

3413

BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO.

5413

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: YOSHIOKA, Katsutaro

HOME ADDRESS: 944 W. 8th Ave., Vancouver, B.C.

REGISTRATION NUMBER 06748 SEX: Male AGE: 61

OCCUPATION: Retired

(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: None

MARRIED? Widower

NAME OF WIFE OR HUSBAND: None

ADDRESS OF WIFE OR HUSBAND: None

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN:

AGE OF CHILDREN:

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

1. LOCATION AND DESCRIPTION: Title No. 72607-K. Lot 3, Block 297,

District Lot 526, Group 1, New Westminster District,

Plan 590, at 874 - W. 6th Ave., Vancouver, B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: Frame dwelling used as rooming house,
~~residing 13 families~~ number of rooms unknown.3. INSURANCE (Give particulars; state where policies are) \$2000.00 Fire Ins. name of
Company, policy number unknown. Premiums paid to date, policy in
owners' possession, at 944 W. 8th Ave., Vancouver, B.C.

4. TAXES (Amount and where payable) Taxes \$109.00 paid to City of Vancouver, B.C.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None

6. OCCUPANCY AND LEASES (If vacant so state) 13 families occupy rooms at above
dwelling. total rentals for the month approximately \$90.00

* the other 1/4 interest is:-
KAZO FURUHASHI.

↑
no
rights
interest

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: ~~Title in owners' possession~~
Mr. F. Sahichi, now evacuated
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Donzaburo Mori & Sute Mori, addresses unknown, have 1/4 interest in above
9. IF FARM LAND STATE CROPS SOWN: ~~None~~ property.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Lives with son at 944 W. 8th Ave.,
Vancouver, B.C.
2. LANDLORD'S NAME AND ADDRESS: Son (Sutejiro) at above address
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:
- 3 double beds and mattresses, 1 three-quarter bed, 3 tables and 12 chairs,
quantity of carpenters' tools, 3 boxes of kitchen utensils, kitchen stove,
Singer sewing machine, stored at 944 W. 8th Ave., Vancouver, B.C.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: None

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

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
None

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: Four \$250.00 policies Prudential Life Ins. Vancouver, B.C.
Beneficiary son (Matanogio). Policy numbers -68001095- 68001093, 68001092
68001055. Premiums paid to date, Policies in owners' 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)

K. J. J. J. J.

M. Kula

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date

Aug 24/43

ur File No.

5413

ull Name

YOSHIOKA, Katsutaga

(Surname in Block Letters)

Registration No.

06746

Male - Female
(check)

Age

April 19, 1881

Former Address

944 W 8th Ave. City

Date Evacuated

Oct 15/42

Naturalized - Canadian-Born - National
(check)

Present Address

Reverend, B.C. Japanese B.C.
(for Record 7/9/43)

WIDOWER
Married - Single
(check)

Name of Wife

YOSHIOKA, Irie (deceased)

Name of Husband

Name of Mother

Name of Father

Names of Children under 16

Requested by

S. M.

Registered with Custodian

YES
(Yes or No)

Additional Information

Retired (Lumbermill Hand)
Owner of House & lot at 874 W 6th Ave. City

REAL PROPERTY SUMMARY

JAPANESE NAMES: Katsutaro YOSHIOKA - Reg. No. 06748 File No. 5413.
Sute MORI - Reg. No. 00057 " " 9451.
Densaburo MORI - In Japan Int. 1380.
Kazo FURUHASHI - In Japan Int. 321.

CATALOGUE NO: 349.

PROPERTY ADDRESS: 874 West 6th Avenue, Vancouver, B. C.

LEGAL DESCRIPTION: City of Vancouver, Lot 3, Block 297, District Lot 526, Group 1, N.W.D., Plan 590.

TITLES AND ENCUMBRANCES:
An undivided $\frac{1}{4}$ interest Sute MORI, Certificate of Title No. 94412-K. Vesting 34771 - 28th August, 1942.
An undivided $\frac{1}{4}$ interest Densaburo MORI, Certificate of Title No. 5768G. Absolute. Vesting 34757 - 28th August, 1942.
An undivided $\frac{1}{4}$ interest Kaza FURUHASHI, Certificate of Title No. 5766G. Absolute. Vesting 35886 - 15th March, 1943.
An undivided $\frac{1}{4}$ interest Katsutaro YOSHIOKA, Certificate of Title No. 72607-K. Vesting 34758 - 28th August, 1942.
Apart from above vesting certificates there are no registered encumbrances against any of the four interests.

ASSESSED VALUE: The Assessment of Lot 3 in 1942 was:-
Land \$2300.00
Improvements \$1050.00 - \$3350.00. Taxes - \$114.58.

CLASSIFICATION: Commercial and apartment on property with a frontage of 50' on 6th Avenue and 120' in depth, no lane at rear. Property is in an industrial area and the building is a 2 storey and attic frame structure about 26' wide by 90' long, with a small store and six 2 and 3 rooms suites on the ground floor and six small suites on the second floor. There is no heating on the premises except what the tenants provide for themselves. Plumbing is very poor and the building is dilapidated. The foundations on the East side have rotted and need renewing. The store has been vacated and boarded up. Both Macaulay, Nicolls, Maitland & Co. Ltd., and Ker & Ker, Agents, who inspected the building recommended that the whole building be boarded up.

HISTORY OF ADMINISTRATION: Ker & Ker were appointed Agents on the 28th April, 1942 and on the 30th June, 1942, rented the entire premises to Peter Joe, Chinese, at \$25.00 per month. The tenant to make any repairs and to pay water and light charges.
The City Sanitary Inspector wrote on the 29th May, 1944, complaining of five infringements of the City By-law and that all toilet tanks were in need of repair. This was reported to the tenant who advised on the 8th August, 1944, that all items mentioned had been complied with except the toilet tanks, for which he was unable to get lumber.
The Fire Warden reported that there had been a roof fire and the

Files 5413, 9451, Int.1380
and Int.321.

SOLD: To Harry Singh for \$2,500.00 as at 25th August, 1945.
Approval of Advisory Committee - 4th August, 1945.

TITLE: Certificate of Title No. 13385Q-L, dated 30th November, 1945, issued and was sent to McCarron & Hawbolt, Purchaser's Agent, on the 17th January, 1946, and receipt was acknowledged by Harry Singh, 14th January, 1946.

No. 72607-K: In the name of Katsutaro YOSHIOKA, was received and sent to the Land Registry Office for cancellation on the 19th January, 1946. The three other Titles were not received.

DATED: October 15th, 1946.

Ann. Henephenon

54
435 Howe St.,
Vancouver, B.C.,
May 28, 1942.

Attention Mr. C.L. Drewry

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

Dear Sirs:- re YOSHIOKA, Katsutaro.

1. Legal Description: Lot 3, Block 297, D.L. 526, having a frontage of 50 ft. on 6th Ave. West by a depth of 120 ft., no lane, between Willow and Laurel Streets, known as 874 West 6th Avenue.

This property is in an industrial area, being immediately across the road from lumber yards.

2. The building is a two-storey and attic frame structure approximately 26 ft. wide by 90 ft. long, divided into a store on the first floor, with rooms at rear and a number of rooms on the 2nd floor. The plumbing is very poor and the building is dilapidated. The foundations on the East side have rotted and need renewing. There is a large wood shed at the rear, and another on the West side of the property. //

3. There is no furniture or personal property of the owner in the building. The property listed in the "JP" form is all located at 944 West 8th Ave., where he is living with his son until evacuated.

4. There is reported to be a fire insurance policy for \$2000.00 in the Royal Insurance Co. expiring June 12, 1942, but the owner could not locate the policy - Policy #666688 - (Ker & Ker, agents).

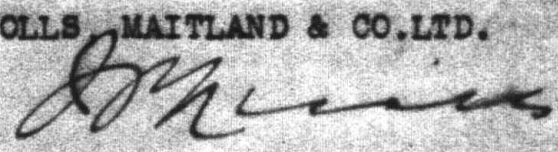
5. The property is reported to be clear title. J

6. We have had our contractor, The Central Carpenters, inspect the building, and their report and estimate is attached. The store has been vacated and boarded up, but the rooms upstairs cannot be closed up until two Japanese families now living there are evacuated. One Japanese woman apparently has not reported to the authorities and did not know when she might be leaving. We recommend that this property be boarded up as soon as it is vacated.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Encl.

