

5406

KT/VP RIVER/AL

Richmond, B. C.
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 5406

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 INFORMATIONNAME: TSUCHIDA, SuejiroHOME ADDRESS: 546 Ewen Ave., New Westminster, B. C.REGISTRATION NUMBER 10204 SEX: Male AGE: 51OCCUPATION: Storekeeper

(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: FusaADDRESS OF WIFE OR HUSBAND: 546 Ewen Ave., New Westminster, B. C.

NAMES OF ANY LIVING CHILDREN: 4 step-children namely: Toyoko Mitsuhasi
Kinue(F); Hideko(F); Miyoshi(F) surname Mitsuhasi

ADDRESS OF CHILDREN: 546 Ewen Ave., New Westminster, B. C.AGE OF CHILDREN: 15; 14; 12; and 10 years respectively.**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)

(1)
 1. LOCATION AND DESCRIPTION: 546 Ewen Ave., New Westminster, B.C.
City of New Westminster, Lot 1 of the N. half of Block 24, of Lot 757
757, Group 1 Map 2562., No. 159163E.

(2) Ewen Ave. & Hume St., New Westminster, B. C.
City of New Westminster, Lot 4, of Block 17A of Lots 757
and 758, Group 1 Map 2520. No. 129635E.

N. B. See Back of last sheet.

2. BUILDINGS AND OTHER IMPROVEMENTS: (1) 2-storey, 6-rooms with
store in front of building, (confectionery with a room on side
garage, & bath house,
for Barber shop) also a woodshed on lot. (2) 1-shack and
woodshed.

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

(2) - \$21.00 - paid 1941 - payable Corp. New Westminster,
 4. TAXES (Amount and where payable) \$21.00 total taxes paid 1941 for
all real property owned payable Corp. of New Westminster, B. C.

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

None

6. OCCUPANCY AND LEASES (If vacant so state) (1) Owner-but has sold some
business as going concern, paid \$1,000.00 cash, buyer-Jack Sherneck,
Beach St., New Westminster, B.C. (Keystone Shingle Mill)

(2) Mr. Swift - pays taxes, water rates and upkeep for rent.

no water on this property - house - house

Apr. 28/47. Mr. MacIntosh of A. R. MacIntosh Ltd. stated to writer on phone today that all 4 Titles were left in his office by TSUCHIDA before EVAC but he wrote for them and all were mailed to him at Bridge River on May 25/47.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owner's possession.
q intends to leave them with the Land Registrar's office.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN: None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None
2. LANDLORD'S NAME AND ADDRESS: None
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:

Furniture of 546 Ewen Ave., New Westminster, B. C.

has been rented with the building to Mr. Sherneck, Beach St.,

New Westminster, B. C.

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

1-dog, declarant wished to take it with him.

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY: None

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____

None

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: _____

None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) _____

\$1,000.00 T Seshiro Tsuchida, R. R. #4, New Westminster, B. C.

\$250.00 - Jinzo Tsuchida (nephew), Oakland St., New Westminster, B. C.

500.00 see letter dated May 28/43

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

4-\$100.00 Victory Bonds; 12-\$5.00 War Saving Certificates,

in owner's possession.

8. BANK ACCOUNTS Savings account, The Royal Bank of Canada, New
Westminster, B. C. amount-\$2,700.00

9. LIFE INSURANCE: \$1,000.00 Sun Life Assurance Co., - Vanc'r, B. C.

beneficiary-Fuse Tsuchida(wife) Policy # 434367 in owner's possession.

10. INTEREST IN ANY ESTATES OR TRUSTS. _____

None

11. SAFETY DEPOSIT BOX: _____

None

LIABILITIES:

1. PERSONAL DEBTS: _____

None

2. TRADE DEBTS: _____

None

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

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

Dated this 22nd day of April 1942

(Signature)

S. Tsuchida

Q. J. McConnaughy

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE September 30, 1943.

Our File No. 5406

Full Name TSUCHIDA, Suejiro, Deceased.
(Surname in Block Letters)

Registration No. 10204

☒ Male - Female
(Check)

Age March 30, 1891.

Former Address 546 Ewen Avenue, New Westminster, B. C.

Date Evacuated May 28, 1942.

☒ Naturalized - Canadian-Born - National
(Check)

Present Address (1) Bridge River, B.C. (2) Ashcroft, B. C. DIED FEBRUARY 6, 1947.
(Oct./42 to March/46) (April/46 to Feb./47)

☒ Married - Single
(Check)

Second Wife nee
Name of Wife (Takada) Fusa, Reg. No. 08502

Name of Husband -----

Name of Mother nee (TSUCHIDA) Chisa Name of Father OMACHI, Kimhe.

Names of Children under 16 4 Step-children namely: Toyoko MITSUHASHI (F) 11/8/26 #15789,

Kinuo MITSUHASHI (F) 25/2/28, Hideko MITSUHASHI (F) 1/11/29,

Miyoshi MITSUHASHI (F) 21/3/32.

Requested by G. M.

Registered with Custodian Yes
(Yes or No)

Additional Information Storekeeper. Owns 4 lots, 2 houses, and 1 store with rooms in
New Westminster, B. C. Wife named above is second wife. First wife
was Mitsui HIRANO whom he married in 1917 and who died in 1934.
Second marriage took place in 1935 to Fusa TAKADA, widow with 4
children. There were no children born during Suejiro Tsuchida's first
marriage.

COULTHARD, SUTHERLAND & CO., LTD.
ESTATE AND INSURANCE AGENTS
CAR FINANCING

609 COLUMBIA STREET.
NEW WESTMINSTER, B. C.

EVACUATION SECTION	
Rec'd	JUN 17 1943
File No.	5406
Ans.	L. G. W. T.
Referred	Gibson

Your File: 5406.

June 14, 1943.

Office of the Custodian,
Royal Bank Building,
VANCOUVER, B.C.

Attention Mr. Gibson.
RE: Suejiro TSUCHIDA.

Dear Sir:

As requested in your letter of June 11th we have inspected the property of the above party and wish to report values as follows:

Lot 1, N $\frac{1}{2}$ Block 24 of Lot 757 Group 1 being
546 Ewen Avenue - \$2800.00.

Lot 5, N $\frac{1}{2}$ Block 24 of Lot 757 Group 1 being
536 Ewen Avenue - \$800.00.

Lot 4, N $\frac{1}{2}$ Block 24 of Lot 757 Group 1 being
540 Ewen Avenue - \$400.00.

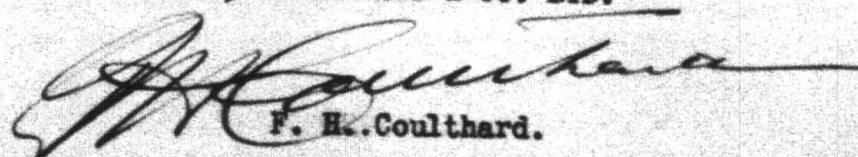
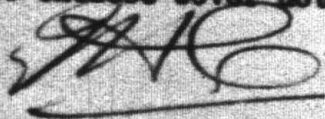
There is a small shack of no value on Lot 4
Block 17A of Lot 757 and 758, Ewen Avenue and Hume.

You will notice that our street numbers do not tally with those in your letter. The reason for this is that the City has changed a lot of these numbers recently. (Enclosed is a policy covering these properties and which we trust you will find in order.)

Thanking you for this valued business,

Yours very truly,

P.S. As the property referred
to is being inspected by the Underwriters COULTHARD, SUTHERLAND & CO. LTD.
we enclose cover notes herewith.



F. H. Coulthard.

COULTHARD, SUTHERLAND & Co., LTD.
ESTATE AND INSURANCE AGENTS
CAR FINANCING

TELEPHONE 106

609 COLUMBIA STREET.

NEW WESTMINSTER, B. C.

October 22, 1942.

Your File: 150.

Office of the Custodian
Royal Bank Building,
VANCOUVER, B.C.

Attention: Mr. Peers.
RE: Suejiro Tsuchida.

Dear Sir:

Further to our conversation of yesterday re the
above party. On investigating at the City Hall we find that
he owns property as follows:

546 EWEN AVENUE: Lot 1, of the North half of Block 24 of
Lot 757, Group 1, Map 2562. Title Number 139163E.

EWEN AVE. & HUME: Lot 4, of Block 17A of Lots 757 and 758
Group 1, Map 2620. Title Number 129635E.

506 EWEN AVENUE: Lot 5 of the North hlf. of Block 24 of
Lot 757, Group 1, Map 2562. Title Number 54372E.

510 EWEN AVENUE: Lot 4 of the North half of Lot 24 of Lot 757
Group 1, Map 2562. Title Number 92461E.

Mr. Tsuchida also owns an interest in Lots 69 and
70 of Lot 27, Lot 757, Group 1. The other owners are Eihiro
ONISHI (File: 7715) and Mitsugi YAMASHITA (File: 5447).

Lot 29 re Subdivision 1, Subdivision "A", D.L. 757,
mentioned by you is owned by Mrs. Shige TSUIDA (File: 7710).

Trusting this is the required information,

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.

F. H. Coulthard.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
OCT 23 1942

Get file # 7715
5447

Paid
Oct 28/42

OK pd

OK

5406

21006
5406

REAL PROPERTY SUMMARY

Catalogue No. 658.

File No. 5406.

Japanese Name: (Mr.) Suejiro TSUCHIDA.

Reg. No. 10204.

Civic Address: 536 Ewen Avenue, New Westminster, B. C.

Legal Description: Lot 5 of the Northerly half of Block 24 of Lot 757, Group 1, Map 2562, City of New Westminster.

Classification: Dwelling.

-----S O L D-----

Registered in the name of: Suejiro TSUCHIDA.

State of Title: Clear.

Unregistered Charge: Notice dated April 4, 1944, received from the Corporation of the City of New Westminster stated there was an encroachment being maintained on the street allowance known as Ewen Avenue in the City of New Westminster. The purchasers were advised of this Notice and we received an acknowledgment from them dated April 25, 1944.

Whereabouts of Title No. 54372-E: Sent to Mr. Tsuchida at Bridge River, B. C., at his request, by A. N. MacIntosh, Ltd. on May 25, 1943.

Sold to: Mr. Joseph Solchany and Annie Solchany, his wife, of 536 Ewen Avenue, New Westminster, B. C., for the sum of \$1,100.00 cash. Mr. Solchany's occupation was given as a Grinder, and the Nationality of he and his wife as British Subjects.

Date of Sale: June 19, 1944.

Title delivered to the purchaser in our office on September 19, 1944. His receipt is on File No. 5406.

Funds derived from above sale released to credit of Suejiro TSUCHIDA, Registration No. 10204, File No. 5406, on September 18, 1944.

Insurance: Transferred to purchaser.

Chattels: Not involved.

ADMINISTRATION:

Mr. Suejiro Tsuchida, in his JP Form dated April 22, 1942, declared owning the following Real Property:

"506 Ewen Ave., New Westminster, B. C.

"City of New Westminster, Lot 5 of the Northerly Half of Block 24 of Lot 757, Group 1 Map 2562 No. 54372E...(with)...1-storey, 5-room dwelling house, 1-woodshed."

Under "Occupancy" Mr. Tsuchida stated he had rented the premises to Mr. Joe Solchany for \$16.00 monthly, payable on the first of each month.

P.T.O.

REAL PROPERTY SUMMARY CONTINUED.

Catalogue No. 658

(2)

File No. 5406

Messrs. Coulthard, Sutherland & Co. Ltd., wrote us on May 5, 1942, and advised us that Mr. Tsuchida had requested them to look after 506 Ewen Avenue and on May 7, 1942 we replied, giving our approval.

We received a Notice from the New Westminster City Assessor's Office dated September 1, 1942, advising us that the houses on Ewen Avenue had been re-numbered and the above-mentioned dwelling would in future be numbered 536 Ewen Avenue in place of 506. We, therefore, changed our records accordingly and advised our agents to correct their records in order to avoid confusion when sending in Rental Statements.

We also received a Notice from the City of New Westminster, dated April 4, 1944, advising that an encroachment on the street allowance known as Ewen Avenue was being maintained in connection with the above property. The purchasers, Mr. and Mrs. Joseph Solchany were advised by us of the above encroachment and we received an acknowledgment from them dated April 25, 1944.

Mr. and Mrs. Solchany remained the occupants of this property until they purchased it from the Custodian. They were good tenants and paid their rent regularly.

Messrs. Coulthard Sutherland & Co. Ltd., forwarded proceeds from rentals collected each month with their rental statement, together with vouchers covering expenditures made by them. Charges for Taxes, Water Rates, Fire Insurance and Repairs were paid from rents and the net proceeds remained in Mr. Tsuchida's account in this Office.

Revenues received from this property were more than sufficient to pay operation expenses.

Mr. and Mrs. Solchany paid \$1,100.00 for the above Real Property which is \$100.00 more than Mr. R. Alstead's Valuation.

In his Report, Mr. Alstead stated that the foundation of the house consisted of wooden posts; there was no basement; there was no bath and the toilet was outside; the condition of the house was good; the size of the house was 30' x 24' and the lot 35' x 120'.

The 1944 Assessment Notice received from the City of New Westminster gave the following values; Land: \$280.00; Improvements: \$1,210.00.

The Deed of Land in connection with the above sale was registered at the Land Registry Office, New Westminster, B. C., on July 12, 1944, and Certificate of Title No. 175212-E was delivered to the purchasers by handing same to Mr. Joseph Solchany when he visited our Office on September 19, 1944. His receipt is on file No. 5406.

Completed statements regarding the sale of his property were forwarded to Mr. Suejiro TSUCHIDA with our letter dated March 20, 1945.

WJJ/HMS
April 30, 1947.

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

.....
ADMINISTRATION DEPARTMENT

WESTMINSTER TRUST COMPANY
NEW WESTMINSTER, B. C.

INSPECTION AND VALUATION REPORT

Property: Catalogue No. 658

Location: 536 Ewen Avenue.

Lot Size: 35 x 120

Dwelling size: 30 x 24

Type of Building: one (1) storey.

Basement: no

Foundation: wood posts.

Number of rooms: four (4)

Living rooms	one (1)
Dining Room	
Bedrooms	two (2)
Kitchen	one
Bath	no
Toilet	outside

Electric Light: yes

Water: hot and cold

Condition of Dwelling: good

Outbuildings: garage, small chicken house.

Heating: none

Plumbing:

Grounds:

Remarks:

Date:

Valued at \$1000.00

Valuator: R. Alstead.

Date... May. 27th. 1944.

REAL PROPERTY MEMORANDUM

File No. 5406

Name..... Suejiro TSUCHIDA..... Registration No.. 10204..

Re: Catalogue No. 658

Address: 536 Ewen Avenue, New Westminster, B. C.

X Legal Description: ^{Lot} 5/W₁ 24/757, Plan 2562. Dwelling

TITLE AND ENCUMBRANCES.

✓ A. Certificate of Title No. 54372E

Whereabouts: Owner stated he intended to leave Documents in L.R.O. (JP form) Reg. No. 10204

✓ Registered owner: Suejiro TSUCHIDA

✓ Property: Lot 5 of the Northerly half of Block 24 of Lot 757, Group 1 Map 2562, City of New Westminster.

✓ B. Charges.
Registered: Nil

✓ Vesting: Yes. In Custodian, Filing No. 26018, June 8th, 1943.

X Unregistered: Encroachment on street allowance. See notice on file dated April 4, 1944, received from City of New Westminster. Encroachment acknowledged by purchaser. See letter dated April 25/44 on file.

Taxes: \$19.60 (1943) Pd. in full to Dec. 31, 1944. Arrears: Nil

Water: On Meter. Charge is approximately \$1.67 per month. Arrears: Nil

* See note below

Insurance: \$800.00 expires June 14, 1946.

Improvements: \$1,210.00

Assessed Value: Land: \$280.00

✓ Valuation by Appraiser: \$1,000.00

✓ Amount of Bid: \$1,100.00

Approved by Advisory Committee: May 26, 1944.

Paid as shown in attached letter: \$1,100.00 - June 19th, 1944.

Name of transferee as attached letter: Joseph Solchany & Annie Solchany

ADMINISTRATION.

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

Rented on a month-to-month basis at \$16.00 monthly. (unfurnished)

Tenant: Mr. Joseph Solchany.

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

Nil

Chattels: Particulars of those stored on the premises.

Nil

23/6/44 Named Agent: Coulthard, Sutherland and Company Limited.
* There is only one meter for 536 and 540 Ewen Ave. Therefore charge against 536 will be approximately 84¢ per month. At this date paid to May 18th, 1944.

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

April 25, 1944.

Messrs. Coulthard, Sutherland & Co. Ltd.,
609 Columbia Street,
New Westminster, B.C.

Dear Sirs:

We are enclosing herewith copies of notices received from the Corporation of the City of New Westminster in connection with encroachments on Ewen Avenue affecting Certain Japanese owned properties under your control and which are listed for sale by public tender in our catalogue.

Kindly advise any prospective purchaser regarding this matter, and oblige,

Yours truly,

"W. J. Johnston",

ACKNOWLEDGEMENT: I hereby acknowledge the existence of the above mentioned encroachment.

SIGNED:

Joseph Salchany

Re: Encroachment

File No. 5405.
Catalogue No. 638.

June 27th, 1944.

MEMORANDUM

TO: Mr. E. W. Wright

FROM: Mr. B. A. Cramer

Re: Jiro TSUCHIDA - Reg. #10204
City of New Westminster
Lot 5 of the E. 1/2 of Blk. 24 of
Lot 757, Qrs. 1, Map 2562.
Certificate of Vesting #26018.

We enclose herewith the following documents in
connection with the sale of the above described
property.

1. Original Certificate of Encumbrance.
2. Transmission in duplicate.
3. Deed in duplicate..... JOSEPH SOLCHANY, and
ANNIE SOLCHANY.
4. Copy of letter showing to whom sold and price
paid for the property.
5. Memorandum from the Administration Department
confirming valuation, and approval of Advisory
Committee.

Certificate of Indefeasible Title No. 54372-2 is
believed to be in the Land Registry Office.

B. A. Cramer

BAC:JS
Encs.

File No. 5405.
Catalogue No. 638.

August 30th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. Ian Macpherson

Shajiro YUUKIDA
City of New Westminster
Lot 5 of the Northerly 1/2 of Blk.
24 of Lot 757, Sp. 1, Map 2562.

With reference to the above property which was recorded in the New Westminster Land Registry Office, dated July 12th, 1944, we attach herewith the following documents in connection therewith.

1. Copy of application number 175211-E, dated July 12th, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 175212-E, dated July 12th, 1944, registering the property in the names of Joseph Solchany and Annie Solchany.
3. Duplicate of Transmission dated June 29th, 1944.
4. Duplicate of Deed dated June 29th, 1944 - Secretary of State to Joseph Solchany and Annie Solchany.
5. Certificate of Indefeasible Title number 175212-E, dated August 21st, 1944, covering the above property in the names of Joseph Solchany and Annie Solchany.

Ian Macpherson

IM:JB
ltch.

Catalogue No. 658
File No. 5406
536 Even Avenue
New Westminster
5/B24/757/2562

Receipt of Certificate of Title No. 175212-E is by us hereby acknowledged
and we agree that all adjustments and incidents in connection with the sale
to us of property covered by the said certificate have been settled.
Receipt is also acknowledged of North West Fire Insurance Company policy
No. 210428 which has been assigned to us.

Dated at Vancouver, B. C., this 19th day of Sept 1944.

Joseph Salomon

REAL PROPERTY SUMMARY

Catalogue No.: 673.

File No.: 5406.

Japanese Name: (Mr.) Suejiro TSUCHIDA.

Reg. No.: 10204.

Civic Address: Corner Ewen Avenue and Hume Street, New Westminster, B. C.

Legal Description: Lot 4 of Block 17 "A" of Lots 757 and 758, Group 1, Map 2620, City of New Westminster.

Classification: Small Shack.

-----S O L D-----

Registered in the name of: Suejiro TSUCHIDA.

State of Title: Clear.

Unregistered charge: Notice dated April 4, 1944, received from the Corporation of the City of New Westminster stated there was an encroachment being maintained on the street allowance known as Ewen Avenue in the City of New Westminster. The purchaser was advised of this Notice in our letter dated September 29, 1944.

Whereabouts of Title No. 129635-E: Sent to Mr. Tsuchida at Bridge River, B. C., at his request, by A.W. MacIntosh, Ltd. on May 25, 1943.
Vesting: In Custodian, Filing No. 26018, June 8, 1943.

Sold to: Mr. John Noweselski, of 1243 Ewen Avenue, New Westminster, B. C., who stated he was a Laborer and a British Subject, for the sum of \$225.00 (cash) as at October 12, 1944.

Title delivered to the new owner, Mr. John Noweselski, in our Office on February 20, 1945. His receipt is on our file No. 5406.

Funds derived from the above sale were released to the credit of Suejiro TSUCHIDA, Registration No. 10204, File No. 5406, on February 22, 1945.

Insurance: Nil.

Chattels: Not involved.

ADMINISTRATION:

Mr. Suejiro TSUCHIDA, in his JP Form dated April 22, 1942, declared owning the following Real Property:

"Ewen Ave. & Hume St., New Westminster, B.C.

"City of New Westminster, Lot 4, of Block 17A of Lots 757 and 758, Group 1, Map 2620. No. 129635-E...(with)...1-shack and woodshed."

Under "Occupancy" Mr. Tsuchida stated he rented this property to Mr. Swift and that the rental consideration was payment of taxes, water rates and upkeep.

In view of the fact that Mr. Tsuchida made the above arrangement, our

P.T.O.

REAL PROPERTY SUMMARY

agent, Messrs. Coulthard, Sutherland & Co. Ltd., did not take any active interest in this property. However, in reporting on the four properties declared by Mr. Tsuchida in his JP Form, they stated that on the Corner of Ewen Avenue and Hume Street there was a lot under cultivation and a cabin which was of no value.

On January 26, 1944, we requested a more complete report regarding Mr. Swift's tenancy, and we received the following letter dated February 3, 1944, in reply:

"The writer has again contacted Mr. Swift, tenant on the above property and he has admitted that he has paid neither the 1942 nor the 1943 taxes and is apparently unable to do so. He is a feeble old man and has no income other than what he receives by doing a bit of gardening for his neighbours.

The contents of his shack which we presume are owned by him consist of an old iron bed, a old cookstove, and a homemade chair and table and are not worth hauling away. Mr. Swift has kept the land in a high state of cultivation and as it is a corner lot, it should be readily sold. There is no water service to this property and consequently no charge."

