

7256

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: OKADA YOSHITARO
HOME ADDRESS: 130 West Fourth Avenue, Vancouver, B. C.
REGISTRATION NUMBER 02807 SEX: Male AGE: 33
OCCUPATION: Bookkeeper

(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: British Columbia Fish Salteries Limited

MARRIED? Yes

NAME OF WIFE OR ~~HUSBAND~~ CHIYEKO OKADA

ADDRESS OF WIFE OR HUSBAND: 130 West Fourth Ave., Vancouver, B. C.

NAMES OF ANY LIVING CHILDREN:

SHOJI DENNIS

KOJI RONALD

ADDRESS OF CHILDREN: 130 - West Fourth Avenue, Vancouver, B. C.

AGE OF CHILDREN: 2 yrs and 2 mn old

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

1. LOCATION AND DESCRIPTION:

3573 Tanner Street, Vancouver, B. C.

Lots 11 & 12 - Blk. 100, D. L. 36 & 51

Certificate of Title #77080K

2. BUILDINGS AND OTHER IMPROVEMENTS:

1 House value \$ 1,700.00

1 Garage " 200.00

3. INSURANCE (Give particulars; state where policies are)

North West Fire Insurance Policy #205191 (at Ker & Ker Ltd) Agent

Tax Arrears \$ 68.00✓

4. TAXES (Amount and where payable) 1942 Tax 60.00 City of Vancouver

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

6. OCCUPANCY AND LEASES (If vacant so state)

Messrs Ker & Ker Limited (Agent)

475 Howe Street, Vancouver, B. C.

CLAIM ON ANY SUCH PROPERTY

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

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

List of inventory attached with the lease

Furniture at 3573 Tanner Street rented with the house

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

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

4. STATE WHEREABOUTS OF LEASE: Messrs Ker & Ker Limited Agents

Lease for 1 year from April 10/1943 a rent of \$12.00 per mo.

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

Messrs Ker & Ker Limited (agents)

2. LANDLORD'S NAME AND ADDRESS:

3573 Tanner Street, Vancouver, B. C.

1. LOCATION AND DESCRIPTION:

STATEMENT OF REAL PROPERTY OCCUPIED

9. IF FARM LAND STATE CROPS SOWN

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST:

7. STATE WHEREABOUTS OF TITLE DOCUMENTS:

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____

North-West Fire Insurance Policy #205191 for \$2,000.00

(\$1,000.00 on House \$1,000 on Furniture and stock therein)

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

OTHERS: _____

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

British Columbia Fish Salteries Limited \$1,500.00

Moreeby Island Fisheries Jedway Ltd \$ 200.00

above c/o P S Ross & Sons

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

War Savings Certificates \$ 50.00

1 Share of T. Matsuyama & Co. Ltd 25.00

8. BANK ACCOUNTS: _____

9. LIFE INSURANCE Mutual Life Assurance Co of Canada \$2,000.00
Prudential Ins of American Policy #M6538 383

10. INTEREST IN ANY ESTATES OR TRUSTS: _____

11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: _____

2. TRADE DEBTS: _____

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 24 day of April 1942

(Signature)

Witness

FOR DEPARTMENTAL USE

7256

INFORMATION FROM R.C.M.P.

DATE April 12/43
November 27th, 1942

File No. 7256

Name OKADA, Yoshitaro
(Surname in Block Letters)

Registration No. 02807

Male - Female
(Check)

Age Jan. 12, 1909

Former Address 3573 Tanner St., City

130 W. 4th Ave., City

Date Evacuated April 28/42

Naturalized - Canadian-Born - National
(Check)

Present Address Christina Lake, B. C.

From 1/43 Now at Greenwood, B. C. Box 448

Married - Single
(Check)

nee

Name of Wife (FUKUMOTO) Chieko #02806

Name of Husband

Name of Mother OKADA, Sode (Dec'd)

Name of Father OKADA, Kumataro (In Japan)

Names of Children under 16 Shoji Denia (M) 12/10/1940

Ronald Koji (M) 28/2/42

Requested by Mrs. Burraston

Registered with Custodian
(Yes or No)

Additional Information Office clerk - Stepmother's name NAKABARA

Sada (Japan) owns Stromberg-Carlson radio.

\$ R. 02807

Royal Canadian Mounted Police

F. 112

Received from

Yoshiaro

Vancouver B.C.

12-3-

19 42

3573

Lanner H

OKADA

One radio -

Stromberg Carlson

Vancouver

Serial 132563

base no 74538

100 Dollars,

Signature

Cpt. H. A. Simons
Reg. No. 13575

7256

REGISTERED MAIL

January 14th, 1949.

Mr. Yoshitaro OKADA,
Reg. No. 02307,
P. O. Box 448,
Greenwood, B. C.

Dear Sir:

The final dividend has been paid to creditors of Moresby Island Fisheries (Jedway) Limited on the winding up of that Company by Messrs. P. S. Ross & Sons. We now enclose Custodian cheque in the sum of \$100.00 representing payment in full of your claim against the above Company, and being the balance of funds in your account with the Custodian.

Kindly acknowledge receipt of the enclosed cheque.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER
Enc. - Custodian cheque \$100.00

P. O. Box 448,
Greenwood, B. C.,
August 21, 1948.

re: File No. 7256

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

EVALUATION SECTION	
Room	AUG 23 1948
File No.	7256
Att.	
Re: Moresby	

Attention Mr. B. Good
Re: Moresby Island Fisheries (Jedway) Ltd

Dear Sir:

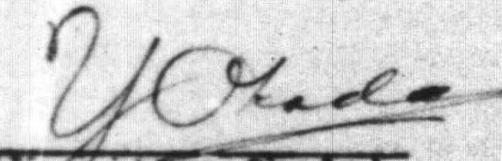
In connection with the above mentioned, I received your letter with many thanks.

My claim against this company, through Messrs. P. S. Ross & Sons is \$100.00, which represent the balance from back wages.

My connection with this company, prior to my evacuation I was the bookkeeper, and at that time I was allowed \$200.00 and \$100.00 was paid leaving a balance as claimed, as I remember. I have no proof nor documents of any concerning this transaction.

Thanking you for the trouble.

Yours very truly,


(Nobutaro Okada)

*P.S. Ross Sons advised 10 Sept 48
see letter File E 173. Moresby Island Fisheries (Jedway) Ltd.*

7256

October 1st, 1946

REGISTERED MAIL

Mr. Yoshitaro OKADA,
Reg. No. 02807,
P. O. Box 448,
Greenwood, B. C.

Dear Sir:

As requested by you in your letter of September 16th we now enclose Custodian cheque in the sum of \$19.07, which represents your entire credit with this office.

A statement of your account is enclosed herewith, showing a credit balance of \$19.07, the amount of the cheque enclosed.

With reference to Moresby Island Fisheries Jedway Limited and your claim against them for \$200.00, we have been advised by P. S. Ross & Sons that the above company has not yet been liquidated but they expect to have something definite to report in about two months.

It would now appear that we have accounted for all the property of every kind left by you in the protected area which vested in the Custodian, and in order that you may confirm this and acknowledge the cheque we are enclosing a stamped and addressed envelope for your convenience in replying.

Yours truly,

A. G. McArthur,
Administration Department

/ER
Enc. -Custodian cheque \$19.07
-Statement
-Return envelope

MEMORANDUM

File No. 7256/1

November 21st, 1945.

TO: The File

FROM: Mr. Spain

RE: Radio, surrendered by Yoshitaro OKADA
on behalf of Tsugio FUKUMOTO

In response to a request from Yoshitaro OKADA, we have remitted the sum of \$43.74, being the net proceeds from sale of his radio, to Tsugio FUMUMOTO, File No. 8164.

GBS:LBM

no. 76. Spain

7-50/1

June 4th 1945.

Mr. Yoshitaro OKADA,
Registration No. 08807,
P.O. Box 448,
Greenwood, P. C.

Dear Sir:

Box 1201/Box/3505/Plan 2712
3973 Tanager Street,
Van Nuys, P. C.

The following information was received from the
United States Department of Agriculture, and was
approved by the P. C. Council, January 24, 1945. It
states that the only person who has been
detected by the United States Department of
Agriculture as having been in the United States
since July 17, 1941, is the person named above.

Mr. Yoshitaro Okada, J. D. Okada, and his
family are the only persons who have been
detected by the United States Department of
Agriculture as having been in the United States
since July 17, 1941, and who have been
detected by the United States Department of
Agriculture as having been in the United States
since July 17, 1941.

10/100

143

John A. Foster

If you would be kind enough to pre-
pare a receipt as outlined in the letter,
we will forward it to Mr. Okada for signature,
and upon its return we will deliver to you
on receipt of the \$438.00 which we are holding
with the understanding that you shall hold this
money in trust until, on advice from our
client, a good title to the property is
understood that if for any reason a good title
cannot be conveyed to you, then, the money
that we would hold in trust shall be returned to
you.