Per 

Date... September 6, 1945.

REAL PROPERTY MEMORANDUM

File No. Evac. 5413 & 9451 and Int. 321 & 1380.

YOSHIOKA, Katsutaro

Name. MORI, Sute

MORI, Denzaburo

FURUHASHI, Kazo

Re: Catalogue No.

349

Registration No. 06748
00057
01517(In Japan)
In Japan

Address: 874 W. 6th Ave., Vancouver, B. C.

Legal Description: Lot 3, Blk. 297, D. L. 526, Group 1, N.W.D., Plan 590.
Apartment House

TITLE AND ENCUMBRANCES

A. Certificate of Title No. 72607 K.

Whereabouts: (Stated to be in possession
of Katsutaro YOSHIOKA - see "JP" form)

Registered owner: Katsutaro YOSHIOKA

Reg. No. 06748

Property:

City of Vancouver

An undivided one quarter (1/4) interest in

Lot 3, Block 297, District Lot 526,

Group 1, New Westminster District, Plan 590.

(NOTE: Have written K.
Yoshioka Sept. 6,
1945 re where-
abouts of Title)

B. Charges.

Registered:

None.

Vesting:

34758.

Unregistered:

No evidence found

Taxes:

\$108.36 - 1945 taxes paid.

Water:

Paid by tenant

Insurance:

\$2000.00 - expires June 12, 1947.

Assessed Value: Land:

\$1050.00

Improvements:

\$2200.00

Valuation by Appraiser:

\$2,750.00

Amount of Bid:

\$2,500.00

Approved by Advisory Committee:

September 4th, 1945

Paid as shown in attached letter: \$2,500.00 paid in full

Name of transferee as attached letter:

Harry Singh.

1537 West 4th Avenue, Vancouver

ADMINISTRATION.

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

Monthly tenancy. Rented at \$25.00 per month to Peter Joe.

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

Nil

Chattels: Particulars of those stored on the premises.

None left on premises - see Protection Department memo of June 20/44.

Named Agent:

P. Doust.

MORI, Denzaburo
YOSHIOKA, Katsutaro
MORI, Sute
874 W. 6th Ave., Vancouver, B. C.
Evac. File ~~1366~~ INT. 1380
5413
9451



Picture Taken April 29, 1943

701 5413
File Nos. 5413, 9451 and
Int. 321 and 1380.

Catalogue No. 349.

December 4th, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Gramer

Katsutaro YOSHIOKA, Sute MORI,
Kasa FURUHASHI and Densaburo MORI
City of Vancouver
Lot 3, Blk. 297, D.L. 526, Gp. 1,
N.W.D., Plan 590.

With reference to the above property which was recorded in the
Vancouver Land Registry Office, October 29th, 1945, we attach herewith
the following documents in connection therewith.

1. Copy of application number 133849-L, dated October 29th, 1945,
registering the property in the name of the Custodian
(Transmission).
2. Copy of application number 133850-L, dated October 29th, 1945,
registering the property in the name of Harry Singh (Deed).
3. Duplicate of Transmission dated October 15th, 1945.
4. Duplicate of Deed dated October 15th, 1945 - Secretary of
State to Harry Singh.
5. Certificate of Indefeasible Title number 133850-L, dated
November 30th, 1945, covering the above property in the name
of Harry Singh.

D. A. Gramer

DAC:JS
Atch.

STATEMENT RE SALE OF:

Catalogue No: 349
 Street Address: 874 W. 6th Ave.,
 Vancouver, B.C.
 Legal Description: 3/297/526.

YOSHIOKA, Katsutaro
 MORI, Sute
 Name: MORI, Densaburo
 FURUHASHI, Kozo
 File No: 5413, 9451, I.321 & I.1380.
 Reg. No: 06748, 00057, 01517(now in
 Japan)

Date of Sale and Adjustments September 21, 1945

	<u>Debit</u>	<u>Credit</u>
Sale Price		\$ 2500.00
Real Estate Agents Commission	\$ 125.00	
Charge for Valuation	5.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	2.50	
Encumbrances:		
Mortgage		
Mortgage		
Mortgage		
Other Charges		
Adjustments:		
Fire Insurance		47.52
Taxes		30.28
Water		
	<u>136.50</u>	<u>\$ 2577.80</u>
Net Proceeds credited to your account		\$ 2441.30

Date:.....February 19, 1946.....

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

Catalogue No. 349
Files Nos. 5413, 9451, Int. 138-A, Int. 321
874 West 6th Avenue, Vancouver, B. C.
3/277/526/1/590

December 14, 1945.

HARSH SINGH
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at September 21, 1945)

	DEBIT	CREDIT
Purchase price	\$2,500.00	
Cheques received		\$2,500.00
<u>Amount of rent collected</u>		
September 21st to September 30th - $10/30 \times \$23.75$		7.92
October 1st to October 31st		23.75
Registration fees on deed - \$2,500.00	9.25	
Insurance premium \$82.80 - Ex. 12/6/47 -		
Unearned portion	47.52	
Purchaser's proportion of 1945 taxes paid -		
102/365 x \$106.36	30.28	
Balance owing by purchaser		55.38
	<u>\$2,587.05</u>	<u>\$2,587.05</u>

BALANCE OWING BY PURCHASER \$55.38

File No. 5413, 9451, Int 321, Int 1380
Reg. No. 06748, 00057, Japan, Japan

Katsutaro YOSHIOKA
Sute MORI
Denzaburo MORI
Kazo FURUHASHI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 December 12	Rents collected Agent's commission Insurance premium Savenging Water rates	\$ 11.00 33.10 2.55 13.75	\$ 104.50	
1943 January 26	Land Registry Office - Certificate of Encumbrance	4.00		
July 3	Taxes	118.04		
November 19	Rents collected Water rates Agent's commission Water rates Insurance premium Repairs	13.75 11.96 9.35 23.75	275.00 13.50	
1944 October 4	Transfer to owners' account - 4 @ \$50.00 each	200.00		
November 13	Rents collected Agent's commission Insurance premium	15.00 82.80	300.00	
1945 April 26	Taxes 1943-4-5	344.16		
August 31	Rents collected Agent's commission	12.50	250.00	
September 21	Balance rents to date, net Credit re Sale of Property		15.83 2,441.30	
1946 January 16	Transfer to owners' account - 1 share each 2 @ \$626.10 2 @ \$626.11	2,504.42		
		\$3,400.13	\$3,400.13	

NIL

Catalogue No. 349
Files Nos. 5413, 9451, Int. 1380-A & Int. 321
874 West 6th Avenue, Vancouver, B. C.
3/297/526/1/590
Certificate of Title No. 133850-L

06748 00057
Japan Japan
YOSHIOKA Katsutaro
MORI Sute
FURUHASHI Kyo
MORI Dewaburo

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

Dated at Vancouver B. C., this 14th day of January 1946.

Signed Harvey Singh

Return to the Custodian

PAID TO JAPAN
1942-1945

5413/06748 *Robertson*

Nº 721

DOMINION OF CANADA
DEPARTMENT OF FINANCE

Issued at... **Tokyo, D.C.,**

Date... **June 26th, 1946**

The Government of Canada acknowledges that **YOSHIOKA, Entomaru**
has surrendered property situated in Canada as described herein and agrees to remit the yen equivalent of the net proceeds
of such property immediately, or upon liquidation if such action is required, to Japan under arrangements made with,
and approved by, the United States Government and the Military Authorities in Japan; Provided that from the proceeds
of such property there shall be retained such amounts as are required to repay advances made by the Government of Ca-
nada by way of Repatriation Grant.

