂込済

責任者署名

Y. Nakahara

一金拾五弗也

第貳期拂込額

昭和八年九月

日拂込済

責任者署名

Y. Nakahara

一金拾五弗也

第参期拂込額

昭和八年九月

日拂込済

責任者署名

Y. Nakahara

ステフストン

農産會社

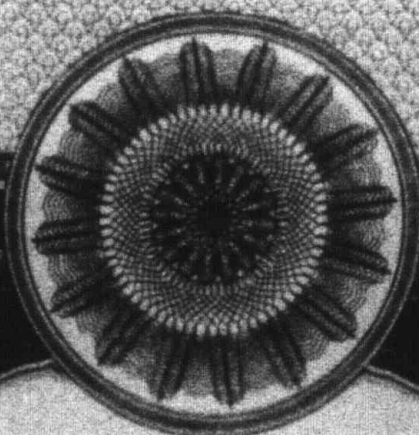
社長吉岡俊也

會計足田弘左衛門

之印

之印

小久保伸才 殿





一金五拾弗也

第百四十八號

證

一金貳拾弗也

第壹期拂込額

昭和貳年 六月 廿六日 拂込済

責任者署名 *Machida*

一金拾五弗也

第貳期拂込額

昭和貳年 七月 七日 拂込済

責任者署名 *Machida*

一金拾五弗也

第參期拂込額

昭和貳年 八月 一日 拂込済

責任者署名 *Machida*

ステフストン

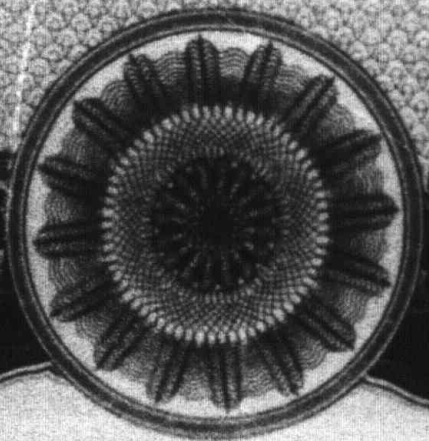
農産會社

社長 吉岡 悌也

會計 足尾 左衛門



小久保 水子殿



[illegible]

五言古詩

$\frac{10}{100} = 0.10$
 10
 100
 10
 100

STEVENSON NOBAM KAHNA
On 2/2/72

5
This is to Certify that the share has been transferred
to Mitsuyo Kobuto, under the approval of
Directors meeting held on April 1st 1942

Platanus, Rozayrand

On Tashiro's Kato.
secretary.

Translated by

G. Takahashi,

定規

一、本證券は本社役員會の承認を経るに非ざれば何人にも譲り渡す事を得ず