1991

Journal of Management Studies, 1987, 20(6), 631-642

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*Alpine Lodge Community
Christina Lake
M.L.*

File No. 7256

MEMORANDUM

To: Mr. Spain

April 29, 1943

From: Mr. Milson

Re: OKADA, Yoshitaro

Mr. Kimura has advised me that Y. Okada wishes the following articles shipped to him, which are now on the premises at 3573 Tanner Street:

- 1 Cloth Bag
- 1 Kitchen Range in the Basement

The expenses for sending these can be charged to the above Japanese.

On these premises there are also the following articles:

- 1 Box of old Clothing
- Odd Kitchenware
- 1 Box of Books
- Chinaware and Dolls
- Loose Toys
- 1 Box of Dress Patterns in the attic.

These articles are to be shipped to Y. Okada if and when his house is sold. We are now negotiating for the sale of same.

Y. Okada has informed us that the garden tools in the basement, and the buffet in the attic may be retained by the proposed purchaser of the house. *if the sale goes thru*

GDM/GH

G. Milson

*To be shipped
if and
when his
house is
sold*

*To be shipped
if and
when his
house is
sold*

7256

April 28, 1943

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

Dear Sirs:

Re: OKADA, Yoshitaro

In connection with the property at 3573 Tanner Street, we have received word from Y. Okada that he is willing to accept the sum of \$1400.00 for this property--\$400.00 cash, \$1000.00 on Mortgage without interest, payable at the rate of \$40.00 per month, with the understanding that if payments are not made on time that the Mortgage will bear interest at 6%.

Y. Okada has also intimated that the garden tools in the basement and the buffet in the attic will be included in the sale price of the house.

Will you kindly advise us if these terms are satisfactory to your client.

Yours truly,

G. D. Wilson
Administration Department

GDM/GR

REAL ESTATE · RENTALS



LOANS · INSURANCE

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
MIDLAND

TELEPHONES
RANK 3291 1242 1243

KER & KER LIMITED

VANCOUVER B.C. APR 15 1943

4-15-1943

AGENTS
LONDON GUARANTEE &
ACCIDENT CO. LTD.

ROYAL INSURANCE
COMPANY, LIMITED

NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO. LTD.

THE CASUALTY COMPANY
OF CANADA

Office of the Registrar,
206 Royal Bank Bldg.,
Vancouver, B.C.

Attention: Mr. J. G. Coust
C. D. Wilson
Administration Department.

Dear Sirs:-

At 10-2-43 - MIA, Postmaster

In connection with the above property, we have been advised
by the Registrar, Thomas J. Coust, that we made an offer
of \$10,000.00 for the property, that the price and terms
of which are as follows:-

1. The property is to be sold on the basis of March 27th 1943
2. The property is to be sold on the basis of March 27th 1943

3. The property is to be sold on the basis of March 27th 1943
4. The property is to be sold on the basis of March 27th 1943

5. The property is to be sold on the basis of March 27th 1943
6. The property is to be sold on the basis of March 27th 1943

7. The property is to be sold on the basis of March 27th 1943
8. The property is to be sold on the basis of March 27th 1943

9. The property is to be sold on the basis of March 27th 1943
10. The property is to be sold on the basis of March 27th 1943

Alan N. Ker

7256

7256
INFORMATION FROM R.C.M.P.

DATE April 12/43
November 27th, 1942

File No. 7256

Name OKADA, Yoshitaro
(Surname in Block Letters)

Registration No. 02807 Male - Female
(Check)

Age Jan. 12, 1909

Former Address 3573 Tanner St., City

130 W. 4th Ave., City

Date Evacuated April 28/42 Naturalized - Canadian-Born - National
(Check)

Present Address Christina Lake, B. C.

Now at Greenwood, B. C. Box 448

Single - Single
(Check)

nee

Name of Wife (FUKUMOTO) Chieko #02806

Name of Husband

Name of Mother OKADA, Sode (Dec'd)

Name of Father OKADA, Kumataro (In Japan)

Names of Children under 16 Shoji Denis (M) 12/10/1940

Ronald Koji (M) 28/2/42

Requested by Mrs. Burraston

Registered with Custodian (Yes or No)

Additional Information Office clerk - Stepmother's name NAKABARA

Sada (Japan) owns Stromberg-Carlson radio.

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: OKADA YOSHITARO
HOME ADDRESS: 130 West Fourth Avenue, Vancouver, B. C.
REGISTRATION NUMBER 02807 SEX: Male AGE: 33
OCCUPATION: Bookkeeper

(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: British Columbia Fish Salteries Limited

MARRIED? Yes

NAME OF WIFE OR ~~HUSBAND~~ CHIYEKO OKADA 7461

ADDRESS OF WIFE OR HUSBAND: 130 West Fourth Ave., Vancouver, B. C.

NAMES OF ANY LIVING CHILDREN:

SHOJI DENNIS

KOJI RONALD

ADDRESS OF CHILDREN: 130 - West Fourth Avenue, Vancouver, B. C.

AGE OF CHILDREN: 2 yrs and 2 mn old

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

1. LOCATION AND DESCRIPTION:

3573 Tanner Street, Vancouver, B. C.

Lots 11 & 12 - Blk. 100, D. L. 36 & 51

Certificate of Title #77080K

2. BUILDINGS AND OTHER IMPROVEMENTS:

1 House value \$ 1,700.00

1 Garage " 200.00

3. INSURANCE (Give particulars; state where policies are)

North West Fire Insurance Policy #205191 (at Ker & Ker Ltd) Agent

Tax Arrears \$ 68.00 ✓

4. TAXES (Amount and where payable) 1942 Tax 60.00 ✓ City of Vancouver

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

6. OCCUPANCY AND LEASES (If vacant so state)

Messrs Ker & Ker Limited (Agent)

475 Howe Street, Vancouver, B. C.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: _____
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: _____
9. IF FARM LAND STATE CROPS SOWN _____

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: _____
5573 Tanner Street, Vancouver, B. C.
2. LANDLORD'S NAME AND ADDRESS: _____
Messrs Ker & Ker Limited (agent)
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: _____
Lease for 1 year from April 10/1942 at rent of \$12.00 per mn.
4. STATE WHEREABOUTS OF LEASE: **Messrs Ker & Ker Limited Agent**
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) _____

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: _____

STATEMENT OF PERSONAL PROPERTY OWNED:

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

**Furnitures at 5573 Tanner Street rented with the house
list of inventory attached with the lease**

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

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY _____

4. INSURANCE CARRIED ON ABOVE PROPERTY:

North-West Fire Insurance Policy #205191 for \$2,000.00
 (\$1,000.00 on House \$1,000 on Furniture and stock therein)

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

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

British Columbia Fish Salteries Limited \$1,500.00

Moresby Island Fisheries Jedway Ltd \$ 200.00

above c/o P S Ross & Sons

*Okada
advised 1942
\$1,579.00 paid.*

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

War Savings Certificates \$ 50.00

1 Share of T. Matsuyama & Co. Ltd 25.00

8. BANK ACCOUNTS:

9. LIFE INSURANCE: Mutual Life Assurance Co of Canada \$2,000.00
 Prudential Ins of American Policy #M6558 383

10. INTEREST IN ANY ESTATES OR TRUSTS:

11. SAFETY DEPOSIT BOX:

LIABILITIES:

1. PERSONAL DEBTS:

2. TRADE DEBTS:

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 24 day of April 1942

(Signature)

Witness

FOR DEPARTMENTAL USE

REAL PROPERTY SUMMARY

File 7256

JAPANESE NAME: Yoshitaro OKADA - - Reg. No. 02807.

CATALOGUE NO:

PROPERTY ADDRESS: 3573 Tanner St., Vancouver, B.C.

LEGAL DESCRIPTION: City of Vancouver, Lots 11 and 12, Block 100, District Lot 36 and 51, Group 1, New Westminster District, Plan 2792.

TITLE: In the name of Yoshitaro OKADA.

ENCUMBRANCE: 36912M - Right to Purchase dated 16th June 1943 to Thomas James Duncan and Winnifred Duncan (Joint Tenants) for a consideration of \$1400.00 with interest at 6%. Copy of Agreement on file.

Vesting 34717 vesting interest of Yoshitaro OKADA, 21st August 1942.

ASSESSED VALUE: 1943 -
Land \$260.00
Improvements 1350.00 Total \$1610.00 Taxes \$16.78.

CLASSIFICATION: Urban property. Each of the two lots has a frontage of 33 feet by a depth of 120 feet. Grounds and garden in good condition. House is a 6 room semi-bungalow frame dwelling with full concrete basement. Interior finish of ship-lap board covered with paper.

HISTORY OF ADMINISTRATION: Before evacuation of the owner, he leased this property to Thomas James DUNCAN on the 11th April 1942 for a period of 1 year at a rental of \$144.00 payable \$12.00 per month on the 10th April and the 10th day of each succeeding month of the term with a proviso that in case of sale the lease might be terminated by the lessor upon giving 60 days notice. The lessee did not covenant to pay taxes or water rates. Mr. DUNCAN occupied the premises under this lease for 13 months from 10th May 1942 to the 10th June 1943, and the accruing rental of that period of \$156.00 was paid through Ker & Ker to the Custodian less a commission of \$1.00 per month. The rentals due on the 10th April and 10th May 1942 were paid direct to the owner.