Custodian Fund Balance - - - - - 1817.97

NOT NEGOTIABLE

[Signature]
for Comptroller of the Treasury

1208

CTJAP-2
5413 / 06748

Nº 911

DOMINION OF CANADA
DEPARTMENT OF FINANCE

Issued at Tokyo, E.O.
Date July 26th, 1946

The Government of Canada acknowledges that YOSHIOKA, Tatsuzo
has surrendered property situated in Canada as described herein and agrees to remit the yen equivalent of the net proceeds
of such property immediately, or upon liquidation if such action is required, to Japan under arrangements made with,
and approved by, the United States Government and the Military Authorities in Japan; Provided that from the proceeds
of such property there shall be retained such amounts as are required to repay advances made by the Government of Ca-
nada by way of Repatriation Grant.

Cash - NEGOTIA - \$3,100.00
NOT

[Signature]
Comptroller of the Treasury

2113

RECEIVED
1944

5413/06749
JR

Nº 1029

DOMINION OF CANADA
DEPARTMENT OF FINANCE

Issued at **Vancouver, B.C.**

Date **August 1st, 1944**

The Government of Canada acknowledges that ~~XXXXXXXXXX~~ ~~XXXXXXXXXX~~
has surrendered property situated in Canada as described ~~XXXXXXXXXX~~ and agrees to remit the yen equivalent of the net proceeds
of such property immediately, or upon liquidation if such action is required, to Japan under arrangements made with,
and approved by, the United States Government and the Military Authorities in Japan; Provided that from the proceeds
of such property there shall be retained such amounts as are required to repay advances made by the Government of Ca-
nada by way of Repatriation Grant.

NOT NEGOTIABLE
\$40.00 ✓

E. Jackson
for Comptroller of the Treasury

THE UNDERSIGNED ACKNOWLEDGES THAT THE REGISTERED ARTICLE DESCRIBED ON THE OTHER
LE SOUS-SIGNÉ DÉCLARE QUE L'ENVOI MENTIONNÉ D'AUTRE PART

MADE WAS DELIVERED ON THE
A été déposé le

DATE OF DELIVERY
Date de la remise

SIGNATURE OF THE ADDRESSEE (1)
Signature du destinataire

SIGNATURE OF ADDRESSEE'S REPRESENTATIVE (2)
Signature du représentant du destinataire

OR THE POSTMASTER OF THE OFFICE OF DESTINATION
Ou l'agent du bureau destinataire

- (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 of this card.
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'adresse figurant 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.

18 Jan 46

A. C. Schubert

31/1/46

711 Stock Exchange Bldg.,
475 Howe Street,
Vancouver, B.C.,
March 5th, 1947.

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

TREASURY DEPT. CLAIM \$ *NIL*

Dear Sir:

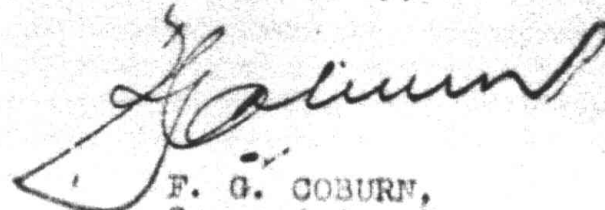
5413

Re: YOSHIOKA, Katsutaro #06748

This will acknowledge the sum of \$ 3.36
received from you on account of the above mentioned which
has been accounted for by this office in the proper manner.

There has been no No.2 Receipt issued in
this instance.

Yours truly,



F. G. COBURN,
Supervising Treasury Officer.

FGC/EJ.

711 Stock Exchange Bldg.,
475 Howe Street,
Vancouver, B. C.,

Nov. 14/46

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

TREASURY DEPT. CLAIM \$ NIL

Dear Sir:

Re: YOSHIOKA, Katsutaru ⁵⁴¹³ #06748

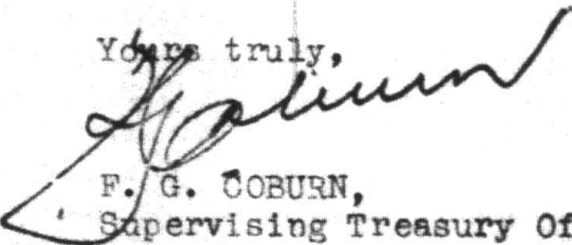
Please note that the above Japanese has
been repatriated to Japan. The following is the status
of his account with this Department, covering the
repatriation transactions:

Money turned in - - - - - \$ 3957.97

Draft Issued- - - - - \$ 3957.97

It will be noted, therefore, that this
party is not indebted to this Department in this connection.
However, should any further monies come into your hands on
this account it should be turned over to this office for
transmission to the Japanese in question.

Yours truly,


F. G. COBURN,
Supervising Treasury Officer.

FGC/EJ.

December 23, 1942

PERSONAL PROPERTY AT 944 WEST 8th AVENUE

1. Katsutaro YOSHIOKA, File No. 5413, Widower, Age - 61, declares effects at 944 West 8th Avenue. These were later moved, comprising 22 boxes and one carton. On November 30th Katsutaro Y. confirms these are all his chattels in the restricted area, but some obviously belong to Mrs. Fusa Yoshioka, wife of son, Masajiro.
2. The house is registered in the name of son, Sutejiro YOSHIOKA, File No. 11341, not registered, age unknown, apparently no chattels. Wife - Mrs. Fumiko Y., yellow card, age 35.
3. Asajiro YOSHIOKA, File No. 1393, another son, age 38, declares the house in the name of (two) above but owned jointly by himself and the following:
 - J. (?) Jack Yoshio YOSHIOKA
 - K. (?) Father Katsutaro Y. Y
 - F. (?) Fumiko Y., wife of Sutejiro Y.

Most of his furniture appears to have been sold to the tenant of 944 West 8th Avenue. This should be confirmed. His wife is Taruko Y., File No. 10904, age 27, yellow card.

4. Yoshio (Jack) YOSHIOKA, File No. 1281, age 21, declares only personal effects in own possession and is not married.
5. Masajiro YOSHIOKA, File No. 1195, age 42, being the eldest son with apparently no interest in 944 West 8th Ave., declares household furniture - value \$100.00 left there. It will be necessary to write to him and confirm this, though it appears probably that these are included in his wife's declaration. His second wife, Mrs. Fusa Y., File No. 10637, age 44, registers 23 boxes, the other things being sold to the landlord or taken with them. From the file it appears that these are the 22 boxes and 1 carton signed for by the father, Katsutaro.
6. There is still another son, George Matanoji YOSHIOKA, File No. 1757, age 28 (wife - Haruye Y., File No. 10905, yellow card) He declared effects at 944 West 8th Avenue, as well as stock and equipment at 2200 West 4th Ave. The latter is all sold, but a check-up is required of the former.

Files: 5413
9432
Int: 1380
Int: 321

MEMORANDUM

March 13th, 1944.

TO: Accounting Department
FROM: Administration Department

Re: 874 West 6th Avenue,
Vancouver, B. C.

Respecting the above property, up to the present this has been kept under File No. 1366 - Densaburo MORI, Registration No. 01517 - with a note to the effect that this Japanese has an undivided one-quarter interest in the property with Katoutaro Yoshioka, Reg. No. 06748; Sato Mori, Reg. No. 00057; and Kase Furuhashi, Internee.

Densaburo MORI has been repatriated and although his personal account has been transferred to Internee Account 1380, after consulting the Internee Section it is not considered desirable to transfer the property account to the Internee Section as the property was advertised in our Catalogue and we have been handling the matter all along.

In the circumstances will you please transfer the 1366 Joint Account to 5413 - Yoshioka, Katoutaro - with a note to the effect that Yoshioka has an undivided one-quarter interest with:

Densaburo MORI - Internee File 1380
✓ Sato MORI - Evacuee File 9452 ✓
Kase FURUHASHI - Internee File 321

P. Doust.

PD/ER
cc to Mr. Pears,
Internee Section.

MEMORANDUM

File Nos.: 5413
3359
9451

March 29th, 1944

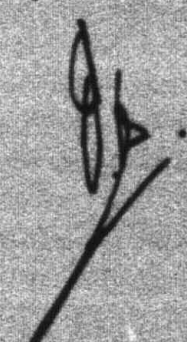
To: FILES

From: Mr. Douet

Re: 874 W. 6th Avenue

Although Mrs. Sukegoro (Sute) Mori, Registration No. 00057, declared she had no property and signed a "No Property" yellow card which is on her file, and her husband, Sukegoro Mori, Registration No. 00056, declared in his "JP" form that he owned one quarter interest in the above property, it was since found from the Certificate of Encumbrance that the title was in the name of Sute Mori. This being the case, her file number has been given to the Accounting Department and her one quarter interest included with the other three partners.