On February 10, 1944, we asked Messrs. Coulthard, Sutherland & Co. Ltd., to advise whether or not this property could be made revenue bearing and they replied that it could possibly be rented for \$5.00 monthly if Mr. Swift vacated. They gave thirty days notice to vacate for non-fulfillment of his agreement as he did not pay taxes for 1942. These taxes, amounting to \$25.91, were paid by this Office in June, 1943. This amount included penalty and interest for late payment. 1943 and 1944 taxes, being \$25.24 and \$23.80 respectively, were also paid by this Office as it was impossible to effect collection from the occupant as stated above.

Mr. Swift vacated the premises in the Spring of 1944 and we received an offer to purchase from Mr. John Noweselski, through the agency of Messrs. Coulthard, Sutherland & Co. Ltd., in September of the same year.

There were no Water Rates in connection with this property and the taxes paid by us were offset to some extent by Mr. Swift keeping the land cultivated and doing any necessary repairs to the shack.

We received a Notice from the City of New Westminster, dated April 4, 1944, advising that an encroachment on the street allowance known as Ewen Avenue was being maintained in connection with the above property. The purchaser, Mr. John Noweselski, was advised of this matter before completion of the sale.

Mr. Noweselski paid \$225.00 for the above property which is \$25.00 more than Mr. R. Alstead's Valuation.

The Lot was 58' x 185' and there was a 10' x 12' shack with outside toilet situated thereon. The shack was stated to be in poor condition. There was electric light but no plumbing or water. The City of New Westminster assessed the land in 1944 as having a value of \$340.00.

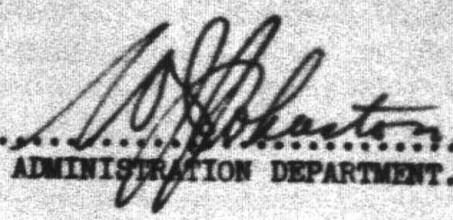
The Deed of Land in connection with the sale of the above property

REAL PROPERTY SUMMARY CONTINUED.

was registered at the Land Registry Office, New Westminster, B. C., on December 4, 1944, and Certificate of Title No. 181021-E, in the name of John Noweselski, was delivered to the purchaser by handing same to him at our Office on February 20, 1945. His receipt is on our file No. 5406.

Completed statements regarding the sale of his property were forwarded to Mr. Suejiro TSUCHIDA with our letter dated March 20, 1945.

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


.....
ADMINISTRATION DEPARTMENT.

WJJ/HMS
April 28, 1947.

TSUCHIDA, Suejiro
536 Ewen A ve. New Westminster, B. C.
Evac. File 5406



Picture Taken June 4, 1943.

536 Queen Street
New Westminster, B.C.

16/4/44

Dept. of Sec. of State
Office of the Custodian
Japanese Evacuation Section
506 Royal Bank Bldg.
Vancouver, B.C.

658

\$1100

Dear Sirs,

I, the undersigned
residing at 536 Queen Street
the City of New
Westminster, B.C.
under File No. 5406
and Catalogue No. 658
am submitting a
fixed price of \$700.00
for our present dwelling.
Would it be possible
for you to let me
know when and if
some other buyer

puts a higher price
on the above address.
After living here
three years I think
that I should be
entitled to this
privilege. The lot
that the house is
situated on is only
33 ft wide and
therefore it would
be impossible to
place a septic tank,
etc. on this property.
Therefore we would
like to buy the
neighboring house
and lot so that
we can accomplish
these things.
The file No. of
the house is No. 3406.

and the Catalogue
No. 659. Our price
for it is \$400.00

We would like
very much to buy
back of these houses
and would like to
know if anything
occurs in the line
of higher bidders.

Enclosed is a
money order for the
sum of \$110.00 for
back of these houses.
The sums are as
follows:

\$70.00 for 536 Ewen Ave.
\$40.00 " 540 "
 $\frac{1}{10}$ of the 2 offers.

See further letter

4

Please let us know
as soon as possible
if anything occurs.

Thanking you,

Yours truly,
Wm. J. Polchany

536 Ewen Ave.
New West, B.C.

21/10/44

Dear Sir:

I wish to cancel
my tender for the
dwelling, 540 Ewen Ave.
in the city of New
Westminster, Cat. No.
659. File No. 5406.

However, we wish
the tender to be added
on to our other tender,
536 Ewen Ave., Cat. No.
659, File No. 5406.

The sum on the
latter to be \$110.00 — 10%
of \$1100.00.

Kindly oblige
Thank you

Yours truly
W. J. Solchany

5406

June 23, 1944.

Messrs. Coulthard, Sutherland & Co. Ltd.,
609 Columbia Street,
New Westminster, B. C.

Dear Sirs:

Re: Catalogue No. 658
536 Even Avenue

This property, the rents for which you have been collecting, is the subject of an expected sale, the effective date of which should be June 19th, 1944.

The tenant is the applicant to purchase. In these circumstances, neither rents should be collected nor charges incurred after the date mentioned. If it has now already been done, it will be appreciated if you will bring your reports for rentals and disbursements up to that date, sending them, with remittances, to this office as soon as possible.

You will be informed when the sale is finally concluded.

Yours truly,

George Peters,
Administration Department.

GP:EB

5406

March 20th, 1945.

Mr. Suejiro TSUCHIDA,
Registration No. 10204,
Bridge River, B. C.

Dear Sir:

Re: Catalogue No. 658
536 Owen Avenue,
S/N 24/757/2562

Please be informed that the above property has been sold as of June 19th, 1944, for the sum of \$1,100.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

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

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

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/HMS
Enc. (2)

c.c. B. C. Security Commission.

REAL PROPERTY SUMMARY

Catalogue No.: 673.

File No.: 5406.

Japanese Name: (Mr.) Suejire TSUCHIDA.

Reg. No.: 10204.

Civic Address: Corner Ewen Avenue and Hume Street, New Westminster, B. C.

Legal Description: Lot 4 of Block 17 "A" of Lots 757 and 758, Group 1, Map 2620, City of New Westminster.

Classification: Small Shack.

-----S O L D-----

Registered in the name of: Suejire TSUCHIDA.

State of Title: Clear.

Unregistered charges: Notice dated April 4, 1944, received from the Corporation of the City of New Westminster stated there was an encroachment being maintained on the street allowance known as Ewen Avenue in the City of New Westminster. The purchaser was advised of this Notice in our letter dated September 29, 1944.

Whereabouts of Title No. 129635-E: Sent to Mr. Tsuchida at Bridge River, B. C., at his request, by A. N. MacIntosh Ltd. on May 25, 1943.

Vesting: In Custodian, Filing No. 26018, June 8, 1943.

Sold to: Mr. John Noweselski, of 1243 Ewen Avenue, New Westminster, B. C., who stated he was a Laborer and a British Subject, for the sum of \$225.00 (cash) as at October 12, 1944.

Title delivered to the new owner, Mr. John Noweselski, in our Office on February 20, 1945. His receipt is on our file No. 5406.

Funds derived from the above sale were released to the credit of Suejire TSUCHIDA, Registration No. 10204, File No. 5406, on February 22, 1945.

Insurance: Nil.

Chattels: Not involved.

ADMINISTRATION:

Mr. Suejire TSUCHIDA, in his JP Form dated April 22, 1942, declared owning the following Real Property:

"Ewen Ave. & Hume St., New Westminster, B.C.

"City of New Westminster, Lot 4, of Block 17A of Lots 757 and 758, Group 1, Map 2620. No. 129635-E...(with)...1-shack and woodshed."

Under "Occupancy" Mr. Tsuchida stated he rented this property to Mr. Swift and that the rental consideration was payment of taxes, water rates and upkeep.

In view of the fact that Mr. Tsuchida made the above arrangement, our

P.T.O.

REAL PROPERTY SUMMARY

agent, Messrs. Coulthard, Sutherland & Co. Ltd., did not take any active interest in this property. However, in reporting on the four properties declared by Mr. Tsuchida in his JP Form, they stated that on the Corner of Ewen Avenue and Hume Street there was a lot under cultivation and a cabin which was of no value.

On January 26, 1944, we requested a more complete report regarding Mr. Swift's tenancy, and we received the following letter dated February 3, 1944, in reply:

"The writer has again contacted Mr. Swift, tenant on the above property and he has admitted that he has paid neither the 1942 nor the 1943 taxes and is apparently unable to do so. He is a feeble old man and has no income other than what he receives by doing a bit of gardening for his neighbours.

The contents of his shack which we presume are owned by him consist of an old iron bed, a old cookstove, and a homemade chair and table and are not worth hauling away. Mr. Swift has kept the land in a high state of cultivation and as it is a corner lot, it should be readily sold. There is no water service to this property and consequently no charge."

On February 10, 1944, we asked Messrs. Coulthard, Sutherland & Co. Ltd., to advise whether or not this property could be made revenue bearing and they replied that it could possibly be rented for \$5.00 monthly if Mr. Swift vacated. They gave thirty days notice to vacate for non-fulfillment of his agreement as he did not pay taxes for 1942. These taxes, amounting to \$25.91, were paid by this Office in June, 1943. This amount included penalty and interest for late payment. 1943 and 1944 Taxes, being \$25.24 and \$23.80 respectively, were also paid by this Office as it was impossible to effect collection from the occupant as stated above.

Mr. Swift vacated the premises in the Spring of 1944 and we received an offer to purchase from Mr. John Noweselski, through the agency of Messrs. Coulthard, Sutherland & Co. Ltd., in September of the same year.

There were no Water Rates in connection with this property and the taxes paid by us were offset to some extent by Mr. Swift keeping the land cultivated and doing any necessary repairs to the shack.

We received a Notice from the City of New Westminster, dated April 4, 1944, advising that an encroachment on the street allowance known as Ewen Avenue was being maintained in connection with the above property. The purchaser, Mr. John Noweselski, was advised of this matter before completion of the sale.

Mr. Noweselski paid \$225.00 for the above property which is \$25.00 more than Mr. R. Alstead's Valuation.

The Lot was 58' x 185' and there was a 10' x 12' shack with outside toilet situated thereon. The shack was stated to be in poor condition. There was electric light but no plumbing or water. The City of New Westminster assessed the land in 1944 as having a value of \$340.00.

The Deed of Land in connection with the sale of the above property

REAL PROPERTY SUMMARY CONTINUED.

was registered at the Land Registry Office, New Westminster, B. C., on December 4, 1944, and Certificate of Title No. 181021-E, in the name of John Nowoselski, was delivered to the purchaser by handing same to him at our Office on February 20, 1945. His receipt is on our file No. 5406.

Completed statements regarding the sale of his property were forwarded to Mr. Sasjire TSUCHIDA with our letter dated March 20, 1945.

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


.....
ADMINISTRATION DEPARTMENT.

WJS/VMS
April 28, 1947.

WESTMINSTER TRUST COMPANY

NEW WESTMINSTER, B.C.

INSPECTION AND VALUATION REPORT

Property:

Catalogue No. 673

Location: Cor. Ewen and Hume.

Lot Size: 58 x 185

Dwelling Size: 10 x 12 shack

Type of Building: shack.

Basement

Foundation

Number of Rooms:

Living room

Dining room

Bedrooms

Kitchen

Bath

Toilet

Electric Light: yes

Water:

Condition of Dwelling: poor

Outbuildings:

Heating:

Plumbing:

Grounds: fair

Remarks:

Date: April 27, 1944

Valued at \$200.00

Valuator: R. Alstead.

Date. September. 21st., 1944.

REAL PROPERTY MEMORANDUM

File No. 5406

Name... (Mr.) Suejiro TSUCHIDA..... Registration No. 10204...

Re: Catalogue No. 673

Address: Corner Ewen Avenue and Hume Street, New Westminster, B. C.

Legal Description: Lot 4, Blk. 17/A, Lots 757, 758, Map 2620. (Small Shack)

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 129635-E

Whereabouts: "In Owner's possession, Intends to leave in Land Registry Office"
"JP Form"
Reg. No. 10204

Registered owner: Suejiro TSUCHIDA

Property: Lot 4 of Block 17 "A" of Lots 757 and 758, Group 1, Map 2620, City of New Westminster.

B. Charges.

Registered: Nil

Vesting: In the Custodian. Filed No. 26018, June 8th, 1943.

Unregistered: No evidence found, other than a Notice received from the Corporation of the City of New Westminster stating that an encroachment is being maintained by the owner of this property. (Copy attached hereto).

Taxes: \$23.80 (1943). Paid in full to December 31st, 1943.

\$23.80 (1944). Unpaid.

Water: No water connection. Arrears: Nil. Phoned Water Dept. 21/9/44.

Insurance: Nil

Assessed Value: Land: \$340.00

Improvements: \$160.00

Valuation by Appraiser: \$200.00

Amount of Bid: \$225.00

Approved by Advisory Committee: September 19th, 1944.

Paid as shown in attached letter: \$225.00 paid in full.

Name of transferee as attached letter: John Noweselski,
1243 Ewen Ave., New Westminster.

ADMINISTRATION.

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

Nil. Unoccupied.

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

Nil

Chattels: Particulars of those stored on the premises.

Nil

Named Agent: Coulthard, Sutherland and Company Limited.

Memorandum Compiled By:

J. Johnston.

COULTHARD, SUTHERLAND & CO., LTD.
ESTATE AND INSURANCE AGENTS
CAR FINANCING

TELEPHONE 100

609 COLUMBIA STREET.

NEW WESTMINSTER, B. C.

Rec'd	SEP 16 1944
File No.	5406
By	
Checked	

Your File: 5406.

September 15, 1944.

Office of the Custodian,
Royal Bank Building,
VANCOUVER, B.C.

Attention Mr. Shears.

RE: Lot 4, Block 17A, D.L. 757 and 758, Map 2620,
New Westminster. - Cat. 673.

Dear Sir:

This is to advise that we have had an offer of
\$225.00 cash for the above property and are holding cash to
that amount. The prospective purchaser is John Howesaki,
Laborer, 1245 Ewen Avenue, New Westminster.

Kindly accept or reject this offer as soon as
convenient.

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.,

F. H. Coulthard

F. H. Coulthard.

accept.

File No. 5406
Catalogue No. 573.

November 4th, 1944.

MEMORANDUM

TO: Mr. E.W. Wright

FROM: Mr. Ian Macpherson

Saifiro TSUGHIDA - Reg. No. 10204
City of New Westminster
Lot 4 of Blk. 17 "A" of lots 757 &
758, Sp. 1, Map 2620, Certificate
of Title No. 25018.

We enclose herewith the following documents in
connection with the sale of the above described property.

1. Original Certificate of Encumbrance.
2. Transmission in duplicate.
3. Deed in duplicate.....JOHN HOWELLAKI.
4. Copy of letter showing to whom sold and price
paid for the property.
5. Memorandum from the Administration Department
confirming valuation, and approval of Advisory
Committee.
6. Real Property Memorandum from Administration Dept.

Certificate of Indefeasible Title Number 129635-B is
in the Land Registry Office, New Westminster.

Ian Macpherson

THAM
Encls.

5406

October 12, 1944.

Messrs. Goulthard, Sutherland & Co. Ltd.,
609 Columbia Street,
New Westminster, B. C.

Dear Sirs:

Re: Catalogue No. 573
Cor. Even Ave. & Hume St.
A/TA/757 & 758/2620

This will acknowledge receipt of your letter of October 6th,
in which you enclosed your cheque for \$225.00, being the full amount of the
purchase price for the above property.

We note that you wish this property to be registered in the
name of John Noweselski, Laborer, of 1243 Even Avenue, New Westminster, B. C.,
British Subject.

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

Yours truly,

F. G. Shears,
Director.

File No. 5406.
Catalogue No. 673.

January 23rd, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Suejiro TSUCHIDA
City of New Westminster
Lot 4 of Blk. 17 "A" of Lots 757
and 758, Gp. 1, Map 2620.

With reference to the above property which was recorded in the New Westminster Land Registry Office dated December 5th, 1944, we attach herewith the following documents in connection therewith.

1. Copy of application number 181020-E, dated December 4th, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 181021-E, dated December 4th, 1944, registering the property in the name of John Noweselski (Deed).
3. Duplicate of Transmission dated November 11th, 1944.
4. Duplicate of Deed dated November 11th, 1944 - Secretary of State to John Noweselski.
5. Certificate of Indefeasible Title number 181021-E, dated January 15th, 1945, covering the above property in the name of John Noweselski.

D. A. Cramer

DAC:JS
Atch.

Catalogue No. 673
File No. 5406
Cor. Ewen Ave. & Hume St.
New Westminster
4/17A/757 & 758/2620
Certificate of Title No. 181021-E

Control of property covered by Certificate of Title No. 181021-E and described
above is by me is hereby acknowledged and I agree that all adjustments and
incidents connected with the sale to me of this property have been settled.
Receipt of said Certificate of Title No. 181021-E is herewith acknowledged.

Dated at Vancouver, B. C., this 20th day of February 1945.

his marks +
M.A.

Catalogue No. 673
File No. 5406

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

Dear Sirs:-

Re: Cor. Ewen Ave. & Hume St. New Westminster

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

Yours faithfully,

his mark
+ *ma*

.....Signed

5406

March 20th 1945.

Mr. Suejiro TSUCHIDA,
Registration No. 10204,
Bridge River, B. C.

Dear Sir:

Re: Catalogue No. 673,
Cor. of Even Ave. & Hume
4/17/A, Lots 757-758
Map 2620.
New Westminster, B.C.

Please be informed that the above property has been sold as of October 12th 1944, for the sum of \$225.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

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

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/HMS
Enc.

c.c. B. C. Security Commission.

TSUCHIDA, Suejiro
Block 75 Lot 17A Lot 4
Shack & Woodshed
New Westminster, B. C.
EVAC. FILE 5406

Tenant: Mrs. Swift.



Picture Taken June 4, 1943.

REAL PROPERTY SUMMARY

Catalogue No. 661.

File No. 5406.

Japanese Name: (Mr.) Suejiro TSUCHIDA.

Reg. No. 10204.

Civic Address: 546 Ewen Avenue, New Westminster, B. C.

Legal Description: Lot 1 of the North half of Block 24 of Lot 757, Group 1,
Map 2562, City of New Westminster.

Classification: Store and Rooms.

-----S O L D-----

Registered in the name of: Suejiro TSUCHIDA.

State of Title: Clear.

Unregistered charge: Notice dated April 4, 1944, received from the Corporation of the City of New Westminster stated there was an encroachment being maintained on the street allowance known as Ewen Avenue in the City of New Westminster. The purchaser was advised of this Notice in our letter dated November 16, 1944.

Whereabouts of Title No. 139163-E: Sent to Mr. Tsuchida at Bridge River, B. C., at his request, by A. N. MacIntosh Ltd. on May 25, 1943.

Vesting: In Custodian. Filing No. 26018. June 8, 1943.

Sold to: (Mr.) Giacomo Mistro, Store-keeper, 1020 Ewen Avenue, New Westminster, B. C., British Subject, for the sum of \$4,000.00 on the following basis: \$2,000.00 cash; balance payable under Agreement for Sale at the rate of \$50.00 per month for 23 months, and \$850.00 on the 24th month, with interest at 5%.

Date of Sale: November 30, 1944.

Title delivered to the purchaser, Giacomo Mistro, at our Office on February 24, 1947. His receipt is on file No. 5406.

Funds derived from above sale credited to the account of Suejiro Tsuchida, Registration No. 10204, File No. 5406, as follows:

Down payment of \$2,000.00 released on March 2, 1945, monthly payments were credited as received and final payment was made on January 7, 1947.

Insurance: Transferred to purchaser.

Chattels: Not involved.

ADMINISTRATION:

Mr. Suejiro Tsuchida, in his JP Form dated April 22, 1942, declared owning the following Real Property:

P.T.O.

REAL PROPERTY SUMMARY CONTINUED

Catalogue No. 661.

(2)

File No. 5406.

"546 Ewen Ave., New Westminster, B. C.

"Lot 1 of the N. half of Block 24, of Lot 757, Group 1, Map 25621, No. 139163-E... (with) ... 2-storey, 6-rooms with store in front of building. (confectionery with a room on side for Barber shop) also a woodshed, garage, & bath house, on lot."

Under "Occupancy" Mr. Tsuchida stated he was occupying the premises at present but that he had sold the business as going concern; the buyer was Mr. Jack Sherneck, Beach Street, New Westminster, B. C., and he paid \$1,000.00 cash.

Under "Statement of Personal Property Owned" Mr. Tsuchida stated the furniture of 546 Ewen Avenue had been rented with the building to Mr. Sherneck. Disposition of the above-mentioned chattels will be found in the Chattel Summary on this file.

Messrs. Coulthard, Sutherland & Co. Ltd., wrote us on May 5, 1942, and advised us that Mr. Tsuchida had requested them to look after 546 Ewen Avenue and on May 7, 1942, we replied giving our approval. They also stated in their letter that 546 Ewen Avenue would be occupied by Mr. J. Sherneck when Mr. Tsuchida and his family were evacuated. Mr. and Mrs. Tsuchida were evacuated on May 28, 1942.

The building at 546 Ewen Avenue consisted of a store, with living quarters at the rear of same, and also rooms upstairs. Mr. Sherneck took possession on May 30, 1942, at a monthly rental of \$20.00. He remained the occupant until the property was sold to Mr. Giacomo Mistro.

Mr. Sherneck was a good tenant and paid his rents regularly to Messrs. Coulthard, Sutherland & Co. Ltd., who, in turn, forwarded the net proceeds to us each month, together with their Rental Statement. Charges for Taxes, Water Rates, Fire Insurance and Repairs were paid from rents received, and the net proceeds remained in Mr. Tsuchida's account in this Office.

Revenues received from this property were more than sufficient to pay operating expenses.

We received a Notice from the City of New Westminster, dated April 4, 1944, advising that an encroachment on the street allowance known as Ewen Avenue was being maintained in connection with the above property. The purchaser, Mr. Giacomo Mistro, was advised of this matter before completion of the sale.

Mr. Mistro paid \$4,000.00 for this property which is the same as Mr. R. Alstead's Valuation.

In his Report, Mr. Alstead stated the lot was 35' x 120' in size, and the dwelling 30' x 36'. The dwelling, which had a store in front, was in good condition and had a duroid roof. The foundation of the building consisted of a cement wall. The only plumbing inside was a sink; there was, however, a flush toilet outside. The location of the property lowered the value.

P.T.O.

REAL PROPERTY SUMMARY CONTINUED

Catalogue No. 661.

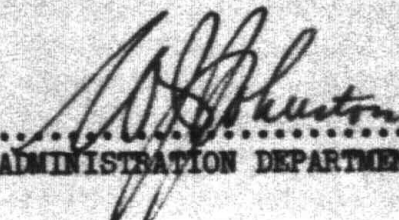
(3)

File No. 5406.