SOLD: Yoshitaro OKADA executed an Agreement of Sale on the 10th May 1943 in favour of Thomas James Duncan and Winnifred Duncan for a consideration of \$1400.00 of which \$400.00 was paid in cash and the balance of \$1000.00 to be paid in ~~annual~~ installments of \$40.00 per month on the 1st of each and every month until the amount was paid in full. If payments so provided were made on due dates, no interest was to be charged otherwise the purchaser would be liable for interest at 8% on the unpaid balance. The sale was made through the agency of Ker & Ker who were paid a commission of \$70.00.

TITLE: On completion of the payments as provided in the Agreement of Sale, the Title to the property was transmitted to the Custodian who executed a Deed to Thomas James Duncan and Winnifred Duncan as Joint tenants, and Certificate of Title number 127496-L was issued and sent to Mrs. Duncan and receipt was acknowledged by her on the 6th December 1945.

FUNDS:

Released to the credit of Yoshitaro OKADA, sale price \$1400.00 plus rentals \$156.00, refund of insurance \$2.10, closing adjustments \$7.05, total \$1565.15; less commission on rentals and collection \$20.00, taxes \$61.89, sundries \$16.40, lease drafting \$5.00, commission on sale \$70.00, Certificate of Encumbrance \$1.00, total \$174.29. Net amount released \$1390.86.

OLD C. OF T.
NO. 76963-L:

In the Land Registry Office.

The above summary is certified to be in accordance with the information on file and on record by accounting department.

DATED September 5th, 1946.

Inclosure

IN:ML

Summary of Liabilities

File No. 7256

September 30, 1946

Re: Yoshitaro OKADA (Mr.)
Reg. No. 02807

This file reveals no claims against the above Japanese
person.

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

E. Robertson
E. Robertson.

FILE NO. 72-95

[illegible]

INSURANCE SUMMARY

File 7256

Ref Yoshitaro OKADA

Reg. No. Q2807.

Yoshitaro OKADA carried insurance in the North West Fire Insurance Co., policy 205191 in the amount of \$1000.00 on dwelling and \$1000.00 on contents. This policy was cancelled on the 8th July 1943 and a refund of \$2.10 received and credited to his account on the 14th July 1943.

A new policy in the London Guarantee and Accident Fire Insurance Co., policy 569445 in the amount of \$1000.00 on dwelling was issued on the 15th June 1943, expiring on the 15th June 1948. The policy was issued through the office of Ker & Ker to Thomas James Duncan and Winnifred Duncan with loss payable to the Secretary of State. This policy was endorsed and made payable to Thomas James Duncan and Winnifred Duncan on the 4th August 1945.

J. Macpherson

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

DATED September 5th, 1946.

IM:ML

PERSONAL PROPERTY SUMMARY

File No. 7256

Re: Yoshitaro OKADA (Mr.)
Reg. No. 02807.

September 30/46

Chattels: In his JP form dated April 24, 1942 Okada declared that "Furniture at 3573 rented with house, list of inventory attached with the Lease". Some of these chattels were purchased by the Lessee and the remainder shipped to Mr. Okada. (See Summary and Schedule attached).

Accounts

Receivable: B.C. Fish Salteries Ltd.

Mr. Okada declared in his JP form that the above company owed him \$1500.00. According to letter received from P.S. Ross & Sons (who are handling the affairs of this Company) the sum appearing on their books as a credit to Mr. Okada amounted to \$1576.91. In a further letter dated July 10, 1942, P.S. Ross & Sons advise that Okada wired regarding the amount still standing to his credit on the books of the B.C. Fish Salteries Limited and they advised Okada by wire that the above amount of \$1576.91 was owing to him. We advised Okada under date of August 26, 1942 that we had lodged a claim with P.S. Ross & Sons for the above amount on his behalf. On July 26th, 1944, we received a cheque for \$1519.66 from P.S. Ross & Sons in payment of his claim of \$1576.91 against B.C. Fish Salteries Ltd., at which time they stated they had deducted \$57.25 from the original amount of \$1576.91, being the sum shown on the books as cash on hand. We advised Yoshitaro Okada accordingly on August 18, 1944.

Moresby Island Fisheries Jedway Ltd. - \$200.00
This claim was declared by Okada in his JP form. On March 27, 1946, we advised Okada that we had taken up the matter of payment of this claim with P.S. Ross & Sons and they advised there were no funds available at that time but that there were reasonable prospects that this account would be paid eventually. To date no funds have been received from P.S. Ross & Sons in connection with payment of this claim.

Note: In letter Aug 21/46 Okada states only \$100.00 being paid by Moresby Island Fisheries Ltd. to P.S. Ross & Sons.
* - see over for further Accounts Receivable.

Securities: This Evacuee declared \$50.00 War Savings Certificates (JP form). No action regarding these Certificates has been taken by the Custodian.

Shares: In his JP form dated April 24/42 Okada declared 1 share in T. Matsumoto & Co. Ltd. for \$25.00, and this is confirmed by Extract on file dated January 10, 1944. *Oct 1/46 - Mr. Field advised not yet liquidated and doubts if there will be anything for shareholders after liabilities have been taken care of.*

Life Insurance:

Declared in JP form: \$2000.00 Mutual Life Assurance Co. of Canada and Prudential Insurance Co. of America; Pol. M6538383. No action has been taken by the Custodian regarding the above policies.

Specified Articles:

This Evacuee owned Vessel "Y.O.", 2 ton, with Easthope 4 H.P. Engine, which was sold October 8, 1942 to C.L. Hadley, Husley Island, and the sale price of \$75.00 was paid to Yoshitaro Okada on November 10, 1942. (See Supplementary Summary attached).

SUMMARY TAKEN FROM VESSELS RECORDS

Date: ~~October~~ 14, 1944

Name: OKADA, Yoshitaro

Reg. No. 02807

File: 7256

Boat File No.: CUSTODIAN 7256

Name of Vessel: "Y.O." 20'x5'x2' (2 Ton) Easthope 4 HP

Lic. or Reg. No.: Vancouver 6094

Naval No.: None

Owner's Valuation: None

JFVDC Valuation: None

Custodian Valuation: None

Date of Sale: ~~On~~ October 8, 1942

Purchaser: Cecil L. Hadley, Huxley Island

Signature on Sales Papers: Custodian

Selling Price: \$75.00 (Accepted by owner in wire Aug. 26/42)

Paid to ~~Y.O.~~ Custodian: 75.00

Supervision Costs: None charged

Balance due Owner: 75.00

Paid to: Yoshitaro OKADA, Nov. 10, 1942

Location of Boat at Sale: Jedway Cannery

Claims Against Canadian Govt.: None

Additional Information:

F. MacLellan
Sept 30/46

MEMORANDUM

July 28, 1943

To: File 7256

From: Specified Articles Department.

Re: OKADA, Yoshitaro - Reg. 02807

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
RADIO	Stromberg-Carlson, Serial #132363	\$40.00

RcMP 258

Sold to Mr. Ed. Gillespie, Grand Forks, B.C. \$25.00
(arranged by Yoshitaro OKADA with this
office as per letter of May 7/43. Confirma-
tion of Release by R.C.M.P. on file under
date of Oct. 17/44).
Radio Receipt attached to this Memo.

E. Robertson
E. Robertson,
Sept. 30/46.

LF

GRATTELS SUMMARY

File No. 7256

September 30th, 1946

Re: Yoshitaro OKADA (Mr.)
Registration No. 02807

The following declaration was made by Okada in his JP form dated April 24th, 1942: "Furnitures at 3573 Tanner Street rented with the house. List of Inventory attached with the Lease."

A number of articles were purchased by the Lessee, Mr. T. J. Duncan, for the sum of \$110.00, payment being received in full on April 5th, 1943.

According to Mr. Milson's letter on file dated April 28, 1943, Okada intimated that the garden tools, and buffet in attic would be included in the sale price of the house which was purchased by the Lessee, Mr. Duncan. This was confirmed in a letter dated June 10, 1943 from K. Kimura, in whose charge Okada left the arrangements regarding the removal of his personal belongings from 3573 Tanner St., Vancouver. Besides the garden tools and buffet, Mr. Kimura also mentioned the dresser.

In accordance with requests made by Kimura (see memo of April 29, 1943 and letter of June 10, 1943) the remainder of the goods were shipped to Okada on May 7, 1943 and June 21st, 1943. C.P.R. Bills of Lading covering these two shipments are on file under dates May 7, 1943 and June 21, 1943, and the goods contained in these shipments are shown on Custodian Inventories 359 and 400, dated May 1st, 1943 and June 19, 1943, respectively.

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

E. Robertson

NOTE:
Wife's file checked. 7411
No chattels
Closed
S.R.