PD:IF



MEMORANDUM

File No.: 15022

June 14th, 1944.

3359

5413

9451

Int. 321

To: Mr. Spain

From: Mr. Green

Re: Catalogue Number 349

874 West 6th Avenue

Owners: Mr. & Mrs. HORI

Katsutaro YOSHIOKA

Kozo FURUBASHI

Tenant: Mr. Peter Jap

(3359

File 9451

" 5413

" Int 321

No chattels were declared at this address by the joint owners and I think none were left by them. Both Macaulay, Nicolls, Whitland & Co. and Kay and Kay recommended that the property be boarded up and this was done at least in part.

There has now been brought to my attention registration of Kenshiro Onishi declaring barber shop equipment, living room fixtures and furniture, kitchen utensils, furniture and bedroom suite, located in the first room on the East side, directly behind the store at this address. Will you please see what can be found? Unless you find articles belonging to the joint owners of these premises, I think your report need appear only on file 15022.

RF0:IF

MEMORANDUM

File Nos. 11341

September 7th, 1944

5213
10637
1393
1193
1757

TO: Mr. Doust

FROM: Mr. H. P. Green

Re: Catalogue No. 373
944 West 8th
Owner: Sutejiro YOSHIOKA
Tenant: Mr. York
Purchaser: Mrs. Comasult

The chattels are rather confused on these files - see mine of December 23rd, 1942, which this memo supersedes.

From Mr. Spain's memo to files 11341 and 1393, dated October 12th, 1943, it appears that not much of value is left here though this may refer only to the contents of the attic.

Some of the effects declared by the father, file 3413, were moved to 992 Powell Street as per statement of September 30th, 1942, on that file. The balance appears on an inventory in the daughter-in-law's file 10637, dated January 4th, 1943.

It seems probable that this inventory includes the effects of the other sons whose files are attached hereto, as well, perhaps, as of some friends, e.g. a "NISHIMURA" whose name appears on one article on the list on file 10637.

If you will send this memo to Mr. Spain, he will take the inventory on file 10637 and see what he can find.

HFG/MEG

MEMORANDUM

August 28th, 1945.

Files: 5413, 9451, I. 1380 and I.321
(Master File 5413)

TO: Mr. F. G. Shearn

FROM: Mr. Doust

Re: Catalogue No. 349
874 W. 6th Ave., Vancouver, B. C.
Lot 3, Blk. 297, D. L. 526.
1945 Assess't: Land \$1050.00, Imp. \$2200.00
Present Min. Acceptable Price \$2750.00

Respecting McCarron & Hawbolt's revised offer of \$2500.00 for this property, would comment as follows:

This is a two storey and attic frame structure, 26' wide by 90' long, divided into a store on the first floor with rooms at the rear, and a number of rooms on the second floor. Macaulay, Nicolls, Maitland & Co. Ltd., when reporting on this property in May 1942, stated: "The plumbing is very poor and the building is dilapidated. The foundations on the East side have rotted and need renewing. There is a large wood shed at the rear, and another on the West side of the property".

The property was rented to a Peter Joe for \$25.00 per month and it was arranged that he would do all necessary repairs, pay the water bill, electric light bill, etc. As Ker & Ker Limited were appointed agents by one of the four owners of this property, Macaulay, Nicolls, Maitland & Co. agreed that Ker & Ker Limited should be appointed agents and they have handled the property ever since. At the time they took over in June 1942 they confirmed that the property was in a very dilapidated condition and that it was a building that could not be occupied by white people. Our agents endeavored to rent the premises for \$40.00 per month but were finally forced to accept \$25.00 on the lines indicated above. On two or three occasions the Health Department have reported on the property and the minor repairs they suggested have been completed by the tenant, Peter Joe, who is a Chinese.

I am of the opinion that it is only due to the present abnormal demand for accommodation that the Health and Building Departments have allowed portions of this building to be occupied and also because the property has been in our hands. A change of ownership may mean that in the near future very heavy demands are made for radical improvements or alternatively the property may be condemned. I would feel much happier about this case if we obtained a report from the Health, Building and Electrical Departments of the City Hall before any sale was made. In a similar case recently I obtained reports from the Departments concerned within three or four days, this by speaking on the telephone to the heads of the Departments concerned.

(over)

However, it may be considered that the respective purchasers having inspected the premises know what they are purchasing and if this is the case I would suggest that a strong recommendation be made to the Advisory Board that the offer of \$2500.00 be accepted forthwith.

PD/E



C
O
P

Y (Original on file 1747)

Matanoji George Yoshioka,
Reg. No. 06759
Rosebery, B. C.

January 23, 1946

Department of the Secretary of State
Office of the Custodian.

To whom it may concern

Dear Sir:

I would like to state that all household effects
left at the house No. 944 West 8th Avenue, Vancouver, B. C., are the
belongings of my father "Katsutaro Yoshioka".

Yours truly,

"Matanojio YOSHIOKA"

MEMORANDUM

Files 5413 and 10637

June 25th, 1946

TO: Miss C. Girard

FROM: E. Robertson

Re: Katsutaro YOSHIOKA, #06748 - File 5413

Fusa YOSHIOKA (File 10637) declared chattels left at 944 W. 8th Avenue, but subsequently stated in a letter dated January 16, 1946, that these chattels should be credited to her father-in-law's account 5413. However, on the inventory on file 10637, dated January 4, 1943, there is shown "1 box books marked 'NISHIMURA' " and as these books were sold at Vancouver Auction 511 on September 21st, 1944, and the proceeds credited to Katsutaro YOSHIOKA's account 5413, will you kindly transfer the following items to Suspense Account until the correct NISHIMURA account is determined:

Book of Knowledge Set	\$6.00
Miscellaneous Books	\$7.00

E. Robertson

Accounting Department

Charge to File 5413 - YOSHIOKA, Katsutaro.

Credit: Chattel Suspense Account - UNIDENTIFIABLE "NISHIMURA", Vancouver 511.

Realised: \$13.00 -- Less Expenses: \$3.36 -- Credited: \$9.64

Credit 5413: "	\$118.75	"	"	\$30.80	"	\$87.95
						\$97.59

Transferred 27/6/46.

C. Girard

NAME YOSHIOKA, KatsutaroREGISTRATION NO. 06748FILE NO. 5433

The following chattels were sold by public
 auction at 1047 Seymour St., Vancouver, B.C. on September 21, 1944.

Metal tanks	\$ 0.50
Dishes	3.25
Playing cards	0.65
Japanese tea set	2.75
Dishes	2.50
Trays	2.25
Lacquerware	1.60
Old camera	1.60
Baby plate	0.70
3 Bowls	3.75
Developing lamp (incomplete)	0.40
Crockery	1.05
Box of lacquerware	1.50
Box of lacquerware	1.20
Fish bowl	0.35
2 Bowls and 2 vases	0.50
Coat hangers	0.50
1 Box miscellaneous	1.05
1 Box miscellaneous	0.75
3 old glass lamps (incomplete)	0.25
Barphones	1.20
Book of knowledge set	6.00
Health machine	1.50
Pictures and frames	1.45
Golf bag	1.30
Box of junk tools	1.85
Kans decorations	2.75
6 Boxes of junk	3.55
Total	\$ 45.75

carried forward:

10.70

~~Less expenses:~~~~Net proceeds credited:~~~~Members of Custodian Staff Present.~~~~Extracted from Auctioneering List No.~~~~Remarks.~~

Suspense
Chikuma

NAME YOSHIOKA, Katsutaro

REGISTRATION NO. 06748

FILE NO. 5413

The following chattels were sold by public
 auction at 1047 Seymour St., Vancouver, B.C. on September 21, 1944

	Brought forward:	
Can of cleaning fluid	\$45.70	10.70
Broken baby walker	0.45	
Curtain stretcher	0.65	
Old blinds	0.35	
Meat saw	0.90	
Baseball bats and hockey stick	1.75	
Screens	0.50	
Miscellaneous books	0.50	
2 Old birdcages	7.00	
Stool	1.10	
Hall stand	0.10	
Card table	0.60	
2 Old screen doors	0.75	
Screens	0.25	
Athletic mats	1.85	
2 Broken bridge lamps	2.50	
Broken gramophone	0.60	
3 Gas radiants	1.85	
Step ladder	35.25	
Bed	2.60	
Combined desk and bookcase	10.00	
Buffet top	13.50	
Oil heater	1.50	
	0.50	

Total

(Auctioneer's Fee: ~~11.87~~ 11.87
 Less Expenses: (Advertising: ~~4.05~~ 4.05
 (Moving: ~~16.50~~ 14.88)

Net Proceeds Credited:

\$	131.75	118.75
\$	34.26	30.80
\$	97.49	87.95

Members of Custodian Staff Present. Mr. Smith

Extracted from Auctioneering List No. Vancouver 511

Remarks. Transfers to Chetel Surplus Account "Nishimura"
 June 27, 1945. C.G.