The Deed of Land in connection with the sale of the above property was registered at the Land Registry Office, New Westminster, B. C., on February 5, 1945, and Certificate of Title No. 217247-E, in favour of Mr. Giacomo Mistro, purchaser, was delivered on February 24, 1947, by handing same to Mr. Mistro in our Office on that date. His receipt is on File No. 5406.

Completed statements regarding the sale of his property were forwarded to Mr. Suejiro Tsuchida with our letter dated March 20, 1945.

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


.....
ADMINISTRATION DEPARTMENT

WJJ/HMS
April 29, 1947.

661

WESTMINSTER TRUST COMPANY
NEW WESTMINSTER, B. C.

DESCRIPTION AND VALUATION REPORT

Property: Catalogue No. 661

Location. 546 Ewen Avenue, Queensboro.

Lot Size 35 x 120 Dwelling size. 30 x 36

Type of Building. Store with living quarters. Up and down.

Basement

Foundation cement wall

Number of rooms.

Living Room
Dining Room
Bedrooms
Kitchen
Bath
Toilet

Electric Light yes

Water yes

Condition of Dwelling. good

Outbuildings. Garage, wood shed.

Heating no

Plumbing sink only. Outside flush toilet.

Grounds:

Remarks: plain, well-constructed building, in good condition,
but owing to location, value is \$4000.00.
Vacant barber shop adjoining. Duroid Roof.

Date April 20, 1944

Valued at \$4000.00

Valuator R. Alstead.

Date...October.20th..1944.

REAL PROPERTY MEMORANDUM

File No. 5406

Name..(Mr.) Suejiro TSUCHIDA.....Registration No.10204....

Re: Catalogue No. 661

Address: 546 Ewen Avenue, New Westminster, B. C.

Legal Description: Lot 1, N $\frac{1}{2}$ Blk. 24, Lot 757, Map 2562
(Store & Rooms)

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 139163-E

(Owner's possession.
Whereabouts: Intends to leave at Land
Registry Office ('JP' Form) 22/4/42.
Reg. No.10204

Registered owner: Suejiro TSUCHIDA

Property: Lot 1 of the North half of Block 24 of Lot 757 Group 1
Map 2562, City of New Westminster.

B. Charges.

Registered: Nil

Vesting: In Custodian. Filing 26018. June 8th, 1943.

Unregistered: Notice dated April 4, 1944 received from the Corporation of the City of New Westminster states there is an encroachment being maintained on the street allowance known as Ewen Avenue in the City of New Westminster.

Taxes: \$21.35 (1943) Pd. in full to Dec. 31, 1943. Arrears: Nil
\$21.35 (1944) Pd. in full to Dec. 31, 1944.
Water: \$2.02 (On Meter) Pd. to Aug. 18, 1944.

Insurance: \$2,800.00. Expiry date June 14th, 1946.

Assessed Value: Land: \$305.00

Improvements: \$2,200.00

Valuation by Appraiser: \$4,000.00

Amount of Bid: \$4,000.00

Approved by Advisory Committee: October 19th, 1944.

Paid as shown in attached letter: \$2000 cash. Bal. in 23 monthly payments of \$50 and final payment of \$850. on 24th month, int. 5%.

Name of transferee as attached letter: Giacomo Mistro, 1020 Ewen Ave.,
New Westminster. *Store Keeper*

ADMINISTRATION.

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

Rented unfurnished to Mr. C. J. Sherneck on a month-to-month basis at \$20.00 monthly. Store fixtures are owned by Mr. Sherneck.

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

Nil

Memorandum compiled by:

Chattels: Particulars of those stored on the premises.

Nil

Named Agent: Coulthard, Sutherland & Co. Ltd.

W. J. Johnston
W. J. Johnston.

5406

November 16th, 1944.

Messrs. Coulthard, Sutherland & Co. Ltd.,
609 Columbia Street,
New Westminster, B.C.

Ref: Catalogue No. 661
546 Even Avenue, New Westminster
Lot 1. N.E. Bk. 24. D.L. 757. Map 2592

Dear Sirs:

This will acknowledge receipt of your cheque for \$400.00 and your letter of October 17th, in which you submit an offer to purchase the above property for the sum of \$4,000.00 on the following basis: \$2,000.00 cash, \$50.00 per month for 23 months, and the balance of \$850.00 on the 24th month, at 5% interest per annum on the unpaid balance.

This is to advise you that we are prepared to recommend acceptance of this offer. Will you please forward us a certified cheque for the balance of the down payment, namely \$1,600.00.

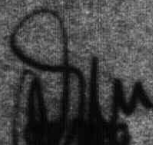
We note that you wish this property to be purchased in the name of Giacomo Mistro, store keeper, of 1020 Even Avenue, New Westminster, British subject.

The necessary documents will be prepared and when the Agreement for Sale, with the consideration of \$4,000.00, covering real property, is ready for signature, it will be forwarded to you in order that you may arrange to have your client attach his signature. Please have all copies signed and returned to this office at as early a date as possible in order that the documents may be forwarded to the Secretary of State at Ottawa. If our recommendation is noted upon they will be signed and returned to this office.

We are attaching a letter that we have received from the Corporation of the City of New Westminster with reference to an encroachment on this property. It is our understanding that this is for the widening of Even Avenue to one hundred feet. The sale of this property is subject to this encroachment.

Yours truly,

F. G. Shears,
Director.


F. G. Shears

File No. 5406.
Catalogue No. 661.

January 10th, 1945.

MEMORANDUM

TO: Mr. K.W. Wright

FROM: Mr. Ian Macpherson

Suejiro TSUGHIDA - Reg. No. 10204
City of New Westminster
Lot 1 of the N. $\frac{1}{2}$ of Blk. 24 of Lot
757, Gp. 1, Map 2562, Certificate of
Vesting No. 26018.

We attach herewith the following documents in connection with the sale of the above described property.

1. Original Certificate of Encumbrance.
2. Agreement for Sale in duplicate.....GIACOMO MISTRO.
3. Copy of letter showing to whom sold and price paid for the property.
4. Memorandum from the Administration Department confirming valuation, and approval of Advisory Committee.
5. Real Property Memorandum from Administration Department.

Certificate of Indefeasible Title No. 139163-E is in the Land Registry Office.

IM:MM
Attn.



File No. 5406.
Catalogue No. 661.

February 13th, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Suejiro TSUCHIDA
City of New Westminster
Lot 1 of the N. $\frac{1}{2}$ of Blk. 24 of
Lot 757, Sp. 1, Map 2562.

With reference to the above property which was recorded in the New Westminster Land Registry Office, dated February 2nd, 1945, we attach herewith the following documents in connection therewith.

1. Copy of application number 94767-C, dated February 2nd, 1945, registering Agreement For Sale from Secretary of State to Giacomo Mistro.
2. Duplicates (2) of Agreement For Sale dated January 3rd, 1945 - Secretary of State to Giacomo Mistro.
3. Post card acknowledgment dated February 10th, 1945, from the New Westminster Registry Office, No. 94767-C, stating registration of above has been completed.

D. A. Cramer

DAC:JS
Atch.

File No. 5406.
Catalogue No. 661.

February 7th, 1947.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Snejiro TSUCHIDA
City of New Westminster
Lot 1 of the N. $\frac{1}{2}$ of Blk. 24
of Lot 757. Gp. 1. Map 2562.

Agreement for Sale has now been paid for in full and
we, therefore, attach herewith the following documents,
covering the above described property.

1. Copy of application number 217246-E, dated January 31st, 1947, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 217247-E, dated January 31st, 1947, registering the property in the name of Giacomo Mistro (Deed).
3. Duplicate of Transmission dated January 22nd, 1947.
4. Duplicate of Deed dated January 22nd, 1947 - Secretary of State to Giacomo Mistro.
5. Certificate of Indefeasible Title number 217247-E, dated February 3rd, 1946, covering the above property in the name of Giacomo Mistro.

D. A. Cramer

DAC:JS
Attch.-See above.

5406

December 8, 1944.

Mr. Suejiro TSUCHIDA,
Reg. No. 10204,
Bridge River, B.C.

Dear Sir;

Re: Catalogue No. 661,
546 Esplanade, New Westminster.
1/1324/757/2562.

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The price obtained is \$4000.00 which will be subject to the usual charges for the sale of any real property. The net proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A detailed statement of the transaction will be sent to you when the matter is concluded.

We note from your declaration to the Custodian that you are holding title to this property in your possession and we would request that you forward it to this office by registered mail using the enclosed envelope for this purpose. If however, you have placed the title in the hands of some other person for safe-keeping, kindly advise us in order that we may obtain same.

We will appreciate a reply from you at an early date.

Yours truly,

George Peters,
Administration Department

GP:AE
encl.

THE ADDRESSEE ACKNOWLEDGES THAT THE REGISTERED ARTICLE DESCRIBED ON THE
other side was duly delivered on the

at the office of destination
L'office du bureau destinataire

March 2nd 1945

Date stamp of office of destination
L'office du bureau destinataire



SIGNATURE OF THE ADDRESSEE
Signature du destinataire

(1) G. Smeaton

OF ADDRESSEE'S REPRESENTATIVE
du représentant du destinataire

(2) C. Jervais

OF THE POSTMASTER OF THE OFFICE OF DESTINATION
de l'agent du bureau destinataire

H. Bonafide

- (1) This advice should be signed by the addressee or if the regulations of the country of destination so provide, by the Postmaster of the Delivery office and returned by first mail to the address shown on the other side.
Cet avis doit être signé par le destinataire, ou si les règlements du pays de destination le comportent, par l'agent du bureau destinataire, et renvoyé par le premier courrier à l'expéditeur, dont l'adresse figure sur l'autre côté de cette carte.
- (2) When delivery is made to the authorized representative of the addressee, both addressee's name and representative's signature must appear on this receipt.
Lorsque la remise est faite au représentant autorisé du destinataire, le nom du destinataire et la signature de son représentant doivent paraître sur ce reçu.

5406

March 20th, 1945.

Mr. Suejiro TSUCHIDA,
Registration No. 10204,
Bridge River, B. C.

Dear Sir:

Re: Catalogue No. 661
546 Even Avenue,
New Westminster, B.C.
1/16 24/757/2562

Please be informed that the above property has been sold as of November 30th 1944, for the sum of \$4,000.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

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

The net result of this sale appears on an attached statement and the proceeds from the down payment of \$2,000.00 have been credited to your account. The balance of \$2,000.00 is being paid under an Agreement for Sale at the rate of \$50.00 per month plus interest at 5% per annum. The last monthly payment to be made December, 1946, and the balance, namely \$850.00 to be paid on January 28th 1947.

We are also enclosing a general statement of your account up to date which includes the net figure to which reference has already been made.

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/HMS
Enc.

c.c. B. C. Security Commission.

Catalogue No. 661
File No. 5406
546 Ewen Avenue
New Westminster, BC
1/N^o 24/757/2562

File 5406

EVACUATION SECTION	
Rec'd	MAR 10 1945
File No.	5406
Ass.	
Referred	<i>Johnston</i>

Control of property covered by Agreement for Sale and described above is by me hereby acknowledged and I agree that all adjustments and incidents connected with the sale to us of this property have been settled.

Dated at March this 4 day of _____ 1945.

G. Mistro

Return to the Custodian

Catalogue No. 661
File No. 5406
546 Ewen Ave., New Westminster
1/N^o 24/757/2562

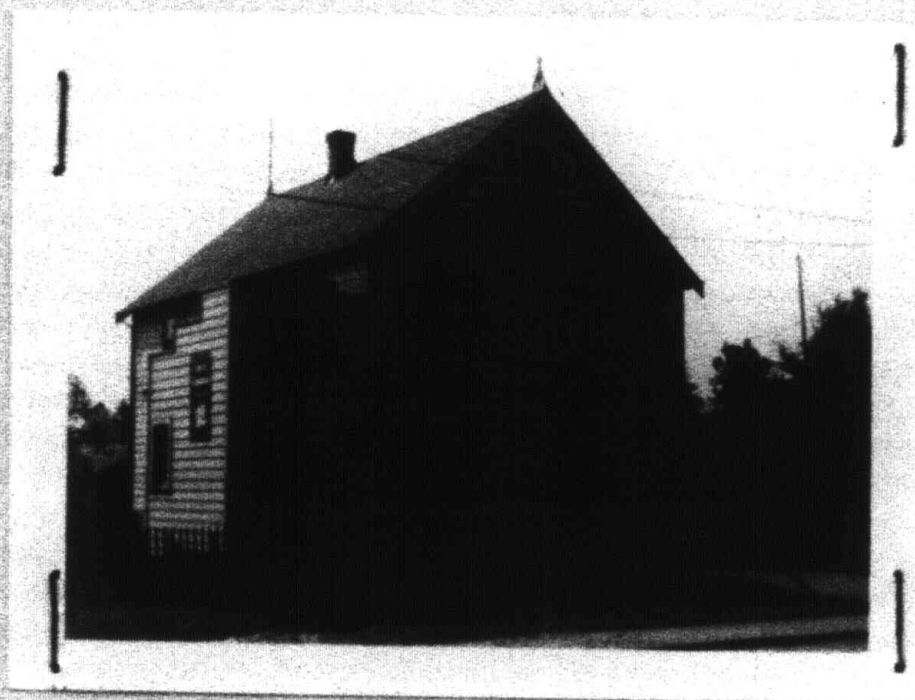
Receipt of Certificate of Title No. 217247-E is by me hereby
acknowledged and I agree that all adjustments and incidents in
connection with the sale to me of the above property are
settled.

Receipt of the North West Fire Insurance Co., Policy No. 210440,
which has been assigned to me, is also acknowledged

Dated at Vancouver B. C., this 24 day of February 1947.

Signed G. Mistro

TSUCHIDA , Suejiro
546 Ewen Ave. New Westminster, B. C.
Evac, File 5406



Picture Taken June 4, 1943.

REAL PROPERTY SUMMARY

Catalogue No: 659.

File No: 5406.

Reg. No: 10204.

Japanese Name: (Mr.) Suejiro TSUCHIDA.

Civic Address: 540 Ewen Avenue, New Westminster, B. C.

Legal Description: Lot 4 of the North half of Lot 24 of Lot 757, Group 1,
Map 2562, City of New Westminster.

Classification: Dwelling.

-----S O L D-----

Registered in the name of: Suejiro TSUCHIDA.

State of Title: Clear, except Encroachment. Notice dated April 4, 1944, received from the Corporation of the City of New Westminster stated there was an encroachment being maintained on the street allowance known as Ewen Avenue in the City of New Westminster. The purchaser was advised of this Notice in our letter dated June 27, 1944.

Whereabouts of Title No. 92461-E: Sent to Mr. Tsuchida at Bridge River, B.C.,*
Vesting: In Custodian. Filing No. 26018. June 8, 1943. (See Below)

Sold to: Mrs. Joyce Kosty for the sum of \$500.00 (cash). Mrs. Kosty stated she was the wife of Alec Kosty, 540 Ewen Avenue, New Westminster, B. C., and that she was a British Subject.

Date of Sale: July 5, 1944.

Title delivered to the new owner, Mrs. Joyce Kosty, by handing same to her in our office on November 13, 1944. Her receipt is on file No. 5406.

Funds derived from above sale released to credit of Suejiro TSUCHIDA, Registration No. 10204, File No. 5406 on November 4, 1944.

Insurance: Transferred to purchaser.

(* at his request, by A.N. MacIntosh Ltd.
on May 25, 1943.)

Chattels: Not involved.

ADMINISTRATION:

Mr. Suejiro TSUCHIDA, in his JP Form dated April 22, 1942, declared owning the following Real Property:

"510 Ewen Avenue, New Westminster, B. C.

"City of New Westminster, B. C., Lot 4 of the North half of Lot 24, of Lot 757, Group 1, Map 2562. No. 92461E...(with)...1-storey, 2-room dwelling house, 1-woodshed."

Under "Occupancy" Mr. Tsuchida stated he rented this property to Mr. Eric Kosty for \$8.50 monthly, payable on the first of each month to Coulthard & Sutherland, Agents, New Westminster, B. C.

The above firm wrote us on May 5, 1942, and advised us that Mr. Tsuchida had

P.T.O.

REAL PROPERTY SUMMARY CONTINUED

Catalogue No. 659

(2)

File No. 5406

requested them to look after 510 Ewen Avenue, and on May 7, 1942, we replied, giving our approval.

We received a Notice from the New Westminster City Assessor's Office dated September 1, 1942, advising us that the houses on Ewen Avenue had been re-numbered and the dwelling above-mentioned would in future be known as 540 Ewen Avenue. We, therefore, changed our records accordingly, and advised our agents to correct their records in order to avoid confusion when sending in Rental Statements.

We also received a Notice from the City of New Westminster, dated April 4, 1944, advising that an encroachment on the street allowance known as Ewen Avenue was being maintained in connection with the above property. The purchaser, Mrs. Joyce Kosty, was advised by us of the above encroachment, before the sale of the property to her was completed.

Messrs. Coulthard, Sutherland & Co. Ltd., forwarded proceeds from rentals collected each month, with their monthly Rental Statement, together with vouchers covering expenditures made by them. Charges for Taxes, Water Rates, Fire Insurance and Repairs were paid from rents received, and the net proceeds remained in Mr. Tsuchida's account in this Office.

Revenues received from this property were more than sufficient to pay operating expenses.

Mr. and Mrs. Eric Kosty remained the occupants of these premises until the property was sold to Mrs. Kosty through the agency of Coulthard, Sutherland & Co. Ltd.

Mrs. Joyce Kosty paid \$500.00 for the above property which is the same as Mr. R. Alstead's valuation.

In his Report, Mr. Alstead stated the house was a one-storey building with 2 rooms, on a foundation of wooden sills. There was no plumbing and the condition of the house was poor. The size of the lot was 35' x 120' and the dwelling, 14' x 18'.

The 1944 Assessment Notice received from the City of New Westminster gave the following values: Land, \$280.00; Improvements, \$140.00.

The Deed of Land in connection with the above sale was registered at the Land Registry Office, New Westminster, B. C., on August 30, 1944, and Certificate of Title No. 177139-E was delivered to the purchaser, Mrs. Joyce Kosty, by handing same to her in our Office on November 13, 1944. Her receipt is on file No. 5406.

Completed statements regarding the sale of his property were forwarded to Mr. Suejiro TSUCHIDA with our letter dated March 20, 1945.

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

.....*[Signature]*.....
ADMINISTRATION DEPARTMENT

WJJ/HMS

April 29, 1947.

659

WESTMINSTER TRUST COMPANY

NEW WESTMINSTER, B. C.

DESCRIPTION AND VALUATION REPORT

Property: Catalogue No. 659

Location. 540 Ewen Avenue, Queensboro.

Lot Size 35 x 120

Dwelling size. 14 x 18

Type of Building. One story. Shingle roof.

Basement no

Foundation wood sills.

Number of rooms. two (2).

Living Room	---
Dining Room	---
Bedrooms	yes (one)
Kitchen	yes (one)
Bath	---
Toilet.	---

Electric Light yes

Water no

Condition of Dwelling. poor

Outbuildings. no

Heating no

Plumbing none

Grounds:

Remarks:

Date April 20, 1944

Valued at \$ 500.00

Valuator R. Alstead.

Date... June 22nd, 1944.

REAL PROPERTY MEMORANDUM

File No. 5406

Name..... Suejiro TSUCHIDA..... Registration No. 10204..

Re: Catalogue No. 659

Address: 540 Ewen Avenue, New Westminster, B. C.

Legal Description: 4/N $\frac{1}{2}$ 24/757/2562. Dwelling.

TITLE AND ENCUMBRANCES.

✓ A. Certificate of Title No. 92461E

Owner stated leaving in
Whereabouts: Land Registry Office
(JP Form)
Reg. No. 10204

✓ Registered owner: Suejiro TSUCHIDA

✓ Property: Lot 4 of the North half of Lot 24 of Lot 757 Group 1
Map 2562 City of New Westminster.

B. Charges.

Registered: Nil

✓ Vesting: Yes. In Custodian. Filing No. 26018

Unregistered: Notice dated April 4, 1944, received from the Corporation of the City of New Westminster that an encroachment exists on the street allowance known as Ewen Avenue in the City of New Westminster.

Taxes: \$19.60 (1943) Paid in full to Dec. 31, 1943. Arrears: Nil

Water: 83¢ (net) on meter. Paid to May 18, 1944. Balance of 84¢ charged to 536 Ewen Ave. which is on same meter.

Insurance: \$400.00, Expiry date June 14th, 1946.

Assessed Value: Land: \$280.00

Improvements: \$140.00

✓ Valuation by Appraiser: \$500.00

✓ Amount of Bid: \$500.00

Approved by Advisory Committee: June 14th, 1944.

Paid as shown in attached letter: July 5, 1944 \$500.00 paid in full

Name of transferee as attached letter: Mrs. Joyce Kosty, 540 Ewen Avenue,
New Westminster, B. C.

ADMINISTRATION.

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

Rented unfurnished on a month-to-month basis at a monthly rental of \$8.50 to Mrs. Joyce Kosty.

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

Nil

✓ Chattels: Particulars of those stored on the premises.

Nil

Named Agent:

Coulthard, Sutherland and Company Limited.

August 7th, 1944.

File No. 5406.
Catalogue No. 699.

MEMORANDUM

TO: Mr. E.J. Wright

FROM: Mr. D.A. Cramer

Suzine TSUCHIDA - Reg. No. 18204
City of New Westminster
Lot 4 of the North 1/2 of Lot 24 of
Lot 777, Sp. 1, Map 2562, City of
New Westminster. Certificate of
Mortgage Number 16018.

We enclose herewith the following documents in
connection with the sale of the above described property.

1. Original Certificate of Encumbrance.
2. Transmission in duplicate.
3. Deed in duplicate.....JOICE KOSTY.
4. Copy of letter showing to whom sold and price
paid for the property.
5. Memorandum from the Administration Department
confirming valuation, and approval of Advisory
Committee.

Certificate of Indefeasible Title Number W441-B is
stated by owner to be in the Land Registry Office.

D. A. Cramer

DAC:AM
Encls.

File No. 5406.
Catalogue No. 659.

October 24th, 1944.

MEMORANDUM

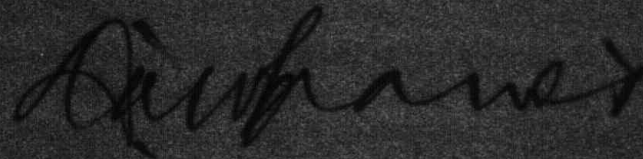
TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Saejira TSUCHIDA
Lot A of the N. $\frac{1}{2}$ of Lot
24 of Lot 757, Sp. 1,
Map 2562, City of New
Westminster.

With reference to the above property which was recorded
in the New Westminster Land Registry Office, dated August 30th,
1944, we attach herewith the following documents in connection
therewith.