CHATELS SCHEDULE

File No. 7256

September 30, 946

Re: Yoshitaro OKADA - #02807

Declared IN JP FORM
dated Apr. 24/42 by
Okada to be under
Lease to T.J.Duncan

Sold to T.J.Duncan,
Lessee, as arranged
between Okada and
Less (see Jan. 14/43)

Shipped

Other
Disposition

Living Room:

- 1 Studio Lounge
- 1 "Sachen" Oil Burner
- 1 Bookcase
- 1 Plant Stand
- 1 End Table

X
X
X
X
X

Dining Room:

- 1 China Cabinet
- 1 Dining Table
- 6 Dining Room Chairs
- 1 Buffet

X
X
X
X

~~(sold with real property - see April 28/43
and June 10/43)~~

Bedroom:

- Dresser with mirror
- Chiffonier

X
X

Sold with real property - see letters April
28/43 and June 10, 1943.

Kitchen:

- 1 "Fawcett" sawdust burning stove 916
- 1 45-gal water tank
- 1 folding table
- 4 chairs

X
X

May 7/43

Fixture.

Basement:

- 1 Herchall Lawnmower No. 150
- 1 pr. grass clippers
- 1 pr. " "
- 1 grass catcher
- 1 25 ft. 4" water hose
- 2 lawn sprinklers
- 1 shovel
- 1 small hand axe

X
X
X
X
X
X
X
X

X - with real property. See letters April 28/42
and June 10, 1943.

Attic:

- Sundry articles stored in attic
- Linoleum 10x12

X

Also shipped. These items,
it is assumed, represent
sundry articles stored in
attic:

May 7/43, as per CPR B/Lading

2 crates H.E. Effects

1 brown bag

1 small sack

June 21/43, as per CPR B/Lading

9 boxes 2 chests

6 cartons 1 card table

1 kori 1 parcel

-made up from goods listed

on Custodian Inv. 400, June 19/43.

h.k.

File No. 7256
No. 7256/1

CLAIMS DEPARTMENT

September 11th, 1943.

Yoshitaro OKADA - Reg. No. 02807

CREDITORS:

NO CLAIMS on file

DEBTORS:

B.C. Fish Salteries Ltd.	\$1576.91
Moresby Island Fisheries Jedway..	200.00
Limited	<u> </u>

*Okada advised
19 Dec.
in full
Paid*

ANCA:DE

File No. 7256/1

May 11th 1943

MEMORANDUM

TO: Mr. Geo. Peters

FROM: Mr. W. S. Johnston

Re: Lots 11 and 12/100/36 & 51/Plan 2792.
3573 Tanner Street, Vancouver, B. C.
Residential (Dwelling).

The above-mentioned property was sold by Special Arrangement through the agency of Messrs. Ker and Ker Limited. The Agreement for Sale dated May 10th 1943, was signed by Yoshitane OKADA as vendor, Thomas James Duncan and Winifred Duncan, his wife, purchasers and also tenants of the property at the time.

The purchasers have completed all payments under the Agreement for Sale and our final receipt is dated May 5th 1943. They have continued to occupy the property up to the present time.

Adjustments were completed in connection with Taxes and Water Rates as at date of sale as shown in the attached statement dated May 19th 1943, signed by Mr. OKADA. Taxes and Water Rates are presently in arrears but purchasers have agreed to pay same shortly.

The premium on existing insurance policy was paid for by the purchasers and I believe the only adjustments required are in connection with registration of the Deed.

I am also attaching hereto copy of the Agreement for Sale dated May 10th 1943, the original Certificate of Encumbrance and my Real Property Memorandum.

W. S. Johnston

Mr. Duncan's occupation is Fitter.

Both are British Subjects.

Property to be registered in both names as joint tenants.

Checked by phone 12/1/43

14/5/43.
Mrs. Duncan
phoned to say
same paid.
[Signature]

*and copy
[Signature]*

File No. 2292

May 11th 1943

MEMORANDUM

To: Mr. Geo. Peters
From: Mr. W. J. Johnston

Re: Lots 11 and 12/200/36 & 51/Plan 2792,
2573 Tanager Street, Vancouver, B. C.
Bastionland (Bastionland)

The above-mentioned property was sold by Special Arrangement through the agency of Messrs. Har and Har Limited. The Agreement for Sale dated May 10th 1943, was signed by Kenneth G. Galt as vendor, Thomas James Dunsmuir and Winifred Dunsmuir, his wife, purchasers and also tenant of the property at the time.

The purchasers have completed all payments under the Agreement for Sale and our final receipt is dated May 10th 1943. They have continued to occupy the property up to the present time.

Adjustments were completed in connection with Taxes and Water Rates as at date of sale as shown in the attached statement dated May 10th 1943, signed by Mr. G. Galt. * Taxes and Water Rates are presently in arrears but purchasers have agreed to pay same shortly.

The premium on existing insurance policy was paid for by the purchasers and I believe the only adjustments required are in connection with registration of the Deed.

I am also attaching hereto copy of the Agreement for Sale dated May 10th 1943, the original Certificate of Insurance and my Real Property Memorandum.

WJN/MS

[Signature]
.....

* Paid off

Royal Canadian Mounted Police

H. 02807

\$

Vancouver B.C. 12-3-1942

Received from

Yoshi Izuro OKADA

3573 Tanager St. Vancouver

One radio - Stromberg Carlson

serial 132563 & base no 74858

Dollars,

100

Signature

Cst. W. O. Sinclair

Reg. No. 13575

7256

REGISTERED MAIL

January 14th, 1949.

Mr. Yoshitaro OKADA,
Reg. No. 02307,
P. O. Box 448,
Greenwood, B. C.

Dear Sir:

The final dividend has been paid to creditors of
Morechy Island Fisheries (Jedway) Limited on the winding up
of that Company by Messrs. P. S. Ross & Sons. We now enclose
Custodian cheque in the sum of \$100.00 representing payment
in full of your claim against the above Company, and being
the balance of funds in your account with the Custodian.

Kindly acknowledge receipt of the enclosed cheque.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER

Enc. - Custodian cheque \$100.00

P. O. Box 448,
Greenwood, B. C.,
August 21, 1948.

re: File No. 7256

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

EVACUATION SECTION	
Rec'd	AUG 23 1948
File No.	7256
Ans.	
Replied	

Attention Mr. B. Good
Re: Moresby Island Fisheries (Jedway) Ltd

Dear Sir:

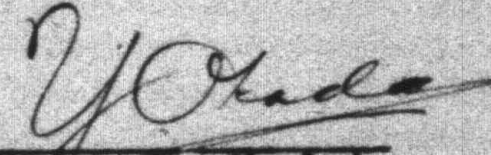
In connection with the above mentioned, I received your letter with many thanks.

My claim against this company, through Messrs. P. S. Ross & Sons is \$100.00, which represent the balance from back wages.

My connection with this company, prior to my evacuation I was the bookkeeper, and at that time I was allowed \$200.00 and \$100.00 was paid leaving a balance as claimed, as I remember. I have no proof nor documents of any concerning this transaction.

Thanking you for the trouble.

Yours very truly,


(Yoshitaro Okada)

*P.S. Ross Sons advised 10 Sept '48
see letter file E 173. Moresby Island Fisheries (Jedway) Ltd.*

7256

October 1st, 1946

REGISTERED MAIL

Mr. Yoshitaro OKADA,
Reg. No. 02807,
P. O. Box 448,
Greenwood, B. C.

Dear Sir:

As requested by you in your letter of September 16th we now enclose Custodian cheque in the sum of \$19.07, which represents your entire credit with this office.

A statement of your account is enclosed herewith, showing a credit balance of \$19.07, the amount of the cheque enclosed.

With reference to Horesby Island Fisheries Jedway Limited and your claim against them for \$200.00, we have been advised by P. S. Ross & Sons that the above company has not yet been liquidated but they expect to have something definite to report in about two months.

It would now appear that we have accounted for all the property of every kind left by you in the protected area which vested in the Custodian, and in order that you may confirm this and acknowledge the cheque we are enclosing a stamped and addressed envelope for your convenience in replying.

Yours truly,

A. G. McArthur,
Administration Department

/ER

Enc. -Custodian cheque \$19.07
-Statement
-Return envelope

MEMORANDUM

File No. 7256/1

November 21st, 1945.

TO: The File

FROM: Mr. Spain

RE: Radio, surrendered by Yoshitaro OKADA
on behalf of Tsugio FUKUMOTO

In response to a request from Yoshitaro OKADA, we have remitted the sum of \$43.74, being the net proceeds from sale of his radio, to Tsugio FUKUMOTO, File No. 8164.

GBS:LEW

rec. by Spain

7234/1

June 4th 1945.

Mr. Yoshitaro OKADA,
Registration No. 02807,
P.O. Box 448,
Greenwood, B. C.

Dear Sir:

Re: Lots 11612/100/35251/Plan 2792
3573 Tanner Street,
Vancouver, B. C.

We are in receipt of your letter of the 25th ultimo and in accordance with your request, and the approval of the B. C. Security Commission, we are enclosing herewith our che-que for the sum of \$1,000.00. After deducting this amount you will have a credit balance of \$89.77 in your account with the Custodian.