NAME YOSHIOKA, KatsutaroREGISTRATION NO. 06748FILE NO. 5413

The following chattels were sold by public
auction at 992 Powell St., Vancouver on September 26, 1944.

Box dishes	\$ 1.25
Pan glasses	0.60
Box glasses	0.80
Box dishes	0.90
3 Platters	1.50
Box dishes	2.00
Large platter	1.10
Box dishes	3.75
10 Trays	2.00
5 Trays	2.10
Box dishes	2.75
12 Dishes	2.90
12 Dishes	2.90
12 Dishes	3.25
6 Dishes	1.00
5 Trays	2.00
5 Trays	2.25
4 Trays	1.00
5 Trays	2.50
5 Trays	1.00
5 Trays	1.25
9 Trays	3.50
3 Boxes lacquerware	2.50
2 Vases	1.00
5 Bowls	0.50
4 Platters	0.75
Glassware	1.10
6 Bowls	1.80
Total	\$ 49.95
Less Expenses	
Net Proceeds Credited	
Monies of Custodian Still on Hand	
Balance on Hand	
Remarks	

NAME YOSHIOKA, Katsutaro

REGISTRATION NO. 06748

FILE NO. 5413

The following chattels were sold by public
auction at 992 Powell St., Vancouver on September 26, 1944.

	Brought forward	49.95
Large Jardinere		\$ 10.50
Box dishes		0.75
Box dishes		1.25
Box dishes		2.00
Box dishes		0.50
Box dishes		1.00
Glassware		0.50
Dishes		2.25
11 Trays		4.00
Dishes		2.75
Dishes		2.00

Total		\$	
	(Auctioneer's Fee: \$ 7.75		77.45
Less Expenses:	(Advertising: 2.68	\$	21.57
	(Moving: <u>11.14</u>		
Net Proceeds Credited:		\$	<u>55.88</u>

Members of Custodian Staff Present. Mr. Wills
Extracted from Auctioneering List No. Vancouver 32.

Remarks

NAME YOSHIOKA, Katsutaro

REGISTRATION NO. 06748

FILE NO. 5413

The following chattels were sold by public
auction at Vancouver, B.C. on November 28, 1945.

3 Boxes festival toys
Records

\$ 1.50
0.50

Total

(Auctioneer's Fee: \$0.20
Less Expenses: (Advertising: 0.18
(Moving: 0.22

\$ 2.00
\$ 0.60
\$ 1.40

Net Proceeds Credited:

Members of Custodian Staff Present. Mr. Wills
Extracted from Auctioneering List No. Vancouver 55.
Remarks.

FIRE INSURANCE SUMMARY

Katsutaro YOSHIOKA	-	Reg. No. 06748	File No. 5413.
Sute MORI	-	" " 00057	" " 9451.
Densaburo MORI	-	" " (In Japan)	" " Int. 1380.
Kazo FURUHASHI	-	" " (In Japan)	" " Int. 321.

Katsutaro YOSHIOKA declared \$2,000.00 insurance on the building known as 574 West 6th Avenue, Royal Insurance Company Ltd., Policy No. 66668, expiring on the 12th June, 1942, which was renewed by Policy No. 696276, in the Royal Insurance Company Ltd., \$2,000.00, expiring on the 12th June, 1943, which was renewed by Royal Insurance Company Ltd., Policy No. 6/696396, expiring 12th June, 1944. This Policy was renewed by Policy 6/737720 in the amount of \$2,000.00 on the building, expiring on the 12th June, 1947. The latter policy was transferred to the purchaser on the 1st of November, 1945.

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

October 15th, 1946.

IM:JS

[Signature]

附录 2

FILE NO.

YOSHIOKA, Katsutaro

5419

(See also Files 1366, 9451 & Int. 321)

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Royal Insurance Company	<i>Renewed P.D. 696396</i> 696276	\$2,000.	June	12	1943	Lot 3, Blk. 297, D.L. 526, S. side of W. 6th Ave. Vancouver, B. C.
Royal Insurance Company.	<i>Renewed P.D. 737720</i> 6/696396	\$2,000.	June	12	1944	Lot 3, Blk. 297, D.L. 526, S. side of W. 6th Ave., Vancouver, B. C.
Royal Insurance Company	<i>Trans. 2 new owner Nov. 1/45</i> 6/737720	\$2,000.	June	12	1947	Lot 3, Blk. 297, D.L. 526, S. side of W. 6th Ave. Vancouver, B.C.

SUMMARY of LIABILITIES

File No. 5413

January 8th, 1946

Re: Katsutaro YOSHIOKA
Reg. No. 06748.

This file reveals no claims against the above Japanese
person.

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

Doyle

E. Doyle.

PD/ER

cc Mr. McArthur
Mc
(1380, 5413, 9451 &
Int. (321

September 11, 1945.

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

Dear Sirs:

Re: Catalogue No. 349
874 West 6th Avenue
Vancouver 1/2/297/526/1/590

Your letter of August 8, 1945 enclosing cheque for \$220.00 and offer to purchase the above described property for \$2,500.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward us a certified cheque for the balance of the purchase price, namely, \$2,280.00.

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

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

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

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

Enclosed please find Hindu identification form, which should be filled in and returned to this office.

Yours truly,

F. G. Shears,
Director.

Mc
Enc. 2

McCARRON & HAWBOLT

REAL ESTATE AND INSURANCE

HOMES : FARMS : APARTMENTS

350 WEST PENDER STREET

VANCOUVER, B. C.

August 8th, 1945.

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

File # 1380,5413,9451 & 321.

Dear Sir;

Re; Catalogue # 349.
974 West 6th. Av.
3/297/526.

Your letter refusing our clients offer of \$2200.00 on the above property received, We have a revised offer to submit of \$2500.00. We are enclosing the original check of \$220.00 although not the required 10 %, If accepted , balance will be forwarded immediately.

Our clients name and address are.
Harry Singh, 1537 West 2nd. Av. Vancouver, B. C.

AUG 9 - 1945

Yours truly,

McCarron & Hawbolt.

J. F. McCarron.
J. F. McCarron.

Encl.

PROPERTIES SUSPENSE ACCOUNT

McCARRON & HAWBOLT

REAL ESTATE AND INSURANCE

HOMES : FARMS : APARTMENTS

350 WEST PENDER STREET

VANCOUVER, B. C.

Sept. 18th. 1945.

VACUATION SECTION	
Rec'd	SEP 19 1945
File No.	Int 1380/5413/9451
Ans.	
Referred	Peters

Int 321

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

Dear Sir; Re; Catalogue # 349.
874 West 6th. Av.

Replying to your advice that you are
prepared to accept our clients offer on the above
property, We enclose check in the amount of \$2280.00
being balance in full.

Certified

Also enclosed are the forms required to
make registration.

Yours truly,

McCarron & Hawbolt.

J. F. McCarron.
J. F. McCarron.

Encl/2.

\$220 previously recd.