1. Copy of application number 177138-E, dated August 30th,
1944, registering the property in the name of the
Custodian (Transmission).
2. Copy of application number 177139-E, dated August 30th,
1944, registering the property in the name of Joyce
Kosty (Deed).
3. Duplicate of Transmission dated August 21st, 1944.
4. Duplicate of Deed dated August 21st, 1944 - Secretary
of State to Joyce Kosty.
5. Certificate of Indefeasible Title No. 177139-E, dated
October 13th, 1944, covering the above property in the
name of Joyce Kosty.



DAC:JS
Atch.

Catalogue No. 989 659
File No. 5406
540 Ewen Avenue
New Westminster
4/N² 24/757/2562

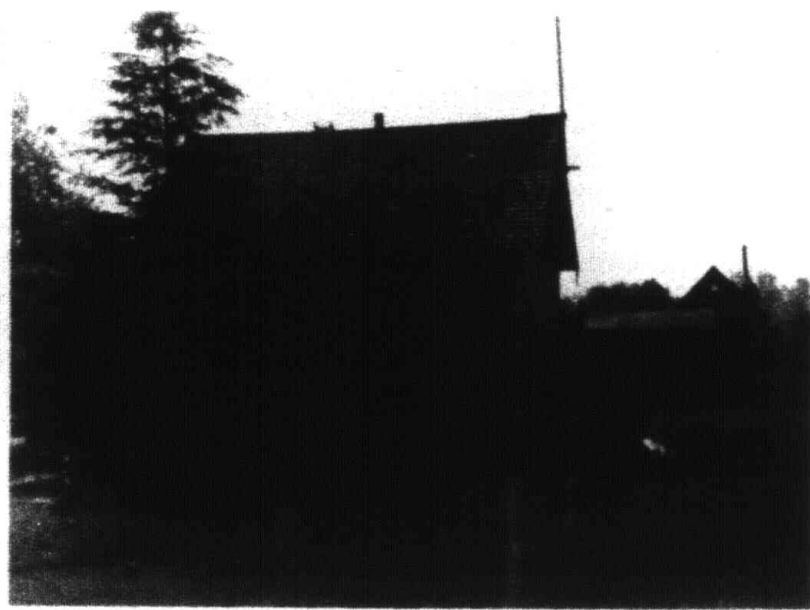
Receipt of Certificate of Title No. 177139-E and I agree that all adjustments and incidents covering sale to me of property covered by this certificate have been settled.

Receipt is also acknowledged of The North West Fire Insurance Company policy No. 210429 which has been assigned to me.

DATED at Vancouver, B. C. this 13th day of November. 1944.

Mrs Joyce Kasty

TSUCHIDA, Suejiro
540 Ewen Ave. New Westminster, B. C.
Evac, File 5406



Picture Taken June 4, 1943.

REAL PROPERTY SUMMARY

File Nos. 5406
5447
7716
7717

Catalogue Nos. 641 & 642

Name Japanese School

Civic Address 300 Block and 318 Boyne Street, New Westminster, B.C.

Legal Description Lots 68, 69 and 70 of Lot 27 of Lot 757, Group 1,
Map 2620, City of New Westminster.

Classifications Lot 68 - Hall
Lots 69 and 70 - Vacant Land

-----S O L D-----

The property at the above-mentioned address is registered in the names of the following Japanese:

File No. 5406, Suejiro TSUCHIDA, Reg. No. 10204
File No. 5447, Mitsugi YAMASHITA, Reg. No. 08457
File No. 7716, Kijiro ONISHI, Reg. No. 08494

The file covering the above real property is No. 7717, which shows that on July 3, 1944, Catalogue Nos. 641 and 642 were sold.

An account was opened in the names of the above-mentioned Japanese and proceeds from the sale of this property have been credited to the Joint Account. As the above parties represent, as trustees, a larger group of Japanese who contributed to the purchase and upkeep of the property, no funds should be paid out of said proceeds until it is determined who should benefit from same.

WJ1/WHB
December 16/46



C O P Y

STATEMENT RE SALE OF:

Name: TSUCHIDA, Suejiro

Catalogue No: 661

File No. 5406

Street Address: New Westminster, B.C.

Ref. No. 10204

Legal Description: 1/N $\frac{1}{2}$ 24,757/2562

Date of Sale and Adjustments.....November.30th,.1944.....

Sale Price	\$4000.00(Agreement \$2000.00)	Cash	\$ 2000.00
Real Estate Agent's Commission		\$	200.00
Charge for Valuation			10.00
Charge for advertising			4.00

Adjustments:

Fire Insurance	31.25
Taxes	1.87
Water	3.27

<u>\$ 214.00</u>	<u>\$ 2036.39</u>
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Net Proceeds credited to your account.	1822.39
--	---------

Date:.....March.16th,.1945.....

Compiled by:..Mr..George.Peters.....

Catalogue Nos. 641 & 642
Files Nos. 7717, 7716, 5406 & 5447
300 Blk. & 318 Payne St., New Westminster
68, 69 & 70/27/757/2620

November 28, 1944.

JOHN J. MILKOFF
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at July 3, 1944)

	DEBIT	CREDIT
Purchase price	\$1,616.00	
Cheques received		\$1,000.00
Agreement for Sale		616.00
Allowance for damage to building		45.00
Registration fees on deed - \$1,616.00	7.50	
Insurance premium - 20.61 x \$20.60	4.24	
Insurance premium - 100% x \$12.20	12.20	
Purchaser's proportion of 1944 taxes - 181/365 x \$50.40	24.99	
Balance owing by purchaser		3.93
	<u>\$1,664.93</u>	<u>\$1,664.93</u>

BALANCE OWING BY PURCHASER \$3.93

Catalogue No. 658
File No. 5406
536 Esplanade
New Westminster
5/11/24/757/2562

September 8, 1944.

JOSEPH SOLCHANY and ANNIE SOLCHANY

In account with the Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As of June 19, 1944)

	DEBIT	CREDIT
Purchase price	\$1,100.00	
Cheques received		\$1,100.00
170/365 x \$19.60 seller's portion of 1944 taxes		9.13
Registration fees on deed - \$1,100.00	6.45	
Insurance premium - 99.5% x \$4.80 (expiry 14/6/47)	4.78	
Rent owing to June 18th	1.60	
Amount owing by purchaser		3.70
	<u>\$1,112.83</u>	<u>\$1,112.83</u>

AMOUNT OWING BY PURCHASER - \$3.70

STATEMENT RE SALE OF:

Name: TRUCHIDA, Suejire

Catalogue No: 698

File No: 5406

Street Address: 536 Eden Avenue,

Reg. 10204

Legal Description: 5/8 2A/757/2562

June 19th, 1944

Date of Sale and Adjustments

Sale Price

1,100.00

Real Estate Agent's Commission

55.00

Charge for Valuation

7.50

Charge for Advertising

4.00

Land Registry Office Transmission Fee

2.50

~~XXXXXXXXXX~~~~Encumbrances~~

Unpaid vendor

~~XXXXXXXXXX~~

Mortgagee

~~XXXXXXXXXXXXXXX~~

Arrears of Taxes

~~XXXXXXXXXXXXXXX~~

Other charges

Adjustments:

4.78

Fire Insurance

to June 19/44

9.13

Taxes

Water

78.13

1104.78

Net Proceeds credited to your account

1026.65

March 17th, 1945.

Date:.....

Mr. George Peters

Compiled by:.....

COPY

STATEMENT RE SALE OF:

Name: TSUCHIDA, Suejiro

Catalogue No: 659

File No. 5406

Street Address: 540 Ewen Avenue,
New Westminster, B.C.

Reg. No. 10204

Legal Description:

4/8¹/₂ 24/757/2562

July 5/44

Date of Sale and Adjustments.....

Sale Price \$ 500.00

Real Estate Agent's Commission \$ 25.00

Charge for Valuation 7.50

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

Adjustments:

Fire Insurance 2.35

Taxes 9.61

39.00

\$ 511.96

Net Proceeds credited to your account

472.96

March 17th, 1945

Date:.....

Compiled by:...Mr..George Peters.....

Catalogue No. 679
File No. 5406
540 Egan Avenue
4/21/757/2562

October 31st, 1944

MRS. JOYCE KOSTY

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at July 5, 1944)

	DEBIT	CREDIT
Purchase Price	500.00	
Cheques Received		500.00
Registration fees on deed	5.00	
Insurance Premium - 98.15 x \$2.40 (expiry 11/7/47)	2.35	
179/365 x \$19.60. Purchaser's proportion of '44 taxes	9.61	
Rent owing - July 1 to July 4 - 4/31 x 7.50	.97	
Balance owing by purchaser		17.93
	<u>\$517.93</u>	<u>\$517.93</u>

BALANCE OWING BY PURCHASER - \$17.93

C O P Y

STATEMENT RE SALE OF:

NAME: TSUCHIDA, Suejiro

Catalogue No: 673

File No: 5406

Street Address: New Westminster, B.C.

Reg. No. 10204

Legal Description: 4/17/A, Lots 757-758 Map 2620

Date of Sale and Adjustments.....Oct..12/44.....

Sale Price

\$ 225.00

Real Estate Agent's Commission

\$11.25

Charge for Valuation

7.50

Charge for Advertising

4.00

Land Registry Office Transmission Fee

2.50

Adjustments:

Taxes

5.22

Water

\$ 25.25

\$230.22

NET PROCEEDS CREDITED TO YOUR ACCOUNT

204.97

Date.....March 17th, 1945.....

Compiled by:.....Mr..George.Peters...

Catalogue No. 673,
File No. 5406
Cor. Even Ave. & Hume St.
Lot 4 of Blk. 17, "A" of Lots 757 and 758,
Gp 1, Map 3520 City of New Westminster.

February 16th, 1945.

JOHN NOWSELSKI

(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at October 12, 1944)

	DEBIT	CREDIT
Purchase price	\$225.00	
Cheques received		225.00
Registration fees on deed - \$225.00	4.45	
Purchaser's reversion of 1944 taxes 60/365 x \$23.80	5.22	
Balance owing by purchaser		9.67
	<u>\$234.67</u>	<u>\$234.67</u>

BALANCE OWING BY PURCHASER - \$9.67

File No. 5406
Reg. No. 10204

General Ledger

<u>Date</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 July 15			
Rent to May 31 - A. Kosty (540 Ewen Ave.)		8.50	
" " - J. Solchany (536 Ewen Ave.)		16.00	
Rent to June 20 - C. J. Shernock (546 Ewen Ave.)		20.00	
Rent to June 20 - Mrs. Kosty		8.50	
" " - J. Solchany		16.00	
" " July 31 - A. Kosty		8.50	
" " " - C. J. Shernock		20.00	
" " " - J. Solchany		16.00	
Coulthard, Sutherland - commission			
New Westminster - water rates	8.00		
	6.05		
August 11			
Rent - A. J. Shernock		20.00	
Rent - Mrs. Solchany		16.00	
Water rates - 506 Ewen Ave.	3.42		
" " - 546 Ewen Ave.	2.63		
Commission	2.00		
September 12			
Rent - Kosty - to Aug. 31		8.50	
Rent - Kosty - to Sept. 30		8.50	
Rent - C. J. Shernock - Aug. 31		20.00	
Rent Mrs. Solchany - Aug 31		16.00	
Commission	4.00		
October 16			
Rent due Sept 30 - A. Kosty		8.50	
Rent due Sept 30 - J. Solchany		16.00	
" " - C. J. Shernock		20.00	
Water rates	3.42		
" "	4.42		
Commission	3.00		
Ok 707 - City of New Westminster - 1942 Taxes re			
lots 536, 540 and 546 Ewen Ave.	61.34		
November 16			
Rent collected		28.00	
Commission	2.00		
Sundry	4.30		
December 16			
Rent collected		36.00	
Sundry	4.30		
Commission	2.00		

<u>Date</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 January 13	Rent collected Commission	44.50	
February 12	Rents collected Commission Repairs & Maintenance Sundry	44.50	
March 15	Rents collected Commission Repairs & Maintenance Sundry	53.00	
April 11	Rents collected Commission Sundry	44.50	
May 13	Rents collected Commission Sundry	16.00	
June 7	Ck 3576 - Alex Wallace & Son - repairing septic tank at 546 Even Ave.	90.00	
June 14	Rents collected Commission Sundry	73.00	
June 21	Ck. 3611 - Suejire TSUCHIDA	100.00	
July 3	Ck 3996 - City of New Westminster - 1942 taxes	25.91	
July 14	Ck 3757 - Coulthard, Sutherland & Co. - premiums North West Polley #210405 \$7.20 & #210409 - \$58.24	65.44	
July 20	Ck 4327 - Coulthard, Sutherland & Co. - additional premium on North West Fire Polley #210409	2.80	
July 14	Rents collected Commission Sundry	44.50	
August 13	Rents collected Commission	36.00	

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 August 13	Sundry	3.34		
August 16	Ck 4735 - Certificate of Encumbrance - New Westminster	1.00		
	" " " "	1.00		
	" " " "	1.00		
	" " " "	1.00		
August 21	Ck - S. Tsuchida	50.00		
September 3	Ck 4999 - Receiver General - 1941 Income Tax & Int.	36.64		
September 10	Ck 5096 - City of New Westminster - 1943 taxes	60.55		
September 18	Rents collected Coulthard, Sutherland & Co. - commission Repairs Sundry	3.00 23.93 4.00		44.50
September 20	Ck 5284 - S. Tsuchida	25.00		
October 16	Rents collected Commission Repairs & Maintenance Sundry Disbursements	3.00 18.70 3.97		44.50
November 4	Ck 6036 - S. Tsuchida	25.00		
December 6	Ck 6677 - S. Tsuchida	25.00		
1944 January 1	Balance brought forward		1.97	
February 18	Rents collected - 546 Dean St. " " - 540 Dean St. " " - 6536 Dean St. Commission Repairs & Maintenance Sundry	80.00 42.50 64.00 13.00 104.50 16.27		
February 25	Overpayment of 1943 taxes Refund Overpayment of taxes 1943 transferred to File 7717 (Re 318 Bays St. New Westminster)	3.36		3.36
March 3				
March 16	Rents collected Commission Sundry	2.00 3.74		36.00

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
March 21	Ck 8866 - 1943 taxes Lot 4/17A/757 & 758, New Westminster	25.24		
	Ck 8867 - S. TSUCHIDA	25.00		
1944 March 21	Balance		34.72	
June 13	Rents collected		142.00	
	Disbursements	21.78		
June 19	Balance rents to date re 536 Even Ave. Credit re Sale of 536 Even		1.60 1,026.65	
July 5	Balance rents to date re 540 Even Credit re sale of 540 Even		.97 472.96	
July 14	Rents collected		28.00	
	Disbursements	4.10		
August 9	Fire Insurance premium	2.40		
August 30	Sale of odds & ends of Linoleum on Floors		3.00	
October 2	1944 taxes	64.75		
October 12	Credit re Sale of Property - Lots 757-758		204.97	
October 19	Proceeds Auction Sale		28.60	
October 26	Telephone calls re property rents collected - 3 months @ \$20.00 Commission etc	.80 9.48	60.00	
November 19	Water rates re 318 Bayne St. (See entry May 1/45)	5.25		
November 30	Balance rents to date (net)		10.80	
	Credit re Sale of Property		1,822.39	
1945 January 5	Transferred from J. TSUCHIDA - 6th payment on account debt		25.00	

File No. 5406
Ref. No. 10204

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
February 23	Payments under agreement for Sale \$50.00 Int. \$24.66		74.66	
1945 March 2			3,827.46	3,827.46
May 1	Entry of 9th Nov. 1944 cancelled a/c Water		5.25	
May 4	Ch to you	39.00		
May 31	J. TSUCHIDA Balance owing		3.50	
August 2 8	Payments under Agreement of Sale \$1100.00 and Interest \$37.50		1,137.50	
April 11 1946			424.78	
26	Payment on A/c claim (S. TSUCHIDA \$700)		200.00	
June 1	Payment under a/c sale 167.52 and Interest \$32.48		702.63	
1947				
January 7	Balance a/c of Sale 662.48 and Interest \$20.35		2.50	
February 1	Registry Fees			
		3,902.50	6,647.82	2,745.32

PERSONAL PROPERTY SUMMARY

File No. 5406

Re: Suejiro TSUCHIDA
Registration No. 10204

May 22, 1947.

CHATELS: Suejiro Tsuchida declared leaving personal effects at 546 Ewen Avenue, New Westminster, B. C., he also declared under "Occupancy" in his JP Form that he had sold his business as a going concern for \$1,000.00. This probably included small stock, equipment and fixtures. See Chattel Summary and Schedule on this file for particulars regarding disposition of the above personal property.

SPECIFIED ARTICLES: Mr. Tsuchida did not declare any specified articles and none appear on file.

PETS: Mr. Tsuchida declared the following in his JP Form:
"1-dog, declarant wished to take it with him."
No further mention is made on file regarding the above.

ACCOUNTS RECEIVABLE: Mr. Tsuchida declared the following in his JP Form

- (1) "\$1,000.00 Seshiro Tsuchida, R.R. #4, New Westminster, B. C.
- (2) "\$250.00-Jinzo Tsuchida (nephew), Oakland St., New Westminster, B. C."

(1) Suejiro TSUCHIDA stated in letter dated April 2, 1945, that Mr. Seishiro TSUCHIDA, before Evacuation, had made a payment on account of the above indebtedness and the correct amount owing at this time was \$700.00. Suejiro Tsuchida forwarded to this Office a Statutory Declaration dated April 1946, setting forth the particulars of his claim. \$424.78, being payment of the above claim on a pro rata basis (60.68%) was transferred from Seishiro TSUCHIDA's Internee Acct. #906 to Suejiro TSUCHIDA's Evacuee Acct. #5406.

The above payment leaves \$275.22 uncollected. *also uncollected as his father's debt to Japan Aug 1942*
(2) In Jinzo TSUCHIDA's declaration of assets and liabilities signed on April 9, 1942, he declared owing the above-mentioned \$500.00 for a loan on his house. This loan, however, was not registered against the property.

Jinzo TSUCHIDA stated the following in letter dated May 12, 1943:

"It is true that I owe my uncle the sum of \$500.00."

Suejiro TSUCHIDA also stated in letter dated May 28, 1943, that the amount owing was \$500.00 and not \$250.00, as declared in his JP Form. Four payments of \$25.00 each were deducted from Jinzo TSUCHIDA's account and were forwarded to Suejiro TSUCHIDA with our letters dated May 14, September 7, 1943, January 18, April 5 and June 7, 1944.

\$25.00 was transferred from Jinzo TSUCHIDA's account No. 3321 to Suejiro Tsuchida's account No. 5406 on January 2, 1945, being payment on account of the above indebtedness.

\$350.00 was transferred from account No. 3321 to account No. 5406 on May 26, 1945, being payment of the balance of monies owing to Suejiro Tsuchida by his nephew, Mr. Jinzo TSUCHIDA.

SECURITIES: Mr. Tsuchida declared the following in his JP Form:

"4-\$100.00 Victory Bonds; 12-\$5.00 War Saving Certificates, in owners possession."

The above Bonds and Certificates did not come under the control of the Custodian at any time.

PERSONAL PROPERTY SUMMARY CONTINUED

File No. 5406

May 22, 1947.

BANK ACCOUNT: Mr. Tsuchida declared the following in his JP Form:
"Savings account, The Royal Bank of Canada, New Westminster,
B. C. amount - \$2,700.00."
The above bank account did not come under the control of the
Custodian at any time.

LIFE INSURANCE: Mr. Tsuchida declared the following in his JP Form:
"\$1,000.00 Sun Life Assurance Co., - Vanc'r. B. C.
beneficiary-Fuso Tsuchida (wife) Policy #434367 in owner's
possession."
Sun Life Assurance Company forwarded to this Office copy of their
letter to Mr. Suejiro Tsuchida dated May 21, 1943, which read,
in part, as follows:
"We are pleased to advise you that your above numbered
policy will mature on June 1, 1943, and at that time
there will be the sum of \$973.64 available to you in
cash."
Sun Life Assurance Company's cheque for the sum of \$973.64, being
full settlement of all claims under Policy No. 434,367, was for-
warded to Suejiro TSUCHIDA with said Company's letter dated May
31, 1943.

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

.....*[Signature]*.....
ADMINISTRATION DEPARTMENT

WJJ/HMS

Credit bal. in acct May 31/47 \$ 2745.32
A.M.

CHATEL SUMMARY

File No. 5406/1

May 22, 1947.

Re: Suejiro TSUCHIDA
Registration No. 10204

Mr. Suejiro Tsuchida declared, in his JP Form dated April 22, 1942, that "furniture of 546 Ewen Avenue, New Westminster, B. C., has been rented with the building to Mr. Sherneck, Beach St., New Westminster, B. C." Mr. Tsuchida also declared in his JP Form under "Occupancy" that he had sold the business at 546 Ewen Avenue, as a going concern for \$1,000.00, buyer being Mr. Jack Sherneck.

Coulthard, Sutherland and Company Limited forwarded to this Office with their letter dated October 7, 1942, an inventory of the furniture left at 546 Ewen Avenue. Said list was signed for by the tenant, Mr. Sherneck, of 546 Ewen Avenue.

With our letter to Suejiro TSUCHIDA dated October 13, 1942, we enclosed copy of the list, which covered all his chattels remaining in the Protected Area, and requested him to sign and return same to this Office. The list was signed and returned with Suejiro Tsuchida's letter dated October 20, 1942.

Mr. Tsuchida on October 20, 1942, May 28 and June 18, 1943, requested shipment to him at Bridge River, B. C., of a number of effects stored at 546 Ewen Avenue and on June 28, 1943, we requested Mr. Sherneck, the tenant, to ship the requested goods to Mr. Tsuchida.

On August 19, 1944, the position of Mr. Tsuchida's effects was as follows:

546 Ewen Avenue-remainder of chattels at this address removed to auction rooms. ✓

536 Ewen Avenue-no chattels left at this address.

540 Ewen Avenue-no chattels left at this address.

Corner of Ewen Ave. & Hume-no chattels left at this address.

A number of articles belonging to Mr. Tsuchida were auctioned on August 30, 1944, the net proceeds of which amounted to \$28.60. Odds and ends of linoleum were sold to the tenant for the sum of \$3.00.

A few effects were left at the above address as they were of no commercial value and were therefore, abandoned. Many articles inventoried by Coulthard were missing at the time Mr. Tsuchida's effects were auctioned. It is possible, however, that Mr. Sherneck shipped these to the Japanese without our knowledge.

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

[Signature]
ADMINISTRATION DEPARTMENT.

WJJ/EMS

CHattel Schedule

File No. 5406

Re: Suejiro TSUCHIDA
Registration No. 10204

May 22, 1947.

Mr. Tsuchida listed the following in letter dated October 20, 1942.