Mr. and Mrs. Thomas J. Duncan have completed payments under the Agreement for Sale and we will shortly be sending you a statement in connection with this matter. We are also preparing and will be forwarding to you in due course a report relative to the administration of your affairs at which time we will be remitting to you the balance of funds in your account.

Yours truly,

W. J. Johnston,
Administration Department.

WJ/IMS
Enc.

July 31st, 1944

File No. 176 Int. &
7256 & 3130 Bure.

MEMORANDUM

TO: MR. B. GOOD

FROM: MR. E. V. WRIGHT

RE: B.C. Fish Salteries Limited

Attached please find B.C. Fish Salteries Limited
cheque in the sum of \$1719.66 which you will kindly credit as
follows:-

File No. 7256, Yoshitaro OKADA, Reg. No. 02807 - claim for wages,	\$1519.66
File No. 3130, Genkichi NISHIMURA Reg. No. 02808 - claim for wages,	200.00
	<u>\$1719.66</u>

In regard to the credit to Genkichi NISHIMURA, any payment
of these funds to the Evacuee should be held up until his right to the
funds is confirmed.

See copy of my memo to Mrs. McArthur.

E. V. WRIGHT

HP/PS
A tech.

C
O
P
Y

P.S. ROSS & SONS

Royal Bank Building

Vancouver, B.C.

July 26th, 1944.

Our File 295-113

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

Attention: Mr. K.M. Wright

Dear Sirs:

Re: B.C. Fish Salteries Ltd.

We enclose 2 cheques as follows:

M. Urata (in Japan)		\$1,561.50
Employees -		
G. Nishiyama	\$ 200.00	
Okada, Y.	1,519.66	\$1,719.66

The claim made by Mr. Yoshitaro Okada was for \$1,576.91 but we have deducted from that amount the sum shown on the books as cash on hand of \$57.25.

Your acknowledgment of the above cheques in due course will oblige.

Yours truly,

"P.S. Ross & Sons"

Encls.

C
O
P
Y

For File No. 7256/1
P. B. ROSS & SONS

August 30th, 1943.

Our file 295-112

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

Attention: Mr. McAllister
Claims Department

Dear Sir:

Re: Nanaimo Shipyards Limited

We are paying the creditors of the above Company
and we note the following balances in the Company's books to
the credit of Japanese persons and companies:

Yoshio Atagi	\$19.40
F. Koyama Company	41.13
Nimi Shokai	30.84
Nabata Taxi	15.20
Yoshitaro Okada	12.00
Mrs. Hideno Takenaka	23.82
Yakei Takenaka	56.73

As none of the foregoing have filed formal proof of
Debt in response to our advertisement of creditors of the Company,
we would ask you to advise us whether or not you wish the accounts
to be paid to you.

Yours faithfully,

(signed) P.B. Ross Sons.

Messrs. P.B. Ross & Sons,
Royal Bank Building,
Vancouver, B.C.

OUR REPLY:

Dear Sirs: re: Nanaimo Shipyards Ltd.

We thank you for yours of the 30th ult., your file
295-112, re the above.

We have examined the files of the Japanese mentioned
by you but have found no record in any of the files of the money
owed to them by the Nanaimo Shipyards Ltd. However, if you would
be good enough to forward us the funds we will write to each cre-
ditor and have the matter confirmed.

AMcA:DE

A. McAllister, Claims Department.

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.

June 22nd 1943.

EVACUATION SECTION
Rec'd *London Guarantee & Accident Co., Ltd.*
File No. *1000*
An *Insurance*
Referral *THE NORTHERN ASSURANCE COMPANY, LIMITED*

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

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

Attention Mr. G.D. Milson,
Administration Dept.

Dear Sirs:-

Re: Sale, Lots 11 & 12/100/36 & 51 -
3573 Tanner Street - (File #7256) 02807

The above transaction has now been closed and registration completed in the Land Registry Office, Court House. The Agreement for Sale from Yoshitaro Okada to Thomas James Duncan and Winnifred Duncan was registered in the Land Registry Office on June 16th 1943 under filing number 36918-M.

You have received the Statement of Adjustments in duplicate together with our cheque in support of same.

In accordance with the Agreement for Sale we herewith remit the June 1st payment of \$40.00, less our commission for collecting same. *3800*

As requested we also enclose two copies of Agreement for Sale. We would ask you to kindly approve and return the enclosed copy of Statement of Adjustments, which you already hold in connection with this property.

Gibson
As mentioned to you in our letter of May 19th 1943 we have placed a new Policy on this property, namely, London Guarantee & Accident Fire Insurance Policy #569445 in the amount of \$1000, for a term of three years, expiring June 15th 1946 in the name of Thomas James Duncan and Winnifred Duncan, with loss made payable to the Secretary of State of Canada acting in his capacity as Custodian (Yoshitaro Okada File #7256). We understand that you have on file North West Fire Insurance Policy #205191 in the Amount of \$2000, covering \$1000 on the dwelling and \$1000 on the furniture expiring March 18th 1944, which will be cancelled in accordance with the terms of sale.

We believe we have covered this transaction in respect to every detail but if there is any further information you require kindly let us know and we shall be pleased to assist you.

Yours very truly,

KER & KER LTD.

Per. *Allen N. Ker*

ANK:DR
Encl.

7256

May 10, 1943

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

Dear Sirs:

Re: OKADA, Yoshitaro

Referring to your letter of May 7th and our conversation with you of the 8th, in order to avoid any misunderstanding, please note that this proposed sale is not being made by the Custodian but by negotiations with Y. Okada, and the Custodian has no apparent reason for objecting to this sale. As the negotiations have been carried on through a third party, the Custodian cannot confirm the sale at the present time.

If you would be kind enough to prepare an agreement as outlined in your letter, we will forward it to Y. Okada for his signature, and upon its return we will deliver it to you on receipt of the \$400.00 which you are holding with the understanding that we will hold this money in trust until you advise us that your client has good title to the property. It is understood that if for any reason good title cannot be conveyed to your client, the money that we would hold in trust would be returned to you.

Referring to the last paragraph of your letter of May 7th, there has been no delay in this office in regard to these negotiations.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

THIS BILL IS PRESENT TO ORDER ON CASH
OR BY "ORDER" OR "C.O.D." HERE

DUPLICATE PREPAID FREIGHT BILL

SHEET NO.

STATION TO **304 CHICAGO BB FM**

PRO.

DATE

YOSHITARO OKADA

CANADIAN PACIFIC RAILWAY COMPANY

OR CHARGES ON ARTICLES WAYBILLED

From, Number, Station

W/B Date

W/B No.

Shipper's Name

Car Init. & Number

99 VANCOUVER JUNE 21/43 P

98008

CUSTODIAN ENEMY PROPERTY 7640

No. of Packages	Description of Articles and Marks	Weight	Rate	Freight	Advances	Prepaid	Carriage
9 BX 2 CHESTS 6 CTR 1 CARD TABLE 1 KORI 1 PCL H R EFFECTS		670	180	12 06		1206	
ORR							
TOTAL							

EVACUATION SECTION	
Doc'd	JUN 23 1943
File No.	
Ans.	
Refers	

Received Payment for the Company

Date **19** **43** Agent

All freight transported by this Company is subject to its published terms and regulations. All claims for overcharge must be sent to the Auditor of Freight Receipts, Montreal, accompanied by freight bill.

Make Cheques Payable
to Order of

CANADIAN PACIFIC RAILWAY CO.
Mail to Local Freight Agent

*Spence Lodge Community
Christina Lake
N.L.*

*Mrs. Duncan
Box 1457 R*

File No. 7256

MEMORANDUM

To: Mr. Spain

April 29, 1943

From: Mr. Wilson

Re: OKADA, Yoshitaro Reg No. 02807

Mr. Kimura has advised me that Y. Okada wishes the following articles shipped to him, which are now on the premises at 3573 Tanner Street:

- 1 Cloth Bag
- 1 Kitchen Range in the Basement

The expenses for sending these can be charged to the above Japanese.

*To be
shipped
now*

On these premises there are also the following articles:

- 1 Box of old Clothing
- Odd Kitchenware
- 1 Box of Books
- China ware and Dolls
- Loose Toys
- 1 Box of Dress Patterns in the attic.

*To be shipped
if and
when his
house is
sold*

These articles are to be shipped to Y. Okada if and when his house is sold. We are now negotiating for the sale of same.

Y. Okada has informed us that the garden tools in the basement, and the Buffet in the attic may be retained by the proposed purchaser of the house. *if the sale goes thru*

GMW/GH

Emdson

7256

April 28, 1943

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

Dear Sirs:

Re: OKADA, Yoshitaro

In connection with the property at 3573 Tanner Street, we have received word from Y. Okada that he is willing to accept the sum of \$1400.00 for this property-- \$400.00 cash, \$1000.00 on Mortgage without interest, payable at the rate of \$40.00 per month, with the understanding that if payments are not made on time that the Mortgage will bear interest at 6%.

Y. Okada has also intimated that the garden tools in the basement and the buffet in the attic will be included in the sale price of the house.