PROPERTIES SUSPENSE ACCOUNT

PROPERTY DISPOSAL SECTION

JAPANESE LIAISON COMMITTEE

OPERATING IN CONJUNCTION WITH

BRITISH COLUMBIA SECURITY COMMISSION

139 Dunlevy Ave.,

~~XXXXXXXXXXXX~~

VANCOUVER, B.C.

Mr. Alexander

April 11 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 14 1942

Mr. G. L. Drewry,
Manager, Japanese Evacuation section,
Office of Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:-

Mr. Matababuro Yoshioka, 944 W. 8th Ave., City, I am told, applied to the Prudential Insurance Co, on Jan 20 last, for surrendering his Childrens Insurance Policy.

however, after long delay he was told, by the agent of the company, that although they have issued the cheque some time ago for the payment of surrendered insurance policy, the said cheque is held by the Custodian,

I am receiving, lately, the enquiry of same nature from many of our people.

Please kind enough to inform me in your early convenience regarding details of above.

I am, Sir,

Yours faithfully

S. Furikawa

.....
S. Furikawa, Committee in charge

C O P Y

1009 Harwood Street,
VANCOUVER, B.C. May 20/42

IN ACCOUNT WITH
THE CENTRAL CARPENTERS
(A. Pinchbeck)

Macaulay, Nicolls, Maitland & Co. Ltd.

City.

Dear Sirs:

I beg to submit report on Building at 874 W. 6th Ave.
The floor joists and studding on the East side of the
building have rotted off and the building is in danger
of settling. The approx. cost to repair this would
be \$150.00.

Yours truly,

The Central Carpenters

per (signed) A. Pinchbeck

10637 & 5413

July 7, 1942

Messrs. Macaulay, Nicolls, Maitland & Company,
435 Howe Street, Ltd.,
Vancouver, B. C.

Dear Sirs:

In connection with our file #10637 in the name of Miss Fuse Katsuhata, our Agent, Mr. Barrett-Lennard, advises us that Miss Katsuhata has stored at 944 West 8th Avenue one bed and ten boxes of chinaware and kitchen utensils. This property is owned by Mr. Katsutaro Yoshioka, whose affairs are being handled, on our behalf, by yourselves under our file #5413.

Mr. Barrett-Lennard's report states that the Yoshiokas claim that they have a tenant when they vacate and that this tenant will look after the property owned by Miss Katsuhata.

On referring to our file #5413 and your reports in connection therewith, we notice that your recommendation is that this property should be boarded up as soon as it is vacated. You do not enlarge at all upon your reason for this recommendation and we are wondering why it is not possible that this building can be made revenue bearing. However, you will doubtless be reporting on this matter again and we are supplying you with the information given us by Mr. Barrett-Lennard in order that any people who may occupy the premises at 944 West 8th Avenue will be responsible for the safe keeping of the effects stored there.

Yours truly,

F. G. Shears,
Assistant Manager.

FGS/PMH

Macaulay, Nicolls, Maitland & Co. Ltd.
Insurance, Financial and Estate Agents

IN REPLYING TO THIS LETTER
PLEASE REFER TO
W. V. Belcher
PLEASE ADDRESS ALL CORRESPONDENCE TO
THE COMPANY AND NOT TO INDIVIDUALS

*435 Howe Street
Vancouver, B.C.*

CABLE ADDRESS "MACNIC"
PACIFIC 4111

July 15, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUL 16 1942

Attention Mr. Shears

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

Dear Sirs:-

re Files 10637 and 5413.

We wish to acknowledge your letter of July 7th. We fail to see why the matter of Miss Katsuhata has anything to do with us, as the property of Mr. Katsutaro YOSHIOKA, for which we are acting as agents, is at 874 W. 6th Ave., and not 944 W. 8th Ave. The latter property happens to be the address at which Mr. Yoshioka is living, and we have no jurisdiction over this.

With regard to the last paragraph of your letter, we refer to the property at 874 W. 6th Ave., which is an old, frame, structure with store on the ground floor and rooms above. As a matter of fact, this property is owned by four Japanese, each having a one-quarter interest, and we find that, although we have been appointed agents for two of these owners, namely K. Yoshioka (File 5413) and S. Mori (File 3359), Messrs. Ker & Ker have been appointed agents for one of the remaining owners, namely D. Mori, and they have submitted a report on the property under this owner's name.

We have lately been in touch with Mr. Anderson, of Ker & Ker's office, and he agrees with our opinion that, on the evacuation of the Japanese families living in the premises, this property should be boarded up.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

WVB:MC

Per *W. V. Belcher*
Rental Department.

REAL ESTATE · RENTALS



~~Bea the~~ ~~Shan~~
LOANS · INSURANCE

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

June 2nd 1942.

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
THE NORTHERN ASSURANCE
COMPANY, LIMITED

RECEIVED
JUN 3 1942
SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

CASUALTY COMPANY
OF CANADA

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

Attention Mr. R.P. Alexander
Assistant Manager

Dear Sir:-

Re: 874 West 6th Avenue

R. Okashi

We beg to acknowledge receipt of your letter of May 27th 1942, for which we thank you.

The writer visited the above property in accordance with your instructions and we now report the following:-

This property contains a two storey frame building, very dilapidated throughout. In the front of the ground floor there is a small store which was rented to a Japanese Barber at \$10.00 per month, and which is now boarded up.

Behind the store the building contains a centre passageway with six 2 and 3 room suites which have been rented at \$8.00 to \$10.00 respectively, per month. Upstairs there are six suites of the same type. There is no heating throughout the premises except what the tenants procure themselves. The woodwork is simply bare.

It is not a building where white people could possibly live. We would therefore suggest that we place a sign on the property and rent same to one person, at, say, \$40.00 per month.

There are two tenants still remaining in the property.

Mrs. Denya Mori.

Rent \$7.00 per month, May 24th to June 23rd.

Rent paid to June 23rd to Mrs. Mori at 973 West 7th Ave.

Mr. Nakamura,

Rent \$9.00 per month.

Rent paid to Mr. Mori at 973 W. 7th Avenue.

Cannot trace
this letter
O'S

Kancho Okashi
registers

Mori Denya Mori
1368
over 782 a

Office of the Custodian,

-2-

June 2nd 1942.

The writer was informed that four people own this building,
namely:

✓ K.M. Yosioka, 944 West 8th Avenue.
✓ Kenzaburo Mori, now at Japanese Camp.
✓ Sukegoro Mori, 973 West 7th Avenue.
Kago Furuhashi, now at Japanese Camp.

It is therefore our suggestion, in view of the condition in which the writer found the property, to rent it to one person for \$35.00 per month.

Yours very truly,

KER & KER LTD.

Per.

Jm Anderson

JMA:DR

REAL ESTATE • RENTALS



LOANS • INSURANCE

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

**KER & KER
LIMITED**

475 HOWE STREET
VANCOUVER, B. C.

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

July 11th, 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUL 14 1942

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

Dear Sirs: Re: Your File No. 1366 - Denzaburo MORI

In answer to your letter dated July 10th, 1942,
up to the present time we have been unable to secure a
tenant for this property. It is, as stated in our report,
in a very dilapidated condition.

The two Japanese families who are tenants, cannot
pay any rent as they have not received monies from their
husbands who are in Camp.

✓ We would, however, like to bring to your attention
the fact that we believe there is a duplication on the
management of this property, as the writer in personal
conversation with Mr. Belcher of Macaulay Nicolls and
Maitland Co., made this conclusion.

Yours very truly,

KER & KER LTD.

Rental Manager

JMA:HD

1366

July 22, 1942.

Messrs. Ker & Ker Ltd.,
475 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Denzaburo MORI.

We duly received your letter of the 11th instant and as explained on the telephone, we have instructed Macaulay, Nicolls, Maitland & Co. to take no further action in this matter as the property is being handled by your good selves.

In view of the very dilapidated condition of this property and that you consider it will be impossible to rent same, bearing in mind that the two Japanese families will shortly be evacuated, we agree with Mr. Anderson that in the circumstances the only thing that can be done is to board up the property immediately after the Japanese leave.

We might mention that Macaulay, Nicolls, Maitland & Co. are also of the opinion that nothing could be done with this property.