Inventoried by Coulthard, Sutherland & Co. Ltd., in October 1942.

Auctioned Other Disposition

Garden Hose

Garden Hose

Shipped to Jap. June/43

Mr. Tsuchida listed the following in Custodian Release Form dated May 28, 1943.

1 Large Mirror

Mirror

Shipped to Jap. June/43

1 Silver Cabinet

Cabinet

Small Table

Small Table

5 Pictures

5 Pictures

1 Bamboo Corner Shelf

Bamboo Corner Shelf

Violin

Violin

2 Double Blankets

2 Double Blankets

2 Boxes Carpenters Tools

2 Boxes Carpenters Tools

1 Electric Heater

1 Electric Heater

3 Boxes Dishes

3 Boxes Dishes

2 Shrines

2 Shrines

1 Mattock

1 Electric Fan

Musical Instrument

Plectrum

2 Abacus

Mr. Tsuchida listed the following in Custodian Release Form dated June 18, 1943.

1 Barber Stand

2 Stands

Shipped to Jap. June/43

Oil Stove

Heater

Electric Clipper for Barber

Barber Chair

Aug. 30/44

Sold to tenant.

Linoleum

Aug. 30/44

Chair

Aug. 30/44

Table

Aug. 30/44

5 Kitchen Chairs

Aug. 30/44

Sideboard

Curtains

Table

Abandoned-no commercial value.

Kitchen Chair

Aug. 30/44

Abandoned-no commercial value.

Kitchen Cupboard

Venetian Blinds

(Probably) Sold with house as fixtures.

Mirror

Missing A.U.

Small Table

Abandoned-no commercial value.

Armchair

Missing A.U.

Wardrobe

Probably built into

Coming to pieces, unable to move.

P.T.O.

CHATTEL SCHEDULE CONTINUED

File No. 5406

May 22, 1947.

Inventoried by Coulthard,
Sutherland & Co. Ltd., in
October 1942.

	<u>Auctioned</u>	<u>Other Disposition</u>
5 Chairs		Missing A.U.
3 Mattresses	1-Aug.30/44	2-abandoned-no commercial value.
Table		Missing A.U.
Crib		Abandoned- no commercial value.
Tarpaper		Probably remained in house.
2 Mirrors	1-Aug.30/44	1 Missing. A.U.
14 Miscellaneous Boxes	3-Aug.30/44 & contents of Boxes Aug.30/44.	
3 Small Suitcases		Missing A.U.
4 Cookie tins		Missing A.U.
Kitchen Range	Aug.30/44	abandoned - no commercial value.
Iron Bed & Spring		
Barber Chair	Aug.30/44	

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

[Signature]
ADMINISTRATION DEPARTMENT.

WJH/HMS

MEMORANDUM

File No. 5406

August 19th, 1944

TO: FILE

FROM: Mr. Iverson

Re: Tsuchida Suejino

Chattels

546 Even Ave.

Remainder of chattels at this address removed for sale at auction.

536 Even Ave.

No chattels declared at this address.

542 Even Ave.

Few effects here, of no value (Coulthard & Sutherland's Letter of Feb. 3/44)

*- Effects
don't belong
to Jap.*

The file can be closed insofar as chattels are concerned.

Relevant documents: A. Inventory, Oct. 13/42
B. Advice to ship effects; June 28/43.
Sales sheets and memo of discards and sale to tenant.

WJI/MHG

WJI

MEMORANDUM

File No. 5406

August 30th, 1944

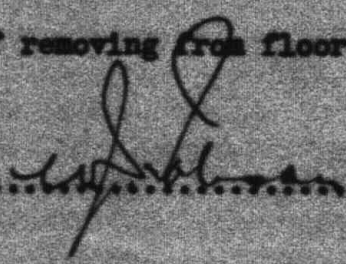
TO: FILE

FROM: Mr. W. J. Iverson

Re: TSUCHIDA, S.

We have sold to the tenant, J. Shernack, 546 Ewen, odds and ends of Lino on floors upstairs, \$3.00.

I certify that in my opinion the above is a fair value for material left in the subject Japanese house and not worthy of removing from floors.

..........

WJI/MEG

NAME TSUCHIDA, Suejiro

REGISTRATION NO. 10204

FILE NO. 5406

The following chattels were sold by public
auction at New Westminster, B. C. on August 30, 1944.

- 7 Chairs	\$ 3.75
- Sideboard	10.00
- Dining Table	8.00
- Mirror	3.25
- Mattress	5.00
- Range	3.50
- Clock and 2 bowls	2.00
- 3 Boxes Sundries	0.25
- Barber Chair	4.00
- Barber Chair	1.00

Total	(Auctioneer's Fee \$ 4.07	\$ 40.75
Less Expenses:	(Advertising 1.07	\$ 12.15
	(Moving 7.01	
Net Proceeds Credited:		\$ 28.60

Members of Custodian Staff Present. Mr. Iverson

Extracted from Auctioneering List No. New Westminster 13.

Remarks.

MEMORANDUM

File No. 5406

August 30th, 1944

TO: FILE

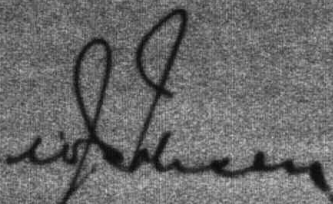
FROM: Mr. W. J. Iverson

Re: TSUCHIDA, S.

We have left at this address:

1 cabinet (coming to pieces and unable to remove
down the stairway)
2 beds and 2 home-made tables.

These are, in our opinion, of no salable value and have
therefore been abandoned.


WJI/MHG

* SEE NOTATION ON
LETTER DATED OCT. 7/42

This is the inventory, such as by
C+S+Co dated Oct 7/42. additional by
Custodian office
October 13, 1942

File No: 5406

Name: Suejiro TSUCHIDA

Reg. No: 10204

Address: 546 Ewen Avenue, New Westminster, B. C.

INVENTORY OF CHATELS LEFT ON PROPERTY

barber chair 5	wardrobe
2 stands X	violin X
mirror X 3	5 chairs
linoleum 6	3 mattresses 15
chair	2 double blankets X
cabinet X	table
table	2 boxes of carpenter tools X
5 kitchen chairs	crib
sideboard 6	tarpaper
small table 3	2 mirrors
heater	1 electric heater X
5 pictures X	3 boxes dishes X
curtains 6	14 miscellaneous boxes
bamboo corner shelf X	3 small suit cases
table	4 cookie tins
kitchen chair 3	2 shrines X
kitchen cupboard and drawers	garden hose ✓
linoleum	woodshed 6
venetian blind	5 kitchen range
curtains	iron bed and spring
mirror	6 barber chair in woodshed
small table X	
armchairs 3	

This represents all my chattels remaining in any protected area of British Columbia.

Confirmed:

DATE: Oct. 21-19/42 SIGNED: Suejiro Tsuchida

Please sign and return one copy to the Custodian.

SSA

X. J. Chapman Mayor

S sold by auction 3/8/44 Price Report 2.

Date. June. 22nd., 1944.

REAL PROPERTY MEMORANDUM

File No. **5406** 5447 and 7716

Name..... **Eihiro ONISHI**

Suejiro TSUCHIDA

Mitsugi YAMASHITA

Re: Catalogue No. **641**

Registration No. **08494**
10204
08457

Address: **318 Boyne Street, New Westminster, B. C.**

Legal Description: **68/27/757/2620. (Hall)**

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. **139379 B**

Whereabouts:

Owner stated leaving in
Land Registry Office
(JP Form)

Registered owner: **Eihiro ONISHI**

Suejiro TSUCHIDA

Mitsugi YAMASHITA

Reg. No. **08494**

10204

08457

Property: **Lot 68 of Lot 27 of Lot 757 Group 1 Map 2620**
City of New Westminster.

B. Charges.

Registered: **Nil**

Vesting: **Yes. In Custodian, Filing No. 26183, Aug. 30, 1943.**

Unregistered: **Proceeds received from sale of this property are to be held until such time as it is determined to whom the monies should be paid. Several Japanese have a beneficial interest and may be entitled to share in the distribution or decide who will hold the funds in trust for those interested.**

Taxes: **\$16.80 (1943) Paid to Dec. 31, 1943. Arrears: Nil**

Water: **\$5.25 quarterly. Paid to March 31, 1944.**

Insurance: **\$2,000.00. Expiry date September 17th, 1944.**

Assessed Value: Land: **\$240.00**

Improvements: **\$2,505.00**

Valuation by Appraiser: **\$1,366.00**

Amount of Bid: **\$1,366.00**

Approved by Advisory Committee: **June 14th, 1944.**

Paid as shown in attached letter:

Name of transferee as attached letter:

ADMINISTRATION.

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

Nil. Unoccupied.

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

Nil

Chattels: **Particulars of those stored on the premises.**

Nil

Named Agent:

Westminster Trust Company.

EVACUATION SECTION	
Rec'd	JUN 14 1943
File No.	
Ans.	
Referred	

G-165-A

BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

Address Assemit B.C.
Bridge River B.C.

Date May 28, 1943

To: The Secretary of State, acting in his capacity as Custodian, Vancouver, B.C.

I, Sanjuro Tsuchida, Police Registration No. 10204 hereby request you to release to me the under-noted property stored at 546 Ewen Avenue in possession of New Westminster B.C. and I release you from any claim whatsoever with respect to such property.

Description of Property:

2. Address; 5 Pictures; 1 Silver Cabinet;
1 Bamboo chair; 1 Electric Heater;
1 Small Table; 2 Bamboo-painted Tools;
3 boxes dishes; 2 double blankets

Original Address 546 Ewen Avenue

Date Evacuated to Vancouver _____

Date Evacuated to Present Address May 28, 1942

Number in Family - 12 years and over Five

Number in Family - 5 to 11 years old One

Number in Family - under 5 _____

TOTAL NUMBER IN FAMILY Six

I agree to pay all charges as required by the British Columbia Security Commission.

APPROVED:
BRITISH COLUMBIA SECURITY COMMISSION

Per: W. A. MacBryen

Sanjuro Tsuchida
Claimant Signs Here

over

EVACUATION SECTION	
Rec'd	JUN 28 1943
File No.	
Ans.	
Refused	G-165-A

BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

Address Shaw's P.O.
Bridge River, B.C.

Date June 18, 1943

To: The Secretary of State, acting in his capacity as Custodian, Vancouver, B.C.

I, Luigi Luchida, Police Registration No. 10204
hereby request you to release to me the under-noted property
stored at 546 Ewen Avenue
in possession of New Westminster, B.C.
and I release you from any claim whatsoever with respect to
such property.

Description of Property:

Electric fan, Electric clippers for beard,
10 Stand, Air Stove

Original Address 546 Ewen Avenue

Date Evacuated to Vancouver _____

Date Evacuated to Present Address May 28, 1942

Number in Family - 12 years and over 5 five

Number in Family - 5 to 11 years old 1 one

Number in Family - under 5 _____

TOTAL NUMBER IN FAMILY 6 six

I agree to pay all charges as required by the British Columbia Security Commission.

APPROVED:

BRITISH COLUMBIA SECURITY COMMISSION

Per: W. A. MacBrayne

Luigi Luchida
Claimant Signs Here

File Nos. 5406
5417
7716
7717

July 3rd, 1944.

MEMORANDUM

TO: Mr. B. Good
FROM: Mr. W. J. Johnston

Re: Japanese School
318 Boyne Street
New Westminster, B. C.
Catalogue No. 641 and 642

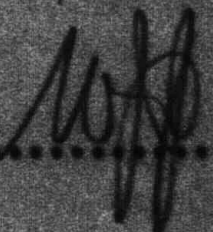
The property at the above-mentioned address is registered in the names of the following Japanese:

File No. 5406,	Suejiro TSUCHIDA,	Reg. No. 10204
5417,	Mitsugi YAMASHITA	08457
7716,	Kijiro ONISHI	08494

but for convenience the account has been kept in the name of Japanese School under No. 7717. The property which includes Lots 68, 69 and 70 with building on Lot 68 has now been sold and I would ask you, therefore, to please open an account in the names of these three Japanese using their respective file numbers and transfer all debits and credits appearing in account No. 7717 to this new joint account.

Proceeds from the sale of this property should be credited to the joint account and as the above-mentioned parties represent, as trustees, a larger group of Japanese who contributed to the purchase and upkeep of the property, no funds should be paid of said proceeds until it is determined who should benefit from same.

Account No 7717 may now be closed. Thanking you for your cooperation herein.

.....


WJJ/BMS

MEMORANDUM

File No. 7720, 5406
SLIP

October 23rd, 1944

To: Mr. S.P. Gurn

From: Mr. W.J. Iverson

Re: Japanese School,
318 Deyne St. New West.
CHAFFIN

The desks and benches taken from the above address are now lying outside the Buddhist Temple, New Westminster and although they will come to no harm on account of inclement weather - they being merely very rough home made affairs, I would recommend that they be disposed of to the highest bidder.

They are not worth much and are in the way of trucks passing along the side of the Temple. I believe this material can be sold as the Japanese school Maintenance Co. was dispersed in 1942 and the property was owned by 3 individual Japanese.

REFERENCES: See letter of City Comptroller - March 14/44
" " " Kijiro Onishi - May 22/44

WJIM

File No. 3404

October 24th, 1944.

MEMORANDUM

TO: Mr. Geo. Peters

FROM: Mr. W. J. Johnston

Re: Catalogue No. 661
345 Even Avenue,
New Westminster.
Lot 1, N^o Blk. 24, Lot 757
Map 2562. Store & Rooms

The above-mentioned property including the store and rooms is rented unfurnished to Mr. C. J. Sherneck on a month-to-month basis at \$20.00 monthly. The store fixtures were purchased for cash by Mr. Sherneck before evacuation according to the W.P. form of Mr. Suejire TINKHIDA.

A notice has been received from the Corporation of the City of New Westminster, copy attached, which states that there is an encroachment on Even Avenue in connection with this property.

I am also attaching original Certificate of Encumbrance and Tax Certificate.

..........

WJ/MS

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
North West Fire Insurance Company	<i>Cancellation - June 14/44</i> 210405	\$1200.00	June	14	1946	Lt 4 & 5, N ¹ / ₂ Blk. 24, Lt. 757, 536 & 540 Ewen Ave., New Westminster, B.C.
North West Fire Insurance Company	<i>Sold under agreement for lot to Mr. & Mrs. Solchany - 27/8/44</i> 210409	\$2800.00	June	14	1946	Lt. 1, N ¹ / ₂ Blk. 24, Lt. 757, 546 Ewen Ave., New Westminster, B.C.
North West Fire Insurance Company	<i>Transferred to new owner - Solchany 9/44</i> 210428	\$800.00	June	14	1947	536 Ewen Ave., Lt. 5, N ¹ / ₂ of Blk. 24, of Lt. 757, Op. 1, New Westminster, B.C.
North West Fire Insurance Company	<i>Transferred to new owner - Solchany 9/44</i> 210429	\$400.00	June	14	1947	540 Ewen Ave., Lt. 4, N ¹ / ₂ of Blk. 24, of Lt. 757, Op. 1, New Westminster, B.C.
Marcelline Ins. Co.	<i>(Cancelled 2/24/47)</i> 45774	\$2,000.00	Sept.	17	1947	318 Boyne St., Lt. 69, & 70, Blk. 27, D.L. 757, New Westminster, BC
North West Fire Insurance Company	<i>Transferred to new owner, Rickhoff, March 7/47</i> 210440	\$5,900.00	June	14th	1947	Lot 1/N ¹ / ₂ 24/757, 546 Ewen Ave., New Westminster, B. C.

Fire Insurance Summary

File No. 5406

Re: (Mr.) Suejiro TSUCHIDA
Registration No. 10204

May 22, 1947.

Suejiro TSUCHIDA declared, in his JP Form dated April 22, 1942, that he did not carry any fire insurance on his real properties in New Westminster, B. C.

We instructed Coulthard, Sutherland & Co. Ltd., in letter dated June 11, 1943, to place fire insurance on Suejiro Tsuchida's properties. The following policies were forwarded with Coulthard's letter dated June 25, 1943:

North West Policy No. 210405 covering \$400.00 on dwelling located on Lot 4/N¹/₂ 24/757/2562, being 540 Ewen Avenue, and \$800.00 on dwelling located on Lot 5/N¹/₂ 24/757/2562, being 536 Ewen Avenue.

North West Policy No. 210409 covering \$2,800.00 on building occupied as grocery and confectionery store on Lot 1/N¹/₂ 24/757/2562, being 546 Ewen Avenue.

Premiums on the above two policies, \$7.20 & \$61.04, respectively, were deducted from Suejiro Tsuchida's account No. 5406 in this Office.

Note: There was no insurance carried on Lot 4/17/A/757/758/2620, being Corner of Ewen Ave., & Hume St., as there was only a small shack constructed on same.

Policy No. 210405 was returned to Coulthard's, for cancellation, with our letter dated July 15, 1944, and was replaced by North West Policy No. 210428 for \$800.00 on 536 Ewen Avenue and North West Policy No. 210429 for \$400.00 on 540 Ewen Avenue. Return premium on Policy No. 210405 amounted to \$4.80.

536 Ewen Avenue was sold to Mr. and Mrs. Solchany and on August 9, 1944, Policy No. 210428, covering the property, was transferred to the new owners. The Solchany's were charged \$4.78 for their portion of the unearned premium. Mr. Solchany's receipt of the transferred policy is on file under date of September 19, 1944.

P.T.O.

File No. 5406

May 22, 1947.

LIABILITIES SUMMARY

Re: Suejiro TSUCHIDA
Registration No. 10204

Suejiro Tsuchida declared, in his JP Form dated April 22, 1942, that he did not owe any personal or trade debts. The following, however, were filed against him:

- (1) Clark & Stuart Company Limited.....\$2.20
The above Company filed their claim on July 28, 1942.
Mr. Tsuchida stated the following in letter dated May 16, 1945:
"I would like to advise you that I am not indebted to this firm."
Clark & Stuart advised us, by telephone, on May 25, 1945, that they had written off the above claim.
- (2) Dominion of Canada Income Tax, based on income in 1941...\$36.64
Income Tax Department filed their claim on August 10, 1943.
Suejiro TSUCHIDA requested us, in letter dated August 26, 1943, to pay the above claim.
\$36.64 was deducted from Suejiro Tsuchida's account No. 5406 in this Office and forwarded to the Inspector of Income Tax with our letter dated September 2, 1943.

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

.....
ADMINISTRATION DEPARTMENT

WJ/MS

Not Valid Until Signed by
the Inspector or His
Authorized Officer.

DOMINION OF CANADA
SUCCESSION DUTY ACT
CERTIFICATE OF DISCHARGE
And Consent to the Transfer of Property
NON-DUTIABLE ESTATES

S.D. 9A

For Use in Non-Dutiable Estates Only

Serial No. **A 7019**

Date **March** 194**8**

In the Matter of the Estate of **Suejiro Tsuchida,**
Ashcroft, B.C.

Who Died on **Feb. 6th 1947**

This is to Certify:

That the Estate of the above person has been determined as not subject to Dominion Succession Duties and consequently, all property of the deceased may be transferred by any person having power to make transfers thereof.

The Executor is hereby authorized to issue and certify under his own hand copies of this certificate of discharge quoting particularly therein the exact name of the estate as used on the form and its serial number, and the same may be accepted for purposes of making transfers by any person having power to make transfers of the property standing in the name of the deceased person.

ISSUED TO **Arthur Hishiguichi,**

In the capacity of **Administrator of the Estate.**

C. FRASER ELLIOTT
Commissioner of Succession Duties

Issued from the Office of
the Inspector of Succession Duties at **Vancouver B.C.**

By "**W.E. Forsyth**"
An Authorized Officer

I, **Arthur Hishiguichi** Executor or Administrator of the Estate
of **Suejiro Tsuchida** do hereby certify this to be a true copy
of S.D. 9A. and being certificate of discharge in respect of the non-dutiable Estate of **Suejiro Tsuchida**

DATED **March 1948**

Signed

Arthur Hishiguichi
Executor or Administrator

This Certificate shall not discharge any person liable for duty in case of fraud or failure to disclose material facts.



DEPARTMENT OF FINANCE

p.f. 880/48

CERTIFICATE OF DISCHARGE

"PROBATE FEES ACT, 1947" (BRITISH COLUMBIA)
(Section 30)

In the Matter of the Estate of SUEJIRO TSUCHIDA, Deceased.

THIS IS TO CERTIFY that the full amount of Probate Fees payable in respect of the probate of the estate of the said deceased, which is comprised of the property or beneficial interest in property of the herein set forth, has been paid or secured, and the property or interest is therefore discharged from any further claim to Probate Fees.

The property or interest comprised in this certificate is as follows:—

Cash in the hands of the Official Custodian, Japanese Evacuation Section		\$2,745.32
Cash Bank of Montreal, Ashcroft, B.C.		10,263.83
Cash Royal Bank of Canada, New Westminster, B.C.		778.95
War Savings Certificates		
15/7/42 A8908132	\$5.00	
15/9/41 A5693541	5.00	
15/10/41 A5219670	5.00	
15/1/42 TA3084078	5.00	
15/11/41 A6662981	5.00	
15/2/42 TA3454349	5.00	
15/8/41 A5343905	5.00	
15/5/41 A3809589	5.00	
15/7/41 A4841926	5.00	
15/4/41 TA52360	5.00	
15/3/41 A2538438	5.00	
15/6/41 TA804702	5.00	
15/12/41 A7241788	5.00	
Bonds		
Dominion of Canada Mar. 1/42 3% March 1/54 due, Serial No. K8A086675		
Bearer Bond Prin. \$100.00 Int. \$.18		
Dominion of Canada Bearer Bond dated Mar. 1/42 3% due Mar. 1/54		
No. K8A086674 Prin. \$100.00 Int. \$.18		
Dominion of Canada Bearer Bond dated June 15/41 3% due June 15/51		
No. K4A501557 Prin. \$100.00 Int. \$.43½		
Dominion of Canada Bearer Bond dated June 15/41 3% due June 15/51		
No. K4A501558 Prin. \$100.00 Int. \$.43½		
Dominion of Canada Bearer Bond dated June 15/41 3% due Oct. 1/63		
No. P5A776950 Prin. \$100.00 Int. \$1.06		
Dominion of Canada Bearer Bond 3% due Oct. 1/63 No. P5A776949		
Prin. \$100.00 Int. \$1.06		
Dominion of Canada Bearer Bond 3% Due Feb. 1/62 No. P3 H0114422		
Prin. \$50.00 Int. \$.04½		

53.80

This certificate is given under the terms and subject to the conditions of section 30 of the "Probate Fees Act, 1947."

Dated at Victoria, this 24th day of March, 1948

/DW

Samuel Lee

Authorized Representative of the Minister of Finance.