Will you kindly advise us if these terms are satisfactory to your client.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

REAL ESTATE • RENTALS



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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.

April 14th 1945

EVACUATION SECTION

Rec'd APR 15 1945

Ans.

Referred

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

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

Attention: Mr. B. Douet
Mr. G.D. Wilson
Administration Department.

Dear Sirs:-

Re: File #7256 - OKADA, Yoshitaro
3573 Tanner Street.

Further to our letter to you of March 27th 1945
in connection with the above property, we have since been advised
by the tenant Mr. Thomas J. Duncan, on whose behalf we made an offer
as contained in our above mentioned letter, that the price and terms
on which he wishes to purchase the property are as follows:-

Price \$1150.00 (as stated in our letter of March 27th)
Terms: \$100 cash (of which the deposit shall form a
part)

Balance at the rate of \$40.00 per month, said \$40.00
to include principal, interest and taxes, until
the full purchase price has been paid in full.
Interest at the rate of 6% per annum.

The Purchaser reserves the right to make additional
payments, or to pay off all of the outstanding
balance at any time without notice or bonus.

Mr. Duncan states that he is not interested in any of
the articles which remain in the house upstairs. He is only interested
in the articles which he purchased from the Japanese Evacuee.

We would appreciate a reply as to whether this offer is
acceptable by the Japanese Evacuee, or what he will accept for the
dwelling.

Yours very truly,

KER & KER LTD.

Per.

Allen N. Ker

ANK.DR

*1200
400 cash
1000
400 50 - cash*

*7 later
offer
\$1300 -
200 cash
etc.*

*We have
now
checked
house*

7256

23rd January, 1943.

Mr. P. B. Turner,
Skidegate, B. C.

Dear Sir:

In answer to your undated letter which was received in this office on January 18th, I wish to advise you that the Nova engine referred to, No. 4288, is the property of the Moresby Island Fisheries. This Fishery is controlled by Frederick Field & Co. and will be advertised for sale in the near future.

If you are still interested at that time in the purchase of this engine, kindly contact Mr. Wray, 411 Royal Bank Bldg., Vancouver.

Yours faithfully,

M. Sullivan,
Specified Articles Department.

ME/mf

7256
2/25

12th January, 1943.

Mr. Yoshitaro Okada,
Registration No. 02807,
c/o Alpine Lodge,
Christina Lake,
CASCADE, B. C.

Dear Sir: Re: Stromberg Carlson Radio,
 Serial No. 132461.

Your letter of January 4th addressed
to the R.C.M.P. has been referred to me for
attention.

The Custodian is quite agreeable to
your disposing of your radio, and if you will
kindly send us the name of the dealer to whom
you wish to sell this radio, we will immediately
get in touch with him.

Yours faithfully,

M. Sullivan,
Specified Articles Department.

MS/mf

"E" Division

L. H. 2A

ROYAL CANADIAN MOUNTED POLICE
C.I.B.

IN REPLY PLEASE QUOTE

DIV. FILE No. 269-G-13-2-1

Vancouver, B.C.,
January 8th, 1943.

H. Q. FILE No. _____

The Custodian,
Enemy Alien Property, Japanese,
Royal Bank Building,
VANCOUVER, B. C.

EVACUATION SECTION	
Rec'd	JAN 9 1943
File No.	7256
Ans.	<i>See letter</i>
Referred	<i>Green</i>

Re: Japanese Radios and Cameras.

I forward herewith a copy of communication from Mr. Okada, dated Christina Lake January 4th, 1943 which is self-explanatory. If you are agreeable to the transaction Mr. Okada suggests, there will, of course, be no objection by this Department.

Would you be so kind as to communicate with Mr. Okada in this matter, giving him your decision. It would be appreciated if we might have a copy of such communication to complete our records.

JKB/ES
Encl.

[Signature]
(C.H.Hill) A/Comm'r.,
Commanding "E" Division.

Thos Sullivan

*If I may so suggest, agree
promptly - the fewer the better!*

C O C
P P
Y

c/o Alpine Lodge,
Christina Lake,
Cascade, B.C.,
January 4, 1943.

Royal Canadian Mounted Police,
33rd & Heather Street,
Vancouver, B.C.

Re: One Radio "Stromberg Carlson"
Serial #132563 - base #74858

Dear Sirs:

With reference to above radio, for which I
surrendered to your department on March 12th, last year,
I would be very pleased to know if I could have it
released from your department in order that I may sell
this merchandise back to the dealer in Vancouver.

I do not wish to re-claim this property for my
own use, but since I am living at present time on a self-
supporting I am very anxious to turn this into cash in
order to meet my present financial difficulties.

I would appreciate indeed for your kind consent
in allowing my request.

Thanking you in anticipation, and hoping to
hear a favourable reply, I remain.

Yours very truly,

SGD

Yoshitaro Okada, Japanese Reg.#02807
(former address: 3573 Tanner St.,
Vancouver, B.C.)

YO:

P. S. Ross & Sons

CHARTERED ACCOUNTANTS

MONTREAL TORONTO WINNIPEG
CALGARY VANCOUVER

MAJ. GEN. J. G. ROSS, C.M.G.
J. W. ROSS, LL.D.
S. R. CAMPBELL
J. A. GRANT
W. L. GATEHOUSE
G. M. HAWTHORN
J. A. ROSS
H. I. ROSS
G. M. SMITH

G. E. HOULT
S. B. PECKHAM
W. G. JERPHCOTT
H. S. HAWTHORNE
F. E. H. GATES
J. A. ROSS
F. A. COFFEY
G. G. HARRIS

ROYAL BANK BUILDING
400 ST. JAMES STREETMONTREAL QUE.
Vancouver, B. C.

10th July, 1942.

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

OFFICE OF THE CUSTODIAN
JAPANESE SECTIONRECEIVED
JUL 11 1942

Dear Sirs:

Re: Y. Okada Your File #7256

The following is a wire we have received from
the above:

PLEASE ADVISE WIRE COLLECT CASCADE BC
REGARDING BC FISH SALTERIES AND WHAT
PROCEDURE I SHOULD TAKE IN CLAIMING
MY ACCOUNT AND WISH TO KNOW WHAT AMOUNT
STILL CREDIT ON BOOKS THANK YOU.

Y OKADA

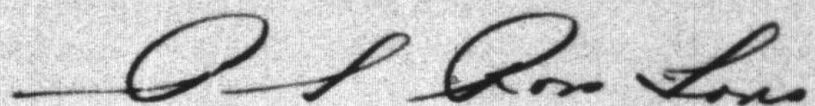
To which we replied as follows:

RE: TEL BC FISH YOUR BALANCE ONE THOUSAND
FIVE HUNDRED SEVENTY SIX DOLLARS NINETY
ONE CENTS WE HAVE REQUESTED CUSTODIAN
JAPANESE EVACUATION TO FILE CLAIM YOUR
BEHALF.

P. S. ROSS AND SONS

We presume the foregoing requires no further
explanation.

Yours faithfully,



*See our letter
to P.S. from June
29*

page 147

THIS BILL IS FOR FREIGHT TO ORDER OR C.O.D.
FREIGHT "ORDER" OR "C.O.D." HERE

PREPAID FREIGHT BILL

SHEET NO.

Companee & Destination

STATION TO

504 GRAND FORKS BC FM

MAY 20 1943

MR Y DEADA CHRISTINA LAKE

DATE

CANADIAN PACIFIC RAILWAY COMPANY

From, Number, Station

W/B Date

W/B No.

FOR CHARGES ON ARTICLES WHEN

Shipper's Name

Order No. & Number

99 VANCOUVER MAY 7/43 P 90563

CP 244310 2291
CU TODIAN OF ENEMY PROPERTY 219

No. of Packages	Description of Articles and Marks	Weight	Rate	Freight	Advanee	Prepaid	Collect
1	CRTS B H EFFECTS						
1	BROWN BAG						
1	SMALL BAG						
1	SAFETY BURNER BRPD						
	ORR						
		320	167	534		534	
		CAN PAC LOCAL FREIGHT VANCOUVER LOCAL FREIGHT					
		MAY 18 1943					
		Agent					
	TOTAL						

Received Payment for the Company

Date

19

19

Agent

All freight transported by this Company is subject to its published terms and regulations. All claims for overcharge must be sent to the Auditor of Freight Accounts, Montreal, accompanied by freight bill.

Make Cheques Payable
to Order of

CANADIAN PACIFIC RAILWAY CO.
Mail to Local Freight Agent

File No. 7256/1.
Special Arrangement.

June 29th, 1945.

MEMORANDUM

TO: Mr. E. W. Wright

FROM: Mr. D. A. Cramer

Yoshitaro OKADA
City of Vancouver
Lots 11 & 12, Blk. 100, D.L. 36 & 51,
Op. 1, N.W.D., Plan 2792.
Certificate of Vesting No. 34717.

We attach 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..... THOMAS JAMES DUNCAN and
WINNIFRED DUNCAN
(Joint Tenants).
4. Duplicate of Agreement for Sale from Yoshitaro OKADA
to Thomas James Duncan and Winnifred Duncan- Joint
Tenants, for our file.