Yours truly,

F. G. Shears,
Assistant Manager.

[Handwritten signature]
F. G. S.

3077-
He will
write in
Anderson of KTK
called & will
want to a
Chinaman @
about \$25 mit



Dayet

KER & KER
LIMITED

July 30, 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUL 31 1942

Dear Sirs: Re: Your File No. 1366 - Denzaburo MORI
874 West 6th Avenue.

We have on your behalf rented these premises to Mr. Peter Joe, 262 East Georgia Street, at a monthly rental of \$25.00 commencing August 1st, 1942. It is Mr. Joe's intention to sub-rent these rooms to Chinese boys who work in the local mill. Mr. Joe will take care at his own expense of any repairs to the premises which he deems necessary and will pay the Water Charges as they become due.

It is also understood that the two Japanese tenants who are at present occupying the premises will be allowed to remain as tenants until they are evacuated by the Custodian's Department.

Mr. Joe understands that if we wish to have him vacate these premises he will accept the regular ninety days notice to do so.

If you will kindly Approve and Accept these arrangements, we will give Mr. Joe a copy of this letter and retain one on our files.

Yours very truly,

KER & KER LTD.

Jim Lindeman
Rental Manager

JMA:HD

HEALTH DEPARTMENT

STEWART MURRAY
M.D. D.P.H.
MEDICAL HEALTH OFFICER



TELEPHONE FAIRMONT 2711

VANCOUVER, B. C.

May 29, 1944

Peter Joe, Operator,
874 West 6th Ave.,
Vancouver, B. C.

Dear Sir:-

The Rooms 874 West 6th Avenue.

A report on the above premises, made by the District Sanitary Inspector, indicates the need for improvements to make said premises more habitable.

To comply with the City By-laws relating to health and sanitation, you are hereby ordered to:

1. Provide adequate regulation garbage containers, and arrange for regular weekly removal of contents.
2. Cease disposing of waste water on open ground by installing slop sink properly connected to house sewer, or by disposing of wastes through existing fixtures that are properly connected.
3. Ceasing using floor drain for disposal of waste water.
4. Do not use attic for human habitation.
5. If bathing facilities are not installed, indicate to this Department in writing the provisions made for bathing by your tenants.

A re-inspection will be made in two weeks of this date, at which time it is expected the necessary work will be completed.

Yours truly,

A handwritten signature in cursive script, likely belonging to the Acting Chief Sanitary Inspector.

ACTING CHIEF SANITARY INSPECTOR.

HR/bc

HEALTH DEPARTMENT

STEWART MURRAY
M.D. D.P.H.
MEDICAL HEALTH OFFICER



TELEPHONE FAIRMONT 2711

VANCOUVER, B. C.

May 29, 1944

The Custodian of Enemy Property,
675 West Hastings Street,
Vancouver, B. C.

Dear Sirs:-

Re: 874 West 6th Ave. - L.3, Blk 297, D.L. 526
Owners - K.M. Yoshika; D. Mori; K. Furuhashi
Tenant - Peter Joe.

It is reported by the District Sanitary Inspector
that all toilet tanks are in need of repair. We ask that
this matter be given your attention in the very near future.

Yours truly,

A handwritten signature in cursive script, appearing to read "J. G. Renshaw".

ACTING CHIEF SANITARY INSPECTOR

HR/bc

EVACUATION SECTION	
Rec'd	MAY 30 1944
File	5413
Ass.	
Deferred	Dault

May 31st, 1944.

Mr. Katsutaro YOSHIOKA,
Registration No. 06748,
New Denver, B. C.

Dear Sir:

In your declaration of property made 22nd April, 1942, to the Custodian, you stated that Lot 3, Block 297, District Lot 526, Plan 590, New Westminster District, at 874 West 6th Avenue, Vancouver, B. C., is owned by you and Mr. F. SAHICHI, Mr. Densaburo MORI and Mrs. Sute MORI, each having one quarter interest. We find that in the Land Registry Office the owners are yourself, Sute MORI, Kazo FURUHASHI and Densaburo MORI, each one quarter interest.

We have no record of Mr. SAHICHI, and we shall be pleased if you will inform us of his address before evacuation, and if known to you, his present address, and if you will confirm your statement that he is an owner of an interest in this property. It may be that Mr. SAHICHI and Mr. Kazo FURUHASHI are one and the same person, and if so, will you please advise if this is the situation.

Yours truly,

Ian Macpherson
Title Examiner

IM:ML

5413, 9451 and
Int.321, Int.1380.

June 25th, 1945.

Attn: Mr. Anderson.

Ker & Ker Limited,
475 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: 874 W. 6th Avenue, Vancouver, B.C.
Royal Insee. Co. Pol. #6/737720 -
\$2000.00 - expiry date June 12/47.
Tenant - Peter Joe.

The Fire Warden's Department telephoned us to say there has been a roof fire at the above premises and requested information as to fire policy, which we gave them.

The Fire Warden pointed out that the chimney at these premises is defective, not due to the fire as apparently the fire was caused by sparks from the chimney settling on the roof.

Will you please investigate and have the necessary repairs done to the chimney, and also do whatever is necessary with the adjuster regarding the claim for damage done.

An extra copy of this letter is attached in case you wish to pass same on to your insurance department.

Yours truly,

P. Doust,
Administration Department

PD/ER
Enc.

(Mr. Bourne)
Pa. 9848

Cable Address:
"SHALLCROSS"

408-414 Yorkshire Building
Telephone Pacific 2141-2-3

SHALLCROSS-NASMYTH ADJUSTING CO.

VANCOUVER AND VICTORIA, BRITISH COLUMBIA

General Adjusters

FIRE
AUTOMOBILE
MARINE
ACCIDENT
AEROPLANE
ARBITRATIONS

ENEMY SECTION	
Rec'd	JUL 25 1945
File No.	P. G. SHALLCROSS
Ans'd	M. E. NASMYTH
Refer'd	<i>P. R. McDougall</i>
	G. R. MCCLANDERS

Refer to our No. F. 13103

VANCOUVER, B.C.

July 24th, 1945.

The Secretary of State of Canada
Acting in His Capacity as Custodian,
675 West Hastings Street,
Vancouver, B. C.

Dear Sir:

Re: Fire- June 22nd, 1945 -
874 West 6th Avenue,
Your file - 1366 - Denzaburo Mori.

EVACUATION SECTION	
Rec'd	JUL 25 1945
File No.	<i>Int 5413</i>
Ans'd	<i>30771</i>
Refer'd	<i>P. R. McDougall</i>

We enclose herewith Proof of Loss in the amount of \$12.20, together with letter requesting that loss cheque be made payable to and sent direct to Messrs. W. D. Wallace & Son, contractors,

Would you kindly sign both these forms before a witness and return to this office at your earliest convenience.

Thanking you for your prompt attention to this matter, we are,

Yours very truly,

SHALLCROSS NASMYTH ADJUSTING CO.

PER:

J. Thompson

Enc./M

McCARRON & HAWBOLT

REAL ESTATE AND INSURANCE

HOMES : FARMS : APARTMENTS

350 WEST PENDER STREET
VANCOUVER, B. C.

July 26th. 1945.

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

Rec'd	JUL 28 1945
File No.	28/270 5413 9451, 272-1
Cons.	28/7/45 J.S.
ATTN	

Dear Sirs;

Re; Catalogue # 349.
874 West 6th. Av.

On behalf of our client Harry Singh, we
submit an offer of \$2200.00 for the above property.

Certified check for \$220.00 is enclosed
as deposit.

Yours truly,

McCarron & Hawbolt.

J. F. McCarron
J. F. McCarron.

Encl.

*Check returned
H.S.*

Int. 1380, 5413,
9451, Int. 321.

July 28, 1945.

REGISTERED

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

Dear Sirs:

Re: Catalogue No. 349,
874 W. 6th Avenue,
3/237/526.

Your letter of July 26th, written on behalf of your client Harry Singh, enclosing cheque for \$220.00 and offer to purchase the above property for the sum of \$2200.00 has been received and considered.

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

This property has been independently appraised and the Custodian will not be interested in any sum less than \$2750.00.