(DISTRICT REGISTRAR)
MAR 5 1948
SUPREME COURT
ASHCROFT, B. C.

Form B.

In the Supreme Court of British Columbia.
IN PROBATE.

Ashcroft Registry.

Be it known that Suejiro Tsuchida

late of Ashcroft, British Columbia,
deceased, who died on the sixth day of February, 19 47,
at Ashcroft, British Columbia,

made and duly executed his last Will and Testament

and did therein name Fusa Tsuchida Executor

And be it further known that on the twenty-sixth
day of February, 19 48, Letters of Administration with the said

Will annexed of all the estate which by law devolves to
and vests in the personal representative of the deceased were granted by the
Supreme Court of British Columbia to Arthur Nishiguchi, the duly

appointed attorney of the said Fusa Tsuchida, for her use
and benefit and until she shall apply for and obtain
probate of the said will.

GIVEN under the Seal of the said Court, this fifth
day of March, A.D. 19 48.

"D. H. Bruce"

District Registrar.

Extracted by G. H. Pitts, Esq.,
Ashcroft, B. C.

12 B.C. 1126-0202



CERTIFIED A TRUE COPY
District Registrar
Supreme Court

THIS IS THE LAST WILL AND TESTAMENT of me,
SUEJIRO TSUCHIDA, of 506 Ewen Avenue, in the City of
New Westminster, in the Province of British Columbia,
Merchant.

I HEREBY REVOKE all former Wills or other
testamentary dispositions by me at any time heretofore
made, AND DECLARE this only to be and contain my last
Will and testament.

I DIRECT that all my just debts, funeral and
testamentary expenses be paid and satisfied by my
Executrix hereinafter named, as soon as conveniently
may be after my decease.

I NOMINATE, CONSTITUTE AND APPOINT my wife
FUSA TSUCHIDA residing at 506 Ewen Avenue, in the
City of New Westminster, in the Province of British
Columbia, to be the sole Executrix of this my will.

I GIVE, DEVISE AND BEQUEATH all my estate,
both real and personal, of whatsoever nature and
wheresoever found, or over which I have any power of
appointment, to my wife FUSA TSUCHIDA, absolutely.

IN WITNESS WHEREOF I, SUEJIRO TSUCHIDA, the
Testator, have to this my last Will and Testament set
my hand this Nineteenth day of January, in the year of
Our Lord One thousand nine hundred and thirty nine.

SIGNED, PUBLISHED and DECLARED
by the above-named Testator
SUEJIRO TSUCHIDA, as and for his
last Will and Testament in the
presence of us, who both being
present at the same time, at his
request and in his presence and
in the sight and presence of each
other, have hereunto subscribed
our names as witnesses.

"Suejiro Tsuchida"

"Marjorie M. Upton"
New Westminster, B.C.
Stenographer.

"A. John Allison"
New Westminster, B.C.
Solicitor.



CERTIFIED A TRUE COPY

D. H. Price
District Registrar
Supreme Court

COULTHARD, SUTHERLAND & CO., LTD.
ESTATE AND INSURANCE AGENTS
CAR FINANCING

609 COLUMBIA STREET.

NEW WESTMINSTER, B. C.

TELEPHONE 106

OFFICE OF THE CUSTODIAN
JAPANESE

RECEIVED
MAY 6 1942

May 5th., 1942.

*See Beattie
passenger*

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

Dear Sir:-

Re Suejiro Tsuchida- Reg.#10204

This is to advise you that the above
has requested us to look after the following
property for him during his absence-

506 Ewen Ave. rented to Joe Solchany
510 " " " " Alex Costy
546 " to be occupied by J. Sherneck when the
owner and his family are evacuated. We have a small
amount here to his credit. Kindly forward his J.P.
form if it is in order to do so.

Yours very truly,

Coulthard, Sutherland & Co. Ltd.

FHC/W.

F. S. Coulthard
F. S. Coulthard.

CITY ASSESSOR'S OFFICE



C. P. C. HOBKIRK, ASSESSOR
PORT OF NEW WESTMINSTER, B. C.

SEP - 1 1942

5406
Sujiro Isuchida
546 Even Ave.

Dear Sir or Madam: -

I beg to advise that owing to a confusion
in the house numbers on Even Ave.
it has been necessary to re-number the street to bring the
numbers into alignment with the property on which the
building is erected.

The correct number of your house is 536.
and I would therefore request you to use this number in
the future as after 30 days the Post Office will be
advised as to the correct numbering and the records in
the City Hall changed.

Your co-operation in this connection will
be greatly appreciated.

old number 506

Yours truly,

Chas. P. C. Hobkirk

Assessor.

Old number 506

PORT OF NEW WESTMINSTER

"CANADA'S FASTEST GROWING HARBOUR"



CITY ASSESSOR'S OFFICE



C. P. C. HOBKIRK, ASSESSOR
PORT OF NEW WESTMINSTER, B. C.

SEP - 1 1902

5406

Shigoro Isuchida
546 Even Ave.

Dear Sir or Madam: -

I beg to advise that owing to a confusion
in the house numbers on *Even Ave.*
it has been necessary to re-number the street to bring the
numbers into alignment with the property on which the
building is erected.

The correct number of your house is *540*,
and I would therefore request you to use this number in
the future as after 30 days the Post Office will be
advised as to the correct numbering and the records in
the City Hall changed.

Your co-operation in this connection will
be greatly appreciated.

old number 510

Yours truly,

Chas. P. C. Hobkirk

Assessor.

Number 510

PORT OF NEW WESTMINSTER

"CANADA'S FASTEST GROWING HARBOUR"



COULTHARD, SUTHERLAND & Co., LTD.

ESTATE AND INSURANCE AGENTS
CAR FINANCING

609 COLUMBIA STREET,
NEW WESTMINSTER, B. C.

TELEPHONE
EVACUATION SECTION

Rec'd JAN 16 1943

File No. 5406

Ans. _____
Retention Peers

Your File: 5406.

January 15, 1943.

Office of the Custodian,
Royal Bank Building,
VANCOUVER, B.C.

Attention Mr. Peers.
RE: Suejiro TSUCHIDA.

Dear Sir:

Further to our conversation of yesterday,
re the septic tank on the above man's property, we have
on your authority instructed Mr. Charles Danroth to
install a new tank the cost of which will be approxi-
mately \$23.00. Mr. Danroth is a specialist in this
work.

Kindly confirm this arrangement.

Yours very truly,
COULTHARD, SUTHERLAND & CO. LTD.

F. H. Coulthard
F. H. Coulthard.

3321 & 3406.

May 6th, 1943.

Mr. Jinzo TSUCHIDA,
Registration No. 06321,
Bridge River, B. C.

Dear Sir:

We now have on hand to your credit the sum of \$56.19. Current obligations have been paid, including the Prudential Insurance Co., any premiums, and we could, therefore, send you part of the above amount for your personal use if you desire us to do so.

We would, however, like to ascertain the exact amount of your indebtedness to your uncle, Suejiro TSUCHIDA. In your Declaration of assets and liabilities signed on April 9th, 1942, you state that you owe your uncle \$500.00 for a loan on your house. This loan, however, is not registered against your property and we are interested to know what security your uncle has in this connection.

We note, further, on perusing Mr. Suejiro Tsuchida's file, no. 3406, that on April 22nd, 1942 in his declaration, he listed your indebtedness to him as \$250.00. Was the \$500.00 debt reduced by \$250.00 between April 9th and April 22nd and in what manner?

Please advise us regarding your present employment, if any, and state whether your uncle is still contributing to the support of yourself and wife in whole or in part; also let us know if you are obtaining money from other sources.

We would like you to obtain from your uncle an undertaking, in the form of a letter to us, stating that he is willing to forego payment of your obligation to him for an indefinite period so that we may be free to forward you any surplus amounts which may be available from time to time for your personal use.

Please write us fully regarding these matters at your earliest opportunity.

Yours truly,


W. J. Johnston,
Administration Department.

WJ3/P.

copy on file # 3321

claim

Bridge River
May 12th 1943

Mr. W. J. Johnston,
Administration Department,
Office of the Custodian,
506 Royal Bank Building
Vancouver B.C.

EVACUATION SECTION	
Rec'd	MAY 14 1943
File No.	5406
Ans.	<i>W. J.</i>
Referred	<i>Johnston</i>

5406 - San Diego

Dear Sir;

File No. 3321 & 5406

Regarding your letter of the 6th, instant it is true that I owe my uncle the sum of \$500.00. There has been no payments made since then, for I am not working and still being supported by him. We are wholly dependant on him, we have no other source of income.

My uncle have no security of our loan but our word. We were to pay him \$15.00 per month when we were in New Westminster but at the time of the evacuation he told us we would not have to return it to him until I can work and support ourselves and then what was left, we were to pay him but it seems now, he wishes to have the money. He does not want it all at once but whatever sum there is left after the expences are paid.

We do not want you to let our Insurances go for that is all we have and if anything should happen to either of us that is the only money coming to us. The house is all we have too, so we do not wish to sell it but if we have to sell it anyways we will consider of course, at a reasonable price, but, I really do not wish to sell the house. If you are going to sell it will you please let me know?

We could use the money but my uncle wants it so will you please send it to him. Thank You

Yours truly

Yinzo Tsuchida
Yinzo Tsuchida.

per Akiko Tsuchida

5406.

May 14th, 1943.

Mr. Suejiro TSUCHIDA,
Registration No. 10204,
Bridge River, B. C.

Dear Sir:

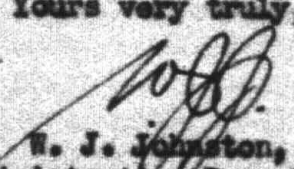
We are in receipt of a letter from Mr. Jinso TSUCHIDA, your nephew, in which he states that you would like to receive payments on account of his indebtedness to you. We are, therefore, sending you herewith our cheque for \$25.00.

Before, however, any further sums are forwarded we must have a letter from you regarding this debt. Your nephew stated in his Declaration signed on April 9th, 1942, that he owed you \$500.00, but you declared on April 22nd, 1942, that he only owed you \$250.00. Will you please explain this when you write. Were any payments whatsoever made to you in this connection?

Further, we would like a definite statement from you regarding your agreement with your nephew and a confirmation of our understanding with him that you prefer to have his obligation to you liquidated rather than have us remit monies to him for his personal use.

Please acknowledge receipt of the enclosed cheque when writing.

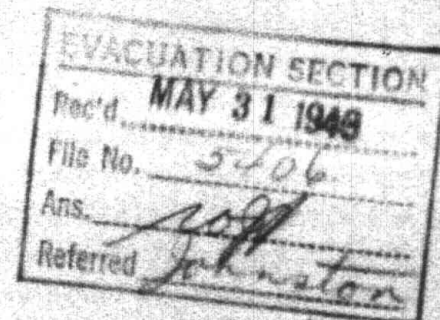
Yours very truly,


W. J. Johnston,
Administration Department.

WJJ/P.
Encl.

Shawmut, F.O.,
Bridge River, B.C.
May 28, 1943.

Mr. W. J. Johnston,
Administration Department,
Vancouver, B.C.



Dear Sir:

I have received the letter and ^{ack} cheque of 14th inst. and 26th of May.

In regard with your question, the amount owed is \$500.00. I don't know whether you made the mistake from either as I perceived wrong but the amount is 500. I made the report in Declaration. That it was \$500.00 as my nephew did. As you know. I made a agreement with my nephew that he will pay \$15.00 every month like house rent. From December 1941, I haven't received anything from him. Therefore the balance on account is now \$500.00. And you send me \$25.00 day before yesterday. The balance on account is $(500 - 25)$ \$475.00. I hope you will understand.

Yours very truly,
Luigi J. Suchika.
Registration No. 10204.

COULTHARD, SUTHERLAND & Co., LTD.

ESTATE AND INSURANCE AGENTS
CAR FINANCING

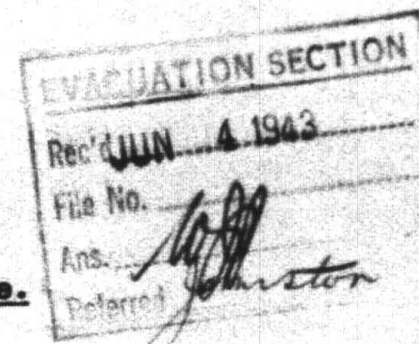
609 COLUMBIA STREET.
NEW WESTMINSTER, B. C.

Your File: 5406.

June 3, 1943.

Office of the Custodian,
Royal Bank Building,
VANCOUVER, B.C.

Attention Mr. Johnston.
RE: S. Tsuchida - 546 Ewen Avenue.



Dear Sir:

Further to your letter of May 19th authorizing us to spend \$65.00 on repairs to the sewerage system on the above mentioned property. Mr. Wallace was given authority by this office to begin this work and on further investigation found that there were two septic tanks or rock pits on the property and that he could not carry out the work for \$65.00. We therefore authorized him to go ahead on a basis of \$90.00.

Enclosed is Mr. Wallace's account to which we would ask your kind attention. The work has been inspected by the writer and we think there will be no more difficulty in this connection.

Yours very truly,
COULTHARD, SUTHERLAND & CO. LTD.

[Handwritten signature]
F. H. Coulthard.

Shelton, R.O.
Bridge River, B.C.
June 12, 1943.

Mr. M. J. Johnston,
512 Royal Bank Bldg.,
Hastings and Granville,
Vancouver, B.C.
Dear Sir,

EVACUATION SECTION	
Rec'd	JUN 17 1943
File No.	5406
Ans.	
Referred	Johnston

sent to Johnston

I received your letter of June 5th inst. yesterday about repairing two septic tanks at 546 Green Ave. Deducting the cost of repair, balance to my credit amounts to \$256.42. Please kindly send that amount for our living. As you know, my family is evacuated here self supporting and for 1 year and at present there has been no work. Therefore, will you kindly help us?

Yours very truly,
Suejiro Tsuchida
Registration No. 10204.

\$973.64 sent by Sun Life
on May 31/43

COULTHARD, SUTHERLAND & CO., LTD.

ESTATE AND INSURANCE AGENTS
CAR FINANCING

TELEPHONE 106

609 COLUMBIA STREET.

NEW WESTMINSTER, B. C.

Your File: 5406.

October 18, 1943.

Office of the Custodian,
Royal Bank Building,
VANCOUVER, B.C.

EVACUATION SECTION	
Rec'd	OCT 20 1943
File No.	5406
Ans.	10/27
Referred	Johnston

X Attention Mr. Johnston.
RE: 536 Ewen Avenue - septic tank. X

Dear Sir:

In order to clarify the situation at the above address we give you the following information:

Some months ago we wrote to one Charles Danroth, of this city and instructed him to repair the septic tank at the above address and he came into the office and gave us a written undertaking to do this work and reported in a few days time that the work had been completed. During the writer's absence from the office he was paid the price agreed upon.

When the City health authorities and myself made an inspection of the property we found that the work had not been done according to his written undertaking and we, therefore, turned over all correspondence in connection with this matter to our solicitors, Messrs. Cassady & Lewis, and asked them to take action for the recovery of these funds. As Messrs. Cassady and Lewis have all these documents in their possession we are unable to quote any figures.

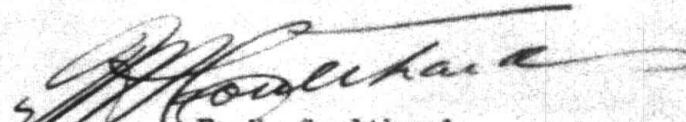
If you think it desirable that this matter be handled from your own legal department, kindly let us know immediately as no direct steps have been taken as yet by our lawyers.

It has now been found necessary to have this work done and we have instructed Mr. Aleck Wallace & Sons to give us a figure and which we have not as yet received. These premises have been condemned by the city health authorities and the tenants have refused to pay any further rent until this work has been done.

Trusting this is the required information,

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.


E. H. Coulthard.

5406

November 2nd 1943

Messrs. Coulthard, Sutherland & Co. Ltd.,
609 Columbia Street,
New Westminster, B.C.

Dear Sirs:

Re: 536 Ewen Avenue - septic tank

We acknowledge receipt of your letter of October 12th and note the unfortunate circumstances in connection with the septic tank at the above address, which required you to take action against Mr. Charles Danroth for the recovery of monies paid him for work which he failed to do.

Kindly note that the Custodian does not wish to be held responsible for any expense in this connection, other than for the amount necessary to meet the requirements of the City Health Authorities.

We will be glad to receive the estimate of Messrs Aleck Wallace & Sons, in this connection.

Yours very truly,

WJJ.LP

W.J. Johnston,
Administration Department.

COULTHARD, SUTHERLAND & CO., LTD.

ESTATE AND INSURANCE AGENTS
CAR FINANCING

609 COLUMBIA STREET.

NEW WESTMINSTER, B. C.

January 20, 1944.

Office of the Custodian,
Royal Bank Building,
VANCOUVER, B.C.

Attention Mr. Johnston.
RE: Suejiro TSUCHIDA.

Dear Sir:

EVACUATION SECTION	
Rec'd	JAN 22 1944
File No.	5706
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

As requested the writer has checked the civic addresses of these properties and wishes to report that they are 536, 540, and 546 Ewen Avenue and the corner of Ewen and Hume Street. At 536 there is a five room dwelling and a woodshed, at 540 a two room dwelling and a woodshed, and at 546 there is a store with living quarters at the rear and above the store. On the corner of Ewen Avenue and Hume Street there is a lot under cultivation and a cabin which is of no value.

Trusting this is the required information,

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.,

[Signature]
F. H. Coulthard.

*Rec'd
Johnston*

5406.

26th January, 1944.

Messrs. Coulthard, Sutherland & Co. Ltd.,
609 Columbia Street,
New Westminster, B.C.

Dear Sirs:

re: Suejiro TSUCHIDA.
Lot 4 of Block 17A of Lots 757 & 758.

With further reference to the property at the corner of Ewen Avenue and Hume Street, we wish to advise you that this Office paid 1942 Taxes amounting to \$25.91 which included penalty and interest. Taxes for 1943 amounting to \$23.80 plus penalty of \$2.38 remain unpaid.

There is a small shack on this property and we understand that a Mr. Swift is occupying same rent free in consideration of payment of Taxes. In your letter of 20th instant you stated that this land is under cultivation and we would appreciate receiving a full report on this property at your earliest opportunity. The matter of Water Rates should also be looked into.

Thanking you for an early reply herein,

We are,

Yours very truly,

W.J. Johnston.
Administration Department.

WJJ/MB.

COULTHARD, SUTHERLAND & CO., LTD.
ESTATE AND INSURANCE AGENTS
CAR FINANCING

609 COLUMBIA STREET.
NEW WESTMINSTER, B. C.

EVACUATION SECTION	
Rec'd	FEB 4 1944
File No.	5406
Ans.	
Referred	Johnston

February 3, 1944.

Cor. Ewen & Hume

Office of the Custodian,
Royal Bank Building,
VANCOUVER, B.C.

Attention Mr. Johnston.

RE:

Dear Sir:

The writer has again contacted Mr. Swift, tenant on the above property and he has admitted that he has paid neither the 1942 nor the 1943 taxes and is apparently unable to do so. He is a feeble old man and has no income other than what he receives by doing a bit of gardening for his neighbours.

The contents of his shack which we presume are owned by him consist of an old iron bed, a old cookstove, and a homemade chair and table and are not worth hauling away. Mr. Swift has kept the land in a high state of cultivation and as it is a corner lot, it should be readily sold. There is no water service to this property and consequently no charge.

Yours very truly,

COULTHARD, SUTHERLAND & CO., LTD.,

F. H. Coulthard
F. H. Coulthard.

Copy for files 5406) ✓
7716)
5447)

7717

March 10th, 1944

A. J. Howell, Esq.,
City Comptroller,
City Hall,
New Westminster, B. C.

Dear Sir:

Re: Lot 68, Block 27, Lot 757
318 Boyne Street

The frame building at the above mentioned address was known as "Japanese School House" before evacuation of Japanese from New Westminster and in the report dated April 30th, 1942, made by Mr. T. S. Annandale, now deceased, it was stated that the property was owned by the Japanese School Maintenance Company.

The Certificate of Encumbrance shows the registered owners as Suyejiro TSUCHIDA, Mitsugi YAMASHITA, and Eijiro ONISHI and makes no mention whatsoever of any trust filing.

We would appreciate receiving any information which you may have regarding the existence of any company or association past or present in connection with this matter.

Yours truly,

W. J. Johnston,
Administration Department

WJJ/HMS

C
O
P
Y

City Comptroller's Office

File Nos. 5406 ✓
7716
5447

March 14th, 1944.

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

Dear Sir:-

With reference to your letter of the 10th instant regarding property described as Lot 68, Block 27, Lot 757, 318 Boyne Street, your file No. 7717, we have no mention on our records that this property is owned by the Japanese School Maintenance Company.

This is the first intimation I have ever had that such a company was interested as our records are the same as yours and show the property as being owned by Suyejiro Tsuchida, Mitsugi Yamashita and Eijiro Onishi.

Yours truly,

"A. J. Howell"

A. J. Howell,
City Comptroller.

AJB/

EVACUATION SECTION	
Rec'd	APR 5 1944
File No.	5406
Ass.	<i>W. G. Brine</i>
Referred	<i>Johnston</i>

CORPORATION OF THE CITY OF NEW WESTMINSTER.

City Hall,
New Westminster, B.C.
April 4th. 1944.

Suejiro Tsuchida,
Ewen Avenue, Queensborough,
c/o Custodian of Enemy Property,
675 W. Hastings Street,
VANCOUVER, B. C.

I have been instructed by the City Council of the Corporation of the City of New Westminster to call your attention to the fact that you are maintaining an encroachment on the street allowance known as Ewen Avenue in the City of New Westminster.

The Council cannot permit this encroachment to continue and you are therefore advised to take immediate steps to have such encroachment removed.

I trust that it will not be necessary to take any further steps, but, should it be found necessary, the costs of such action as may be taken will of course have to be paid by you.

Yours respectfully,

A. G. Brine

A. G. Brine,
City Clerk.

sent to Coulthard, Lutherdale & Co. 4th

Bridge Road,
Halifax, B.C.
April 11, 1944.

EVACUATION SECTION	
Rec'd	APR 14 1944
File No.	5406
Ans.	
Referred	Director

Mr. H. J. Johnston,
Lester's is office.
Vancouver, B.C.
Dear Sir:

I have received the letter and \$5.00 in
cheque. I thank you very much for your
kindness. Although, I am dissatisfied with
the amount \$4.46 left in my account.

Does it Mr. Fairhead or Mr. Switzerland collect
the rent and bring it up to you? From the
last year's statement, I see that November &
December's rent was not collected yet. I can
figure that there's 5 months up to March,
and the amount collected should be more.