Certificate of Title No. 76963-4, is in the Land Registry
Office.

D. A. Cramer

DAC:JB
Atch.

File No. 7256/1.
Special Arrangement.

August 3rd, 1945.

MEMORANDUM

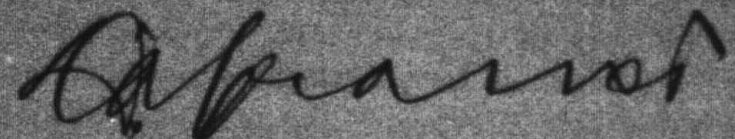
TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Yoshitaro OKADA
City of Vancouver
Lots 11 & 12, Blk. 100, D.Ls. 36
and 51, Gp. 1, N.W.D., Plan 2792.

With reference to the above property which was recorded in the Vancouver Land Registry Office, July 12th, 1945, we attach herewith the following documents in connection therewith.

1. Copy of application number 127495-L, dated July 12th, 1945, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 127496-L, dated July 12th, 1945, registering the property in the names of Thomas James Duncan and Winnifred Duncan - Joint Tenants (Deed).
3. Duplicate of Agreement for Sale from Yoshitaro OKADA to Thomas James Duncan and Winnifred Duncan - Joint Tenants, dated May 10th, 1943.
4. Duplicate of Transmission dated July 4th, 1945.
5. Duplicate of Deed dated July 4th, 1945 - Secretary of State to Thomas James Duncan and Winnifred Duncan - Joint Tenants.
6. Certificate of Indefeasible Title No. 127496-L, dated August 1st, 1945, covering the above property in the names of Thomas James Duncan and Winnifred Duncan - Joint Tenants.



DAC:JS
Atch.

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 R.
VANCOUVER, B. C. May 19th 1943.

Mr. Y. Okada,

Christina Lake, 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

Re: Sale, Lots 11 & 12/100/36 & 51 - 3573 Tanner Street
YOSHITARO OKADA / THOMAS JAMES DUNCAN & WINNIFRED DUNCAN

Adjustments as at May 10th 1943.

By Purchase Price		1,400.00
To Agreement for sale	1,000.00	
To Adjustment 1943 Taxes as per City of Vancouver Tax Statement. Amount \$46.74 nett. Expired Portion Jan. 1st to May 10th 1943 - 130 days	16.65	
By Adjustment Water Rates. Amount \$8.20 nett for six months as per City of Vancouver Water Statement. Paid to June 30th 1943. Unexpired portion May 10-June 30th 1943 - 51 days		2.29
To Commission	70.00	
To balance	315.64	
	<u>\$1,402.29</u>	<u>\$1,402.29</u>

By balance due you \$315.64.

APPROVED & ACCEPTED

SGD. "Y. OKADA"

REAL ESTATE • RENTALS

LOANS • INSURANCE



KER & KER LIMITED

475 HOWE STREET

VANCOUVER, B. C.

R.
May 19th 1945.

Mr. Y. Okada,

Christina Lake, B.C.

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

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

Re: Sale, Lots 11 & 12/100/36 & 51 - 3873 Tanner Street
YOSHITARO OKADA / THOMAS JAMES DUNCAN & WINNIFRED DUNCAN

Adjustments as at May 10th 1945.

By Purchase Price		1,400.00
To Agreement for sale	1,000.00	
To Adjustment 1945 Taxes as per City of Vancouver Tax Statement. Amount \$48.74 nett. Expired Portion Jan. 1st to May 10th 1945 - 130 days	16.65	
By Adjustment Water Rates. Amount \$6.20 nett for six months as per City of Vancouver Water Statement. Paid to June 30th 1945. Unexpired portion May 10-June 30th 1945 - 51 days		2.29
To Commission	70.00	
To balance	515.64	
	\$1,402.29	\$1,402.29

By balance due you \$515.64.

APPROVED & ACCEPTED

Y. Okada
June 5-1945

File No. 7256
3573 Tanner Street
Vancouver/11&12/100/36&51/2792

July 25, 1945

Thomas James Duncan and Winnifred Duncan
(Purchasers)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

	DEBIT	CREDIT
Purchase price	\$1,400.00	
Cheques received		\$1,400.00
Registration fees on deed	7.05	
Amount charged to purchasers		7.05
	<u>\$1,407.05</u>	<u>\$1,407.05</u>

AMOUNT CHARGED TO PURCHASERS - \$7.05

File No. 7256
Reg. No. 02807

Yoshihiko OKADA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1945 February 12	Balance as per statement sent		\$1,223.57	CR @ 1,223.57
May 5	Balance payments under Agreement for Sale		160.00	
May 17	Cheques to you - 3 @ \$100.00 each	300.00		
June 5	Cheque to you	1,000.00		
	Land Registry Office - Certificate of Encumbrance	1.00		
	Registration fees	3.50		
1946 April 2	Cheque to you	60.00		
		19.07		
October 2	Cheque to you	\$1,383.57	\$1,383.57	

NTL

File No. 7256
Reg. No. 02807

Yoshihito OKADA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 July 30	Balance brought forward			
	Ck 4489 - Y. OKADA - personal use	\$ 200.00	\$ 441.91	
August 5	Ck 4612 - Y. OKADA	100.00		
August 31	Mrs. T. J. Duncan - Sept. payment on Agreement of Sale lot 11 & 12/100/364-51		40.00	
September 2	Ck 4986 - Y. OKADA	100.00		
September 28	Namaimo Shipyards Ltd. - balance at credit		12.00	
October 2	Mrs. T. J. Duncan - Oct. payment Agreement of Sale lot 11 & 12/100/364-51		40.00	
October 7	Ck 5600 - Y. OKADA	40.00		
November 4	Ck 6032 - Y. OKADA	40.00		
November 1	Mrs. T. J. Duncan - Nov. payment on Agreement of Sale		40.00	
November 30	Mrs. T. J. Duncan - Dec. payment on Agreement of Sale		40.00	
December 6	Ck 6679 - Y. OKADA			
1944 January 8	Mrs. T. J. Duncan - Jan. payment on A/S - lot 11 & 12/100/ 364-51		40.00	
January 6	Ck 7280 - Y. OKADA	40.00		
January 31	Mrs. T. J. Duncan - Feb. payment on Agreement of Sale		40.00	
February 8	Ck 8039 - Yoshihito OKADA	40.00		

CR \$ 93.91

File No. 7256
Reg. No. 02807

Yoshihiko OKADA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 February 8	Balance brought forward	\$	\$ 93.91	
February 29	Mrs. T. J. Duncan - Mar. payment on A/S		40.00	
March 9	Cheque to you	40.00		
April 1	Mrs. T. J. Duncan - payment on A/S		40.00	
April 12	Cheque to you	70.00		
May 1	Mrs. Duncan - May payment on Agreement for Sale		40.00	
May 8	Cheque to you	40.00		
May 30	Mrs. Duncan - payment under A/S		40.00	
June 8	Cheque to you	40.00		
July 3	Mrs. Duncan - payment under A/S		40.00	
July 10	Cheque to you	40.00		
August 1	B. C. Fish Saltfries - payment of claim for wages		1,519.66	
August 5	Mrs. Duncan - payment under A/S		40.00	
August 12	Cheque to you	40.00		
September 1	Mrs. Duncan - payment under A/S		40.00	
September 14	Cheque to you	100.00		
October 2	Mrs. Duncan - payment under A/S		40.00	
October 18	Cheque to you	100.00		
November 6	Mrs. Duncan - payment under A/S		40.00	
November 7	Cheque to you	100.00		
December 1	Mrs. Duncan - payment under A/S		40.00	
December 7	Cheque to you	100.00		

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1945 January 8	Cheque to you	\$ 100.00	\$	
January 20	Mrs. Duncan - payment under A/S		40.00	
February 2	Mrs. Duncan - payment under A/S		40.00	
February 12	Cheque to you	100.00		

CR \$ 1,223.57

Yoshitaro OKADA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 January 1	Balance brought forward	\$	\$ 25.27	
January 13	Rent collected Commission	1.00	12.00	
January 28	Mrs. Duncan - part payment on furniture		90.00	
February 12	Rent collected Commission Sundry	1.00 8.20	12.00	
February 17	Ck 1808 - Yoshitaro OKADA	100.00		
March 15	Rent collected Commission	1.00	12.00	
April 5	Mrs. J. Duncan - balance due Apr 1 on purchase of furniture		20.00	
April 13	Rent collected Commission	1.00	12.00	
April 16	Ck 2771 - Certificate of Encumbrance - Vancouver	1.00		
May 5	Ck 3040 - Yoshitaro OKADA	50.00		
May 10	Ck 3095 - Samuel Barrett - hauling charges	6.00		
May 13	Ck 3164 - C. P. R. Co. - freight on 5 packages shipped to Evacuee Rent collected Commission	5.34 1.00	12.00	
May 19	Ck 3261 - Samuel Barrett - packing charges on boxes shipped to Evacuee	5.00		
May 17	Ed Gillespie - Stromberg Carlson Radio		25.00	
June 12	Ker & Ker Ltd. sale of property 3573 Tanner St. Deposit \$100.00, balance \$ 215.64		215.64	