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

Yours truly,

F. G. Shears,
Director.

FGS:AS
encl.

10637, 1195, 1393,
1757 and 5413

January 11th, 1946.

Mrs. Masajiro (Fusa) YOSHIOKA, (201 10637)
Registration No. 12092,
Tashme, B. C.

Dear Madam:

Re: Chattels left at 944 W. 8th Ave., Vancouver, B.C.

With reference to the above this is to inform you that the twenty-two boxes and one carton, making twenty-three packages in all, were declared by Mr. Katsutaro YOSHIOKA as being owned by him. These goods were removed in November 1942 to our warehouse at Powell Street and eventually sold by auction, the net proceeds after expenses were taken into account being \$55.88, and this amount has been credited to the account of the above.

We appreciate that twenty-three packages were also mentioned by you but in view of the definite statement that these were owned by your father-in-law, Mr. Katsutaro Yoshioka, we have taken it that the contents were his property.

As regards the remaining chattels, these were eventually removed to auction and sold for the sum of \$97.59, after allowing for auctioneering expenses, etcetra, and the above amount has been credited to your account.

The above takes care of the chattels that were left at 944 West 8th Avenue, Vancouver, and we would point out that it was quite impossible for us to make any further division of these chattels in view of the fact that several persons declared in their JP forms that they had left chattels at this address, but practically no details were given. In the circumstances we have done the best we can with regard to the allocation of the proceeds derived from the auctions and in order that our files may be completed in regard to this matter, we shall be glad if you will please sign the copy of this letter as no funds can be released until agreement is reached on this question of chattels.

A copy of this letter is being forwarded to the other declarants of chattels at these premises that they may know the action we have taken in this matter.

Yours truly,

P. Douet,
Administration Department

PD/ER

cc - Asajiro YOSHIOKA 1193
cc - Masajiro YOSHIOKA 1195
cc - Matanoji George Yoshioka 1757

January 14, 1946

Mr. Katsutaro YOSHIOKA,
Registration No. 06748,
1006 - 10th Avenue,
Tashme, B. C.

Dear Sir:

Re: 874 W. 6th Ave., Vancouver, B.C.

We are in receipt of your letter of the 7th instant and would advise that the net proceeds statement relating to the property at 874 W. 6th Avenue, Vancouver, in which you have a one-quarter interest has not yet been prepared but in due course a copy of this statement, together with a statement of your account, will be sent to you.

In the meantime we suggest that you forward the Certificate of Title previously requested and you understand that the property has been sold irrespective of your forwarding the Title.

We would take this opportunity of advising you that there is standing to your credit the sum of \$718.14. Of this amount \$662.26 represents your one-quarter interest from the net proceeds from rentals and sale of the above property which was kept in a joint account and has been split four ways in view of the four interests involved. The remaining \$55.88 is the net proceeds from the sale of twenty-three packages of chattels removed from 944 W. 8th Avenue and which were declared as being owned by you. However, it appears that Mrs. Masajiro (Fusa) Yoshioka also declared these twenty-three packages and until we receive replies from her and other members of the family who declared goods at the above address the \$55.88 mentioned above is being held up in your account so that the free credit balance in your account at the moment is \$662.26 mentioned.

Yours truly,

P. Douet,
Administration Department

PD/ER
Enc.1

P.S.: If the packages mentioned above do not after all belong to you, then please advise us by return. A stamped and addressed envelope is enclosed for your reply.

Y (original on file 10637)

821
Tashme, B. C.
January 16, 1946

Mr. P. Douet,
Administration Dept.
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re: Your letter of January 16/46 - Chattels left
at 944 W. 8th Ave., Vancouver, B. C.

In reference to the above mentioned I refer to the first part of your letter in which you have stated that 23 packages, net selling price of \$55.88 was credited to K. Yoshioka; this is correct.

The second part of your letter in which you have stated that the remaining chattels, net selling price of \$97.59 was credited to me; is not correct.

Also the remaining chattels should be credited to K. Yoshioka for he is my father-in-law and for the chattels are his personal possessions. They are not my possession.

Kindly correct the account.

Yours truly,

"Mrs. Masajiro Fusa Yoshioka"

EVACUATION SECTION	
DATE	JAN 10 1946
FILE NO.	5413
NAME	Donck
ADDRESS	

KATSUHIKO YAMAGUCHI
 1006 TAYLOR ST. B.C.
 JAN. 7, 1946.

Mr. P. Donck, Administration Dept.,
 Office of the Custodian,
 536 Royal Bank Bldg.,
 Vancouver B.C.

Dear Sir:

I am forwarding with this letter the title to
 444 West 8th Ave., Vancouver, B.C.

In regard to the twenty-three packages, net
 selling proceeds, \$55.88, which you have stated in
 your letter of the 14th instant, which have been
 credited to my account should be left in my
 account.

Also, the other remaining chattels which were
 left at 444 West 8th Ave., Vancouver, B.C., net
 selling proceeds of \$99.09, should be in my
 account.

The above mentioned are all my personal
 possessions. Kindly acknowledge.

Yours truly,

K. Yamaguchi

10637, 1195, 1393,
1757, 5413 ✓

January 18, 1946.

Mrs. Masajiro (Fusa) YOSHIOKA,
Registration No. 12092,
Tashme, B. C.

Dear Madam:

Re: Chattels left at 944 W. 8th Ave.,
Vancouver, B. C.

With reference to our letter of January 11th we had occasion to write to Mr. Katsutaro Yoshioka and inform him that the chattels sold by auction giving net proceeds of \$55.88 had been credited to his account. We have now received a letter from him dated January 17th in which he states that in addition to the above, the remaining chattels removed from the above address and sold by auction for the net amount of \$97.59 were also his, and that the above amount should be credited to his account.

In these circumstances, if you agree that all the chattels from 944 West 8th Avenue, Vancouver, belong to Mr. K. Yoshioka, will you please confirm this by return. In any event, unless we hear from you by January 24th we shall assume that you do not dispute Mr. K. Yoshioka's claim to ownership of these chattels.

A copy of this letter is being forwarded to the other declarants of chattels and we shall expect to hear from them also on this matter by the date indicated above.

You are doubtless aware that Mr. K. Yoshioka is on the list of repatriates, hence the urgency of this matter.

Yours truly,

P. Douet,
Administration Department

PD/ER

cc - Asajiro Yoshioka
Masajiro Yoshioka ✓
Matanoji George Yoshioka ✓

January 18th, 1946.

Mr. Katsutaro YOSHIOKA,
Reg. No. 06748,
No. 1006,
Tashme, B. C.

Dear Sir:

We are in receipt of your letter of the 17th instant enclosing your Certificate of Title No. 72607K relating to your one-quarter interest in 874 W. 6th Avenue, Vancouver, for which please accept our thanks.

We note what you say regarding the two lots of chattels sold ex-944 West 8th Avenue, Vancouver, but in view of the fact that these chattels were also declared by other members of your family, it is necessary for us to get their confirmation of what you say and this we are endeavoring to do immediately, having written to all the interested declarants today.

Yours truly,

P. Douet,
Administration Department

PD/ER

June 25th, 1946.

Mr. Katsutaro YOSHIOKA,
Reg. No. 06748,
No. 1006,
Tasime, B. C.

Dear Sir:

Re: Chattels left at 944 W. 8th Avenue,
Vancouver, B. C.

On reviewing your file in connection with chattels we note that in January 1943 a box of books marked "Nishimura" was removed from the above premises. These books were included in Vancouver Auction 511, held on September 21, 1944, and the proceeds credited to your account, but we are now transferring the net proceeds from the sale of books to our Suspense Account until we have the full name and registration number of Mr. Nishimura, at which time his account will be credited with the amount of this sale. We shall be glad if you will let us have by return Mr. Nishimura's full name and, if possible, his registration number.

Also, please advise us if chattels belonging to any other friends were stored with your chattels at the above address.

Your prompt attention to this matter will be appreciated. In order to facilitate your reply a stamped and addressed envelope is enclosed herewith.

Yours truly,

A. G. McArthur,
Administration Department

/ER
Enc. 1