Therefore, I think there must be more amount
left more amount in my account. You said
the houses are all occupied. Please kindly
check on this and make sure the rent
are collected every month.

Yours truly,

Seijiro Tsuchida

Rec'd *May 1/44*
 File No. *5406*
 Ans. *1/6/44*
 Referred

April 18, 1944.

87
 658
 659
 661

Your File: 5406.

Office of the Custodian,
 Royal Bank Building,
 VANCOUVER, B.C.

RE: Catalogue #658 - Lot 5, N^o 24, D.L. 757, 2526.
 " #659 - " 4, " " "
 " #661 - " 1, " " "

Dear Sir:

Nos. 536, 540, 546 Ewen Ave., New Westminster.

I beg to submit my tender on the above mentioned properties in the sum of \$5500.00 and enclose 10% of said amount. This tender is for cash.

Yours truly,

\$350

M. Markus

Mike Markus Esq.,
 906 Boyd Street,
 NEW WESTMINSTER,
 Blacksmith.

777
2406

April 24th, 1944.

Mr. Suejiro TSUCHIDA,
Registration No. 10204,
Bridge River, B. C.

Dear Sir:

We are writing you at this time in connection with the Japanese School House at 318 Boyne Street in the City of New Westminster, as you declared before being evacuated that you were one of the trustees in connection with same. Please advise us fully by return mail regarding your trusteeship and state exactly what you were trustee of and who you were trustee for in connection with the school. Also please state whether or not your trusteeship included the fifty school desks and other equipment left in the building.

In the late Mr. Annandale's letter dated April 30th, 1942, mention was made of a Japanese School Maintenance Company and we would like to know if this was just a name or whether such a company actually existed and was ever registered with the registrar of joint stock companies in Victoria. If such a company did exist please advise us regarding all parties connected with same and outline the main reasons for its existence.

We are enclosing herewith a stamped, addressed envelope in order to facilitate an early reply.

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/HMS

90
C. J. SHERNECK

546 Ewan Ave.
New Westminster, B. C.

April 29, 1944

661

Custodian of Enemy Property
675 W Hastings St.
Vancouver, B. C.

Dear Sir:

Enclosed please find cheque for \$150.00 as deposit
on our tender for the property at 546 Ewan Ave.,
New Westminster, (catalogue #661; file # 5406.)

We are placing our offer at \$1,500.00 for this
Property.

CJS/GDS

C. J. Sherneck

C. J. Sherneck,
546 Ewan Ave.,
New Westminster, B. C.

Rec'd	1-5-44
File No.	5406
Wts.	Ans
Referred	

THE BRITISH CANADIAN INSURANCE COMPANY

HEAD OFFICE: MONTREAL, P.Q. — EXECUTIVE OFFICES: TORONTO

RESIDENT AGENT

K. K. REID

PHONE 267

740 COLUMBIA STREET

NEW WESTMINSTER, B.C.

April 29, 1944

Tender for Real Estate
Catalogue Parcel No. 661

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

Rec'd	1-5-44
File No.	5406
Ans.	Ans
Referred	

Dear Sir;

On behalf of Willie E. Senay, Retired,
of 608-5th Avenue, New Westminster, B.C. I
submit herewith Tender for the purchase of
Lot 1 of the North half of Block 24, District
Lot 757, Map 2562 known as 546 Ewen Avenue,
New Westminster, B.C. for the amount of ONE
THOUSAND AND FIFTY DOLLARS (\$1050.00) cash.
I herewith enclose certified cheque for
ONE HUNDRED AND FIVE DOLLARS (\$105.00) being
Ten percent required with this Tender.

I would be glad to forward the
balance of the purchase price on notification of
the acceptance of this tender.

Yours very truly,

K.K. Reid

K.K. Reid
per

KKR/P
encl.

THE BRITISH CANADIAN INSURANCE COMPANY

HEAD OFFICE: MONTREAL, P.Q. — EXECUTIVE OFFICES: TORONTO

RESIDENT AGENT
K. K. REID
PHONE 367

Rec'd	<i>May 1/44</i>
File No.	<i>5606</i>
Ans.	<i>4/27/44</i>
Referred	

740 COLUMBIA STREET

NEW WESTMINSTER, B.C.

April 29, 1944.

Tender for Real Estate
Catalogue Parcel No. 659

659

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

Dear Sir;

On behalf of Willie E. Senay, Retired,
of 608-5th Avenue, New Westminster, B.C. I submit
herewith Tender for the purchase of Lot 4 of the
North half of Block 24, District Lot 757, Map 2562
known as 540 Ewen Avenue, New Westminster, B.C.
for the amount of ONE HUNDRED AND FIFTY DOLLARS
(\$150.00) cash. I herewith enclose certified
cheque for FIFTEEN DOLLARS (\$15.00) being Ten
percent required with this Tender.

I would be glad to forward the balance
of the purchase price on notification of the
acceptance of this tender.

Yours very truly,

K.K. Reid

K.K. Reid
Per

KKR/P
encl.

89

Johnston

April 29th 1944. 1051 Everleigh St West

Concord 76
89

Dear Sir or Madam
I am enclosing a certified cheque ^{BC} 661
for one Hundred Dollars as a Bid on the
property in Westminster on Green Avenue
about the property No. 546 Green Ave lot
1 N 1/4 24 Catalogue No 668 and only
20 L 757

Arthur Primat

My Bid is one Thousand Cash

Rec'd	1-5-44
File No.	5406
Ans.	Arv
Referred	

offer \$1,000

THE BRITISH CANADIAN INSURANCE COMPANY

HEAD OFFICE: MONTREAL, Q. — EXECUTIVE OFFICES, TORONTO

RESIDENT AGENT

K. K. REID

PHONE 357

740 COLUMBIA STREET

NEW WESTMINSTER, B.C.

April 29, 1944.

Tender for Real Estate
Catalogue Parcel No. 658

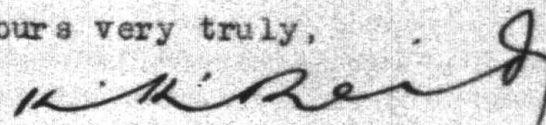
Custodian,
506 Royal Bank Building,
675 West Hastings Street,
Vancouver, B.C.

Dear Sir:

On behalf of Willie E. Senay, Retired,
of 608-5th Avenue, New Westminister, B.C. I submit
herewith Tender for the purchase of Lot 5 of the
North half of Block 24, District Lot 757, Map 2562
known as 536 Ewen Avenue, New Westminister, B.C. for
the amount of FOUR HUNDRED DOLLARS (\$400.00) cash.
I herewith enclose certified cheque for FORTY DOLLARS
(\$40.00) being Ten percent required with this Tender.

I would be glad to forward the balance of
the purchase price on notification of the
acceptance of this tender.

Yours very truly,



K.K. Reid

KKR/T
encl.

Rec'd	May 1 - 44.
File No.	5406
Ans.	any
Referred	

Bridge River,
Shanai B.C.
May 6, 1944.

Mr. M. J. Johnston,
206 Royal Bank Bldg.,
Hastings and Granville,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	MAY 10 1944
File No.	5406
Ans.	WJ
Referred	Johnston

Dear Sir:

I have received your letter of April 24 inst.
Sorry to delay the answer. I did find not
at all correct stamp in envelope.

In regard with the Japanese School I have
at 318 Bayview St. in New Westminster, I am
one of the trustees. There are Mr. Onishi
and Mr. Yamashita. I think who now is
still in Kanto. Japanese School Maintenance
Company actually has existed but was
not registered to Victoria. Main reason
for the existence is the construction of
the building and the other equipment
which we had to buy from the company
money. The name the trusteeship of this
company and was also the property. build-
ing and other equipment left in the build-
ing including the desks.

This is all I have to say and wish
you will understand the situation.

Yours Truly,
Seijiro Tachida

Bridge River, B.C.
June 2, 1944.

Mr. M. J. Johnston,
506 Royal Bank Bldg.,
2 Hastings and Granville,
Vancouver, B.C.

Dear Sir: No 318 Boyne

EVACUATION SECTION	
Rec'd	JUN 7 1944
File No.	5406
Ans.	Noted 10/11/44
Deferred	Johnston

I am in receipt of your letter of the May 12th instant but please forgive me for the delaying answer I kept busy on 10th and on the way visiting to the Interior Town and was back at end of the month.

If you wish to know the name and the amounts of financial interest they have, please go to the Japanese School and look on the top of the wall where the name and amount is stated in Japanese words.

The School is built by the donation from these people.

I think I have answered all the question you have asked and hope you will understand.

Yours Truly,
S. Tsuchida

5406

June 6th, 1944.

Coulthard, Sutherland & Co. Ltd.,
609 Columbia Street,
New Westminster, B. C.

Dear Sirs:

Re: 536 Ewen Ave. - Solchany

We are in receipt of your letter of the
31st ultimo enclosing acknowledgement from Mr.
Joseph Solchany regarding the existence of an
encroachment on Ewen Avenue affecting the prop-
erty which he is purchasing through this office.

Thanking you for your cooperation in
this and similar cases, we are

Yours very truly,

W. J. Johnston,
Administration Department.

WJJ/HMS

5406
5447
7716
7717

July 25th, 1944.

The Manager,
Real Estate Dept.,
Westminster Trust Company,
New Westminster, B. C.

Attention Mr. R. Alstead

Dear Sir: Re: 318 Boyne Street

We duly received your letter of the 17th instant regarding damage to the property at the above-mentioned address.

We telephoned your Mr. Kennedy on Friday the 21st and Monday the 24th instant regarding this matter and requested him to have a fair estimate made of the replacement cost and also to obtain the approval in writing of the purchaser, Mr. Rilkoff, regarding the amount required for repairs, at the earliest possible date.

We appreciate your telephone message of even date advising us this matter is being taken care of and that a report will shortly be forwarded to this office.

Yours very truly,

W. J. Johnston,
Administration Department.

WJJ/HMS

5406

September 16, 1944.

Mr. J. Solchany,
536 Ewen Avenue,
New Westminster, B. C.

Dear Sir:

Re: Catalogue No. 658
536 Ewen Avenue,
New Westminster, BC
5/N: 24/757/2562

Title to the above property has now been received in the names of Joseph Solchany and Annie Solchany and is ready for delivery. Relevant insurance policy which has been assigned to you is also ready for delivery.

Adjustments as of June 19, 1944 as shown on the enclosed sheet have been calculated and a balance of \$3.70 has been charged to you.

Will you please telephone this office for an appointment to conclude this matter and upon receipt of your cheque for the above amount title and insurance policy will be handed to you immediately.

Yours truly,

George Peters,
Administration Department.

GP:MA
Enc.

Bridge River, B.C.
October 30, 1944.

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

Attention Mr. George Peters

Dear Sirs:

Re: File No. 5406

In reply to your letter of October 16 inst. informing me that my land was in the process of being sold, and in accordance requesting me to send you the title for property at Corner of Ewen Ave. & Hume Street; I beg to ask you the price at which you intend to sell.

Upon receipt of your reply, I will immediately send you the necessary Title No. 129635-E. As you can well understand, everyone wishes to know at what price his own land is going to be sold, and will not sell unless for reasonable value.

Trusting that you would do me this favour, I remain

Yours truly,

Suejiro Tsuchida
.....
Suejiro Tsuchida

Reg. # 10204

ST/HK

7727, 726, 5406 & 5447

December 6, 1944.

Westminster Trust Co.,
Westminster Trust Building,
New Westminster, B. C.

Dear Sirs:

Re: Catalogue Nos. 641 & 642
300 Elk. & 318 Boyne Street
68, 69 & 79/27/157/2629

Agreement for Sale between the Honourable The Secretary of State of Canada and John J. Milkoff, 757 Salter Street, New Westminster, is ready for delivery. Relevant insurance policies which have been assigned to the new owner are also ready for delivery.

Adjustments as of July 3rd as shown on the enclosed sheet have been calculated and a balance of \$3.93 has been charged to the purchaser.

Please have Mr. Milkoff sign the attached control receipt and chattel release and let us have a cheque for the above amount upon receipt of which Agreement for Sale and insurance policies will be sent by registered mail to Mr. Milkoff or to any person designated by him.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

cc to John J. Milkoff

5406

December 8, 1944.

Mr. Suejiro TSUGHIDA,
Reg. No. 10204,
Bridge River, B.C.

Dear Sir,

Re: Catalogue No. 661,
546 Ewen Ave., New Westminster.
1/8124/757/2562.

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The price obtained is \$4000.00 which will be subject to the usual charges for the sale of any real property. The net proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A detailed statement of the transaction will be sent to you when the matter is concluded.

We note from your declaration to the Custodian that you are holding title to this property in your possession and we would request that you forward it to this office by registered mail using the enclosed envelope for this purpose. If however, you have placed the title in the hands of some other person for safe-keeping, kindly advise us in order that we may obtain same.

We will appreciate a reply from you at an early date.

Yours truly,

George Peters,
Administration Department

GP:AS
encl.

5406

March 20th 1945.

Mr. Suejiro TSUCHIDA,
Registration No. 10204,
Bridge River, B. C.

Dear Sir:

Re: Catalogue No. 673,
Cor. of Ewen Ave. & Hume
A/17/A, Lots 757-758
Map 2620.
New Westminster, B.C.

Please be informed that the above property has been sold as of October 12th 1944, for the sum of \$225.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

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

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/HMS
Enc.

c.c. B. C. Security Commission.

5406

March 20th, 1945.

Mr. Suejiro TSUCHIDA,
Registration No. 10204,
Bridge River, B. C.

Dear Sir:

Re: Catalogue No. 658
536 Ewen Avenue,
5/W 24/757/2562

Please be informed that the above property has been sold as of June 19th, 1944, for the sum of \$1,100.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

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

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

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/HMS
Enc. (2)

c.c. B. C. Security Commission.

5406

March 20th, 1945.

Mr. Suejiro TSUCHIDA,
Registration No. 10204,
Bridge River, B. C.

Dear Sir:

Re: Catalogue No. 661
546 Even Avenue,
New Westminster, B.C.
1/44 21/757/2562

Please be informed that the above property has been sold as of November 30th 1944, for the sum of \$4,000.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

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

The net result of this sale appears on an attached statement and the proceeds from the down payment of \$2,000.00 have been credited to your account. The balance of \$2,000.00 is being paid under an Agreement for Sale at the rate of \$50.00 per month plus interest at 5% per annum. The last monthly payment to be made December, 1946, and the balance, namely \$850.00 to be paid on January 28th 1947.

We are also enclosing a general statement of your account up to date which includes the net figure to which reference has already been made.

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/HMS
Enc.

c.c. B. C. Security Commission.

5406

March 20th, 1945.

Mr. Suejiro TSUCHIDA,
Registration No. 10204,
Bridge River, B. C.

Dear Sir:

Re: Catalogue No. 659
540 Even Avenue,
New Westminster, B.C.
A/N# 24/757/2562

Please be informed that the above property has been sold as of July 5th 1944, for the sum of \$500.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

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

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

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/HMS
Enc.

c.c. B. C. Security Commission.

Bridge River,
Shelburne, B.C.
April 2, 1945

The Custodian's Office,
Department of the Secretary of
State of Canada,
Vancouver, B.C.
Dear Sir:

EVACUATION SECTION	
Rec'd	APR 12 1945
File No.	5406
Ans.	WJF 2
Referred	Johnson

906

I have received the letter and statement of the
sale of property you have made. I should like to ask
you whether you are adding the interest to the
amount if I leave it to your account. If not,
please send the amount to me so I can join the
Bank account at Lillooet where I can get the
interest.

Dear Sir,
I presume you have sold the property of Peers
Mr. Sushier Truchida at Lillooet. If you have,
will you pay me the amount \$700 which he sent
me for quit rent. I think I said \$30 and I
don't know how much Mr. Truchida paid but
(the) he paid me some, before evacuation and after
returning to the Custodian. Therefore the correct amount
now is \$700. Mr. Truchida has written from the
Camp that ask the Custodian for the pay ment.
Hoping you will understand. Sincerely,

Yours Truly,
D. Truchida

April 12th 1945.

Mr. Suejiro TSUCHIDA,
Registration No. 10204,
Bridge River,
Shalalth, B. C.

Dear Sir:

We are in receipt of your letter of the 2nd instant, and in reply wish to advise you that funds on hand with the Custodian do not earn any interest and in view of the fact that you reside outside the Protected Area you may have your credit balance forwarded to you providing the B.C. Security Commission have no objection.

The forthcoming Victory Loan will provide an opportunity for investing the monies in your account and if you so desire we will be glad to purchase Victory Bonds on which interest of 3% is paid. Your credit balance on our books at the present time stands at \$3,884.94 and we would ask you to let us know whether you wish all or a portion of these funds invested in Victory Bonds or forwarded to you to be deposited in the bank at Lillooet.

We note your remarks regarding your claim against Mr. Seishiro TSUCHIDA and we will be writing you regarding this matter under separate cover.

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/HMS

Bridge Road
May 16, 1945.

Mr. H. J. Johnston
Administration Department
Department of the Secretary of State
Office of the Custodian
306 Royal Bank Bldg.
Hastings and Grenville
Vancouver, B.C.

EVACUATION SECTION	
MAY 19 1945	
NO.	5426
noted	off
Referred	Johnston

you

Dear Sir:

I have received your letter of May 14, 1945,
asking me whether I am in debt to the Clarke
and Stuart Company Limited, Printers and Stationers,
Vancouver.

I would like to advise you that I am not
indebted to this firm. Also, I like to inform you
that this firm did not sell any goods on credit
but they were sent on Cash on Delivery. Therefore,
will you please make sure that they are not mistaken
in any way, as ~~me~~ I am not in debt to any
firm. The delivery man might have made a
mistake, however, I would like to tell you once
more that ~~me~~ I am not in debt to this firm.

I want you to know, also, that you have
written me about this before, about two years ago.

Yours truly,

Sveinorsunhida

* Written off by
Clarke & Stuart Co.
Phone 2514/45
10/11

906 & 5406
Enemy Section

309 Royal Bank Building,
Vancouver, B. C.
April 10, 1946

Mr. Suejiro Tsuchida,
Registration No. 10204,
P.O. Box 1841,
Ashcroft, B. C.

Re: P/V A-168, TSUCHIDA, Seishiro

Dear Sir:

We are in receipt of your letter of the 3rd instant and in reply wish to advise you that the property of the above mentioned has been sold, and he has a credit balance of \$1335.70 with the Custodian. These funds represent the liquidation of all assets, belonging to him, under the control of the Custodian, and we do not, therefore, expect to receive any further monies for his account.

Total liabilities filed against Mr. Tsuchida amount to \$2,201.08, and a distribution is being made to creditors on a pro rata basis of 60.68%. This would mean that you would receive the sum of \$424.78, in settlement of your claim. If, however, you obtain payment of the balance owing by this debtor from him at a later date, it will be quite in order for you to do so.

Yours truly,

W. J. Johnston
Administration Department

VJJ/JF

PACIFIC 8181

PLEASE REFER TO

FILE NO. 7717
5406

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

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

February 4, 1947.

Mr. Suejiro TSUCHIDA,
Registration No. 10204,
Ashcroft, B. C.

Dear Sir: Re: Lots 68,69 & 70/27/757/1/2620,
318 Boyne Street,
New Westminster, B. C.

We are writing you again regarding the trusteeship of the property formerly known as the Japanese School House, at the above-mentioned address, and would ask you to please reply to the following questions after you have communicated with the other trustees, namely, Eihiro ONISHI and Mitsugi YAMASHITA:

- (1) Have you any written record or minutes of any meeting attended by persons who contributed funds for the purchase of the land, building and school equipment, which would support the statement made by Mr. Mitsugi YAMASHITA in his letter dated May 11, 1944, copy of which is enclosed herewith?
- (2) As trustees, how do you, Mr. Onishi and Mr. Yamashita propose to use the funds which are now available for distribution?

The above-mentioned property has been sold and net proceeds received from the sale are being held by us in an account in the names of the three trustees. A statement of said account, as it appears in our books, is enclosed herewith for your information, and you will note that the credit balance at the present time amounts to \$1,645.34.

The addresses of Mr. Onishi and Mr. Yamashita are as follows:

- | | |
|---|---|
| (1) Mr. Eihiro ONISHI,
Registration No. 08494,
Lower Middle Road,
R. R. No. 1,
Oakville, ONTARIO. | (2) Mr. Mitsugi YAMASHITA,
Registration No. 08457,
c/o Mr. D. F. Windrum,
Morrison Road,
Oakville, ONTARIO. |
|---|---|

Your early attention to the above matter will be appreciated.

Yours truly,


W. C. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ/HMS
Enc. (2)

C
O
P
Y

Kaslo, B. C.
May 11th, 1944.

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

Dear Sirs:

Re: Your File No. 5447 - Mitsugi Yamashita

Replying to your enquiry of April 25th, in connection with the Japanese School House at 318 Boyne Street, in the City of New Westminster, B. C., I beg to advise you as it follows:

1. I am one of the trustees of the Japanese Language School Maintenance Society of Queensboro, other trustees being Mr. E. Onishi and Mr. S. Tsuchida.
 2. This Society or Association has been formed in 19 , by Japanese parents residing in Queensboro for the sole purpose of maintaining the Japanese Language School for the benefit of Japanese children who wish to learn Japanese language one or two hours after public school hour. From year to year the number of the members varies as some children quit or some children start going to the institution thus causing some parents drop off or adding new parents.
 3. Each member of the Association contributed small amount monthly regularly for the upkeep of the property and institution.
 4. The Association was not registered with the Registrar of Joint Stock Companies in Victoria.
 5. For the purpose of the Association, the land was bought and building was built, but as the Association was not registered as stated in the previous paragraph, the property was registered in the name myself and two others stated above for the convenience sake.
 6. Before evacuation commenced, the Association held a general meeting when it has been decided to cease the function of the Association and also the authority was given to myself and two others under whose names the property is registered to use whatever discretion for the disposition of the property.
- Trusting above will meet your enquiry, I am,

Yours truly,
"Mitsugi Yamashita"

Mitsugi Yamashita

P. O. Box 1841,
Isleworth, B. C.
Feb. 16, 1947.

Mr. W. J. Johnston,
Office of Custodian,
506 Royal Bank Bldg.,
Hastings & Granville,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	FEB 17 1947
File No.	7717 5406
Ans.	
Ref'd	<i>Johnston</i>

McArthur

Dear Sir:

I am very sorry I could not inform you any sooner that my stepfather, Sujeiro Suehiro, has met sudden death due to cerebral hemorrhage 8:30 A.M. on Feb. 6.

In regard with your letter of 4th, I was known that he was once a temporary treasurer during the contribution of funds. There was a record book but when evacuating, he has left it all behind so it is not in our hand now. Please settle matter of distributing said available funds with Mr. T. Nishi and Mr. Yamashita.

I am returning the copies you have sent. I remain,

Copies made for,

File Nos 7717

7716 x 5447.

Yours Truly,

Tayako T. Nishitani.

File # 5406.

C
O
P
Y

Lower Middle Road,
R. R. No. 1, Oakville, Ont.
Feb. 28th 1947.

The Custodian's Office,
506 Royal Bank Bldg.,
Hastings and Granville, Sts.,
Vancouver, B. C.

Dear Sir:

Re: File No. 7717, 7716, 5447, 5406.
Lots 68, 69 & 70/27/157/1/2620
318 Boyne St., New Westminster, B. C.

Received your letter of 4th inst., regarding the
trusteeship of the property formerly known as the Japanese
School House at 318 Boyne St. New Westminster, B. C.

One of the trustees Mr. Suejiro Tsuchida, Reg. No.
10204 of Ashcroft, B. C., has passed away on Feb. 8, 1947.
After talking the matter over with Mr. Mitsugi Yamashita,
Reg. No. 08457 of Oakville, Ont. decided that wondering if
you could make out a cheque for the full credit amount to
both of remaining trustees, Mr. Mitsugi Yamashita and myself
Eijiro Onishi.

Wishing to hear from you soon.

Yours truly,

"Eijiro Onishi"

"Mitsugi Yamashita"

Original on File # 7716/1

7127, 3447,
7126, 3406.

March 18, 1947.

Honors. Hajiro ONISHI and
Mitsugi YAMASHITA,
Registration Nos. 08494 & 08497,
Lower Middle Road,
R. R. No. 1,
Oakville, ONTARIO.

Dear Sirs: Re: Lots 68, 69 & 70/27/197/2/2620,
318 Bayne Street,
New Westminster, B. C.

We are in receipt of your letter of the 26th
ultimo and note contents.

Before making a decision regarding the dis-
position of funds held by us in connection with the sale of
property at the above-mentioned address we should have
further information regarding the Japanese School Maintenance
Association and your intentions regarding what use will be
made of said funds.

The following is an extract from letter dated
May 11, 1944, received from Mr. Mitsugi Yamashita:

"Before evacuation commenced, the Association held a
general meeting when it has been decided to cease the function
of the Association and also the authority was given to myself
and two others under whose names the property is registered to
use whatever discretion for the disposition of the property."

If possible, we would like to inspect the minutes
of the above-mentioned general meeting as this would assist
us to a great extent in arriving at a decision. Further, and
we realize this may be quite difficult for you to do, we would
like to have a list, even though incomplete, of all those who
contributed funds to the building and operation of the above
property. Please advise us also regarding the actual amount
of monies which you, Mr. Mitsugi Yamashita and Hajiro Onishi,
subscribed for the purchase of the land and erection of the
building known as 318 Bayne Street, New Westminster, B. C.

P.T.O.

7717, 5447,
7726, 5486.

(2)

Recore. Hijiyo OISHI and
Hitougi YAMASHITA

March 18, 1947.

Also, what are the names of those who were originally
responsible for purchasing the property.

An early reply to this letter would be appreciated.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTOMER

WJ3/HMS

C. H. Pitts
Barrister and Solicitor Etc

P.O. Drawer 39

Ashcroft, B.C.

April 19th, 1947

EVACUATION SECTION

APR 21 1947

File No.

Asst.

Ref.

M. J. Pitts
sent to you

Department of the Secretary of State,
Office of Custodian (Japanese Division),
560 Royal Bank Bldg.,
Hastings & Granville Street,
VANCOUVER, B.C.

Dear Sirs:

Re: Suejiro Tsuchida
Estate

The above died on the 6th of
February, 1947, and I am instructed that you
hold funds belonging to the deceased.

As I am now preparing the nec-
essary documents leading up to the probating
of his will, I would be much obliged if you
would let me have a statement showing what
amounts you hold as they will of course, form
part of his estate.

Yours truly,

CHP:rl

C. H. Pitts

Mr. Johnston
Please prepare usual summaries.
A.H.

Copy made for
File # 5294.

7716, 5406

May 31, 1947.

C.H. Pitts, Esq.,
Barrister & Solicitor,
P.O. Drawer 39,
Ashcroft, B.C.

Dear Sir:

Re: Estate of Suejiro TSUCHIDA, #10204,
Deceased.

Replying to your letter of May 15th we wish to advise that funds in the account of the above Japanese person amount to \$2745.32. This amount represents the balance remaining on February 6, 1947 from liquidation of real and personal property in the protected area.

At the time of his evacuation from the Coastal area, Suejiro Tsuchida declared that he owned four \$100 Victory Bonds, twelve \$5.00 War Savings Certificates, and \$2700 cash on deposit in the Royal Bank of Canada, New Westminster. Neither the bank account nor the securities were brought under the control of the Custodian.

No outstanding liabilities are indicated on the file of the deceased and no other assets other than those mentioned above with the exception of an interest in proceeds from sale of real property at 318 Boyne Street, New Westminster, which is reported by the registered owners to be held by them in trust for the members of a Japanese language school society. The registered owners of this property are as follows:

Mr. Eijiro ONISHI, #08494, Lower Middle Road, R.R. 1,
Oakville, Ontario.

Mr. Mitsugi YAMASHITA, #08457, Lower Middle Road, R.R. 1,
Oakville, Ontario.

Mr. Suejiro TSUCHIDA, #10204, Deceased.

We have been advised by these three persons that the language school society is not incorporated and that the membership altered from time to time in terms of the school attendance. Some difficulty may be experienced in making distribution of these funds unless an arrangement can be made between the executor of Tsuchida's estate and the two other registered owners regarding the appointment of one or more to take over the proceeds from this sale. The Custodian has no wish to

C.H. Pitts, Esq.,

2.

May 31, 1947.

held these funds which amount to \$1645.34, which do not form any part of Tsuchida's personal credit, but which are now held in a joint account in the names of these three persons.

Upon receipt of a certified copy of Letters Probate, we will be pleased to remit the funds on hand to the named executor.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM:AH

7726, 7727,
5447, 5406.

July 5, 1947.

Angus McMillan, Esq.,
Barrister, Solicitor & Notary Public,
139 Colborne Street East,
Oakville, Ontario.

Dear Sir:

Re: Lots 68, 69 & 70, Block 27, D. L. 757,
Group 1, Plan 2620, N.W.D. - known as
128 Bayne Street, New Westminster, B. C.

We have to acknowledge your advice to us that you have been instructed by Mr. Mitougi Yamashita and Mr. Eijiro Onishi to arrange distribution of the proceeds from the sale of the real property described above.

In the event of your not having already been informed, this property was registered under two Certificates of Title, one, No. 139379E, covering Lot 68, registered in the names of Suyeiro Touchida, Mitougi Yamashita and Eijiro Onishi as "Tenants-in-Common" and one, No. 122525E, covering Lots 69 and 70, registered in the names of the same persons as "Joint Tenants". A building is situated on Lot 68 but Lots 69 and 70 are vacant land. One of the owners, namely Touchida, is reported to have died on February 6, 1947.

Regarding the beneficial interest in this property, Mr. Yamashita stated in a letter to this office, dated May 11, 1944, that this property was registered in the names of himself and two others for the sake of convenience but refers only to the manner in which the premises were maintained for school purposes and does not disclose by whom or in what manner contributions were made to acquire the real property. If your clients have shown you our letters, you will note that we have written to both Mr. Onishi and Mr. Yamashita, asking for more information concerning the interest of the members in the land and building but, as yet, we have received no reply. Copies of our letters of December 9, 1946, and February 4 and March 18 of this year are attached.

Angus McMillan, Esq.

July 3, 1947.

The interests of the three registered owners were vested by the Custodian, the property sold and the proceeds credited to a joint account in the names of these owners. The interest of Mr. Touchin in Lots 69 and 70 would, upon production of Certificate of Death and Succession Duty Release, automatically pass to the other two joint tenants but it will be necessary to deal in some way with the tenancy-in-common of Lot 68 in which the building is situated. Since there is no evidence of a registered Declaration of Trust, it may be feasible to have the personal representative of Mr. Touchin assign his interest to the survivors and, although this particular case has not been referred to our solicitors, we feel that it would be in order to acknowledge a formal request from all parties concerned to pay the proceeds of the sale to the remaining registered owners.

You will understand that the difficulty centers around identification of the persons who are the real owners of this property. We do not wish to stand in the way of distribution of the funds to the rightful persons but feel that our file should be supplied with the information asked for in our previous letters relative to the origin of the funds used to acquire the real property in the first place.

We will be pleased to co-operate with you in every respect in getting this matter settled and will be glad to hear from you further and consider any suggestion which you may wish to make.

Yours very truly,

A. G. Reardon,
Office of the Custodian.

AGS/AC

Enc. copies - Letters May 11, 1944,
Dec. 9, 1946,
Feb. 4, 1947,
March 11, 1947.

14 Dalkeith Ave.,
Hamilton, Ontario,
Aug. 9th, 1947

Dear Sir:

It is over six months since my uncle Suejiro Tsuchida has passed away and I have not heard one word of what has happened to his property and estate.

I am his only blood relative in Canada, my uncle, by my father, Sutjiro Tsuchida, his brother. He is survived by his second wife Fusa married to Suejiro Tsuchida in 1941 and 4 of her children by previous marriage.

As you may remember we were with my uncle until 3 years ago in Bridge River but as there was no future there, or work, we left, to make our home here in Hamilton.

Mrs. Fusa Tsuchida is in Toronto with her 4 children and has been to see us but will not talk of my uncle's sudden death and avoid any talk or mention his estate.

As his only blood relative I think I have the right to know so that I can write to his sister, my aunt who is living in Japan she has sent letters inquiring, but I have nothing to say as yet.

Trusting you will answer my letter promptly and if possible let me know her solicitor acting for her. Thank you, kindly.

Yours truly,

(Jinso TSUCHIDA)

5406, 3321

August 13, 1947.

C. H. Pitts, Esq.,
Barrister & Solicitor,
P. O. Drawer 39,
Ashcroft, B. C.

Dear Sir:

Re: Estate of Suehiro Tsuchida, #10204, Deceased.

We enclose herewith a copy of a letter dated August 9, signed by Jinzo Tsuchida. This is sent for your information in the event of his writing to you direct.

Kindly advise whether Letters Probate have been granted in the above estate and, if so, let us have a certified copy of same, together with a copy of the Will.

Yours very truly,

AGM/AC

Enc. copy Jinzo Tsuchida's letter.

A. G. McArthur,
Office of the Custodian.

C. H. Pitts
Barrister and Solicitor Etc

P.O. Drawer 39

Ashcroft, B.C.

August 15th, 1947.

A. G. McArthur, Esq.,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

EVACUATION SECTION	
AUG 18 1947	
Rec'd	
File No.	5406
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

Dear Sir:

RE: Estate of Suejiro Tsuchida
#10204.

Your letter of the 13th of August received, together with a copy of a letter from Jinzo Tsuchia.

You will recollect that I wrote to you on two or three occasions last spring and received a letter from you on the 31st of May advising me that you had certain funds standing to the account of the deceased and also that some property stood in his name jointly with others in trust for a Japanese Language School Society.

I immediately wrote to the solicitors in Toronto who were acting for Mrs. Tsuchida, as it was necessary to obtain an exact statement of the effects of the deceased before making application for probate. I have not received any reply to my inquiries at all.

I am writing again to her and to her solicitors in an endeavour to get some results.

I might inform you, however, that the will of the late Suejiro Tsuchida appoints Mrs. Fusa Tsuchida sole executrix and sole beneficiary so that Jinzo would not appear to have any interest in the estate.

Yours truly,

[Signature]

CHP/BR

5406, 3321

August 18, 1947.

Mr. Jinso Tsuchida,
Registration No. 08321,
14 Dalkeith Avenue,
Hamilton, Ontario.

Dear Sir:

Re: Estate of Suejiro TSUCHIDA. #10204. Deceased.

Further to our letter of August 13, we have today received a letter from Mr. C. H. Pitts, Barrister, Ashcroft, B. C., who states that he wrote some months ago to the solicitors in Toronto who are acting for Mrs. Tsuchida asking for certain information relative to the estate of the deceased but had not received a reply. He states that he is writing again in an endeavour to get some results.

Mr. Pitts informs us that the Will of the late Suejiro Tsuchida appoints Mrs. Fusa Tsuchida sole Executrix and sole beneficiary and that you therefore appear to have no interest in this estate.

Yours truly,

AGM/AC

A. G. McArthur,
Office of the Custodian.

C. H. Pitts
Barrister and Solicitor Etc

P.O. Drawer 39

Ashcroft, B.C.
October 2nd, 1947

EVACUATION SECTION	
Rec'd.	OCT 4 1947
File No.	7716/5406
Ans.	
Referred	<i>M. A. Smith</i>

The Office of the Custodian,
Japanese Evacuation Section,
Department of the Secretary of State,
500 Royal Bank Bldg.,
VANCOUVER, B.C.

Dear Sir:

re: Estate of Suejiro Tsuchida
No. 10204, Deceased
Your file 7716 and 5406

a. Feb 6. 47

Further to your letter of the 31st of May last in which you stated that you have funds belonging to the deceased in the sum of \$2745.32 which is the balance remaining from the liquidation of real and personal property belonging to the deceased in the protected area.

I am today advised that the deceased owned real estate to the value of \$8000.00 or more and it would seem that in that event some payments must have been made to Tsuchida during his lifetime.

I would be glad if you would let me have a statement of his account showing just what each property was sold for and the disposition of the money, and in view of the fact that probate of the estate is being held up pending the proper information as to the assets of the deceased, I would be glad if you would give the matter your very early attention.

Yours truly,

C. H. Pitts

CHP:rl

*Statements sent to
Tsuchida March 20/48.
Also general statement
of acct.*

C. H. Pitts
Barrister and Solicitor Etc

P. O. Drawer 39

Ashcroft B.C.
December 31st, 1947

EVACUATION SECTION	
Rec'd	JAN 2 1948
File No.	5406
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

Office of the Custodian,
Japanese Evacuation Section,
Department of the Secretary of State,
500 Royal Bank Bldg.,
VANCOUVER, B.C.

Dear Sirs: re: Estate of Suejiro Tsuchida
 10204, Deceased

In connection with the above estate, the widow has appointed Mr. Arthur Nishiguchi her attorney to apply for letters probate of her late husband's estate. She has also appointed him her attorney to present a claim to the Commission now sitting investigating the sale and disposal of Japanese property, and has asked me to submit a claim to the Commission on behalf of the estate.

Would you be so kind as to let me have a statement of the real and personal property taken over by you and the sale price thereof.

It is not necessary for you to include in this the property known as 318 Bayne Street, New Westminster, which was held in trust, as the other trustees will no doubt be looking after this matter.

I would be glad if you would give this matter your immediate attention as it is necessary of course, to file a claim without undue delay, and I would not wish to have to apply to the Commission for the extension of time on the grounds that the information could not be obtained in time.

CHP:rl

Yours truly,

[Signature]

January 2, 1948.

C. H. Pitts, Esq.,
Barrister and Solicitor,
Post Office Drawer 39,
Ashcroft, B. C.

Dear Sir:

Re: Estate of Sueiro Tsuchida, #10204, Deceased.

We thank you for your letter of December 31, 1947, advising that Mr. Arthur Nishiguchi has been appointed to apply for Letters Probate of the estate of the above deceased.

real and
Regarding disposition of Personal Property which came under the control of the Custodian, general statements of account were sent to Mr. Tsuchida from time to time, together with particularized statements covering the sales of the Real Property, the last statement as at February 23, 1945, showing a credit balance of \$3627.46. We now attach a complete statement of the account up to December 31, 1947. For your information we also attach copies of the statements covering the sales of parcels of realty, namely 536 Ewen Avenue, 540 Ewen Avenue and 546 Ewen Avenue, New Westminster, B. C.

Concerning Personal Property, Mr. Tsuchida declared the following: "Furniture of 546 Ewen Avenue, rented with the building to Mr. Sherneck; \$1000.00 owing from Seshiro Tsuchida, New Westminster, B.C.; \$500.00 owing from Jinzo Tsuchida, New Westminster, B. C.; four \$100.00 Victory Bonds; twelve \$5.00 War Savings Certificates; \$2,700.00 in a Savings Account in the Royal Bank of Canada, New Westminster, B. C.; Sun Life Assurance Company Policy No. 434367, beneficiary Fusco Tsuchida (wife)".

Of the above, the Victory Bonds, War Savings Certificates, bank account and insurance policy were not brought under the control of the Custodian. Collections from the two debtors are shown on the statement of account, 60% settlement having been accepted from Seshiro Tsuchida in common with other creditors.

C. H. Pitts, Esq.

January 2, 1948.

Regarding the personal property at 546 Ewen Avenue, we attach a list of goods as inventoried by Messrs. Coulthard & Sutherland, agents for Tsuchida, showing disposition of these goods, together with a copy of the record of goods sold at auction on August 30, 1944. Linoleum, as shown on the general statement of account, was sold to the tenant for \$3.00.

We trust that this information will satisfy the requirements of Mr. Nishiguchi who, we understand, desires to make a claim on behalf of the Estate.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC
Enc. Statement of account
Statements re sale of Real Property
Auction record
List of goods at 546 Ewen Ave.

January 3, 1948.

C.H. Pitts, Esq.,
Barrister & Solicitor,
Ashcroft, B.C.

Dear Sir:

Re: Estate of Suejiro Tsuchida, #10204, Deceased.

Further to our letter of January 2, 1948, containing information requested in yours of December 31st, 1947, we now note on looking over the list of personal goods that there was an omission under "Goods shipped to Mr. Tsuchida by the Tenant, Mr. Sherneck." Would you kindly add "Goods from miscellaneous boxes containing various items such as Mattock, Electric Fan, Musical Instrument, Plectrum, 2 Abacus and Electric Barbers' Clipper".

For your better understanding, Mr. Tsuchida had moved from the protected area of British Columbia to Bridge River, B.C. which is not one of the B.C. Security Commission housing centres, and he was therefore free to have his goods shipped to him as required. He had rented his home at 546 Ewen Avenue, together with the furniture, to Mr. Jack Sherneck, having made arrangements either personally or through his agents, Coulthard & Sutherland, New Westminster. From time to time Mr. Tsuchida requested shipments of goods, and Mr. Sherneck was advised by this office to make the shipments as requested.

Upon sale of the real property, Mr. Sherneck still being the tenant, certain goods which remained on the premises were removed for sale by auction, and others which were dilapidated or for some reason such as mattresses, were of no commercial value, were discarded.

With reference to Mr. Nishiguchi's application for Probate of the Estate of Suejiro Tsuchida, please let us have certified copies of the Appointment of the Administrator and of the Will in order that funds at credit may be turned over to the legal representative.

Yours very truly,

A.G. McArthur,
Office of the Custodian.

AGM/GH

C. H. Pitts
Barrister and Solicitor Etc.

P.O. Drawer 39

Ashcroft, B.C.
April 6th, 1948

EVACUATION SECTION	
Rec'd	APR 9 1948
File No.	<i>[Signature]</i>
Ass.	<i>[Signature]</i>
Referred	

Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
Hastings & Granville,
VANCOUVER, B.C.

Dear Sir:

Re: Your File No. 5406 - Estate of
Suejiro Tsuchida, No. 10204 - Deceased

I now enclose certified copy letters of administration with the will annexed, copy, certificate of discharge under the Succession Duty Act, and certificate of discharge under the Probate Fees Act.

I shall be glad if you will have the amount of \$2745.32, standing to the credit of the deceased with your Department, transferred to the estate account at the Bank of Montreal, Ashcroft, B.C.

Yours truly,

C. H. Pitts.

Per: *J.R.M.*

JRM:rl
Encls.

April 9, 1948.

C. H. Pitts, Esq.,
Barrister & Solicitor,
Ashcroft, B. C.

Dear Sirs

Re: Estate of Suejiro Tsuchida, #10204, Deceased.

We have to acknowledge your letter of April 6, attaching Certified copy of Letters of Administration with Will annexed, a copy of Succession Duty Release and Certificate of Discharge from Probate Fees.

We are, as requested, transferring the sum of \$2745.32 to the Bank of Montreal, Ashcroft, for the credit of the Estate of Suejiro Tsuchida, Registration No. 10204, Deceased. We are advising the Bank to hold these funds until we have an acknowledgment from the Administrator. Would you kindly have this sent forward. When received we will advise the Bank at once.

Yours very truly,

AGM/AC

A. G. McArthur,
Office of the Custodian.

April 9, 1948.

Registered Mail

Bank of Montreal,
Ashcroft, B. C.

Dear Sirs:

Re: Estate of Suejiro Tsuchida, Registration
No. 10204, Deceased.

We are requested by Mr. C. H. Pitts, Ashcroft, B. C., Solicitor for the Estate of Suejiro Tsuchida, Deceased, to transfer to the Estate Account at the Bank of Montreal, Ashcroft, B.C. the sum of \$2745.32 now held in our office.

We are accordingly enclosing herewith Custodian cheque in your favour to be deposited to the credit of the account of the Estate of Suejiro Tsuchida, Registration No. 10204, deceased.

Mr. Pitts has sent us Certified Copies of Suejiro Tsuchida's Will and of the grant of Letters of Administration with Will annexed to Arthur Nishiguchi "the duly appointed attorney of the said Fusa Tsuchida, for her use and benefit and until she shall apply for and obtain probate of the said will". We therefore request that these funds be held until we advise you that we have received an acknowledgment from the Administrator.

Yours very truly,

AGM/AC
Enc. cheque \$2745.32

A. G. McArthur,
Office of the Custodian.

ASHCROFT, B.C.

14th April 1948.

re Estate of Suejiro Tsuchida, #10204, decd.

I hereby acknowledge that I have received
from the Office of the Custodian, Japanese
Evacuation Section, the sum of \$2745.32, for the
credit of the above mentioned Estate.

.....*K. Kishiguchi*.....
Administrator with the Will annexed.

MEMORANDUM

File 5406

June 8, 1949.

TO: MRS. M. SCOBY

FROM: MRS. A. G. McARTHUR

Re: Estate of Suejiro TSUCHIDA, DECEASED.
Registration No. 10204.

Letters of Administration with Will Annexed were granted to Arthur Nishiguchi on February 26, 1948 (copy on file) and the total funds to the credit of the deceased were forwarded to Mr. Nishiguchi through the Bank of Montreal, Ashcroft, B. C., for which a receipt was signed by "Arthur Nishiguchi, Administrator with Will annexed".

This file may now be closed.

/AC

A handwritten signature, likely of Arthur Nishiguchi, is written over a horizontal line. The signature is in cursive and appears to be "A. Nishiguchi".