File No. 7256
Reg. No. 02807

- 3 -

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 June 26	Ker & Ker Ltd. - payment under Agreement for Sale 3573 Tanner St. due June 1 Commission	\$ 2.00	\$ 40.00	
	Ck 3924 - Canadian Pacific Railway - shipment of 20 packages to Cascade	12.06		
July 13	Ker & Ker Ltd. - payment under Agreement for Sale 3573 Tanner St. for July Commission	2.00	40.00	
July 16	McGregor, Johnson & Thomas - return premium on Northwest policy # 205191		2.10	
July 23	Mrs. T. J. Duncan - payment on agreement for sale on lot 11 & 12, Blk 100, D.L. 36 & 51		40.00	
July 24	Ck 4409 - S. Barrett - packing & shipping charges on 20 packages to Cascade, B. C.	19.50		

CR \$ 441.91

New charges
200
241 71

Koshiyaro OKADA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 June 17	Rent 3573 Turner St to May 9 Rent 3573 Turner St. to June 9 Ker & Ker Commission Ker & Ker commission	3.00 1.00	12.00 12.00	
July 3	Ck 64 - City of Vancouver - taxes Ck 64 - City of Vancouver - taxes	7.75 12.00		
July 15	Rent T. J. Duncan Ker & Ker commission	1.00	12.00	
August 3	Rent T. J. Duncan Ker & Ker commission City water rates Dec. 31/42	1.00 8.20	12.00	
August 1	Ck 173 - City of Vancouver - taxes	11.00		
September 14	T. J. Duncan - rent Aug. 10 Drawing lease & making Inventory Commission	5.00 1.00	12.00	
October 14	T. J. Duncan - rent Sept 10 Ker & Ker commission	1.00	12.00	
November 14	rent collected Commission - Ker & Ker	1.00	12.00	
November 16	Ck 899 - City of Vancouver - balance taxes	16.78		
December 12	Rent collected Commission	1.00	12.00	
1943 January 13	Rent collected Commission Mrs. Duncan - part payment on furniture	1.00	12.00 90.00	CR \$ 126.27

Direct Sale
File No. 7256
3573 Tanner Street, Vancouver
11 & 12/100/36 & 51/2792
Certificate of Title No. 127496-L

Receipt of Certificate of Title No. 127496-L, covering the above described property, is hereby acknowledged.

Receipt is also acknowledged of London Guarantee & Accident Co. Ltd., Policy No. 569445 which has been assigned to us.

Dated at Vancouver B. C., this 6th day of December, 1945.

Signed Mrs J. Duncan

File No. 7256
3573 Tanner Street,
Vancouver/11&12/100/36&51/2792

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

Dated at Vancouver, B.C. this 6th day of December. 1945.

Signed Thomas J. Duncan
Winnipeg Duncan

RETURN TO THE CUSTODIAN

This Agreement,

made in duplicate this **Tenth**
day of **MAY** in the year of Our Lord one thousand nine hundred and forty-**three**.

BETWEEN

YOSHITARO OKADA, Office Clerk, of Christian
Lake, Canada, in the Province of British
Columbia,

Name,
Address and
Occupation
of Parties

hereinafter called the "Vendor" of the one part
AND

THOMAS JAMES DUNCAN, Fitter, and **WINNIFRED
DUNCAN**, his wife, both of 3575 Tanager Street
in the City of Vancouver in the Province of
British Columbia, **JOINT TENANTS**,
hereinafter called the "Purchaser" of the other part.

WHEREAS, the Vendor has agreed to sell to the Purchaser and the Purchaser has agreed to purchase
of and from the Vendor the lands and hereditaments hereinafter mentioned, that is to say:—ALL
AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in
the City of Vancouver in the Province of British Columbia, more particularly known
and described as Lots Eleven (11) and Twelve (12) of Block One hundred (100) in the
subdivision of District Lots Thirty-six (36) and Fifty-one (51), Group One (1),
New Westminster District, according to registered map or plan deposited in the
Land Registry Office at the City of Vancouver, and numbered 2792.

TOGETHER with all the privileges and appurtenances thereto belonging at or for the price or sum of
Fourteen hundred (\$1400.00) ----- Dollars
of lawful money of Canada, payable in manner and on the days and times hereinafter mentioned, that
is to say: the sum of **Four hundred (\$400.00)** ----- Dollars
on the execution of this Agreement (the receipt whereof the said Vendor doth hereby admit and
acknowledge), and the balance payable as follows:

The sum of Forty Dollars (\$40.00) shall be paid on the 1st day of June 1943, and
the sum of Forty Dollars (\$40.00) shall be paid on the 1st day of each and every
month thereafter until the balance of principal has been paid in full.

TOGETHER with interest on the balance from time to time owing under this Agreement at the rate
of **Six (6%)** ----- per cent. per annum, payable on the 1st day of each and
every month, commencing June 1st 1943. However, if the said monthly instalments
are paid on the due dates no interest shall be charged.

NOW IT IS HEREBY AGREED by the parties hereto, in the manner following, that is to say: THE Purchaser DOETH COVENANT, PROMISE AND AGREE to and with the Vendor that he will well and truly pay, or cause to be paid, to the Vendor the said sums of money above mentioned, together with the interest thereon at the rate aforesaid both before and after maturity and on the days and times in manner above mentioned; all sums in arrear for interest from time to time shall bear interest at the rate aforesaid from due date until payment; AND also shall and will pay and discharge all taxes, rates and assessments wherewith the said land may be rated or charged from and after this date, including local improvement assessments and sewer rates, whether already or hereafter assessed. THE PURCHASER shall during the continuance of this agreement, and so long as any money remains unpaid hereunder, insure and keep insured against loss or damage by fire all buildings now on the said lands, or which may be hereafter erected thereon, in the sum of their full insurable value with some insurance company to be approved by the Vendor, and will pay all premiums and sums of money necessary for such purpose as the same shall become due; and will assign, transfer and deliver over to the Vendor the policy or policies of insurance, receipt and receipts, thereto pertaining, and if the Vendor shall pay any premiums or sums of money for insurance of the said premises, or any part thereof, the amount of such payments shall be added to the amount unpaid hereunder and shall bear interest at the rate aforesaid from the time of such payment and shall be payable forthwith. as aforesaid, the Vendor DOETH COVENANT, PROMISE AND AGREE to and with the Purchaser to convey and assure, or cause to be conveyed and assured, to the Purchaser by a good and sufficient deed in fee simple, ALL THAT the said piece or parcel of land above described, together with the appurtenances thereto belonging or appertaining, FREED AND DISCHARGED FROM ALL ENCUMBRANCES, save and except as herein mentioned.

AND ALSO save and except local improvement assessments or taxes and sewer rates from and after the date hereof, and subject to the conditions and reservations in the original grant thereof from the Crown, and such deed shall be prepared at the expense of the Purchaser and shall contain the usual statutory covenants, but the Vendor shall not be required to furnish any abstract of title, or proof or evidence of title, or any deeds, papers or documents or copies of any deeds, papers or documents relating to the said property other than those which are now in possession of the Vendor, save and except the Certificate of Title, which shall be deposited in the Land Registry office by the Vendor. AND ALSO shall and will suffer and permit the Purchaser to occupy and enjoy the same until default be made in the payment of said sum of money, or interest thereon, or any part thereof, on the days and times in the manner above mentioned, subject, nevertheless, to impeachment for voluntary or permissive waste.

AND it is expressly agreed that time is to be considered the essence of this Agreement. Unless the payments above mentioned are punctually made at the times and in the manner above mentioned, and as often as any default shall happen in making such payments the Vendor may give the Purchaser thirty days' notice in writing, demanding payment thereof, and in case any default shall continue, the Vendor shall have the right to re-enter upon and take possession of the said land and premises; and in such event any amount paid on account of the price thereof shall be retained by the Vendor as liquidated and ascertained damages for the non-fulfilment of this Agreement to purchase the said land and pay the price thereof and interest, and on such default as aforesaid the Vendor shall have the right to sell and convey the said lands and premises to any purchaser thereof. THE VENDOR shall have the right at all times and without the consent of the Purchaser, to assign or transfer all his right, title and interest in this Agreement for Sale to any person whomsoever, provided, however, that the Vendor shall forthwith give notice thereof in writing to the Purchaser specifying the name of such person and the full address at which subsequent payments hereunder shall be made by the Purchaser.

AND ALSO, it is hereby agreed that the Purchaser may at any time within the above-mentioned period pay the balance of the purchase money of the said lands and the interest thereon, at the rate aforesaid up to the date of such payment, unless this Agreement is rendered null and void as herein provided. AND IT IS HEREBY DECLARED that any demand or notice which may be required for the purposes of these presents, or any of them, shall be well and sufficiently given if delivered to the Purchaser or mailed at any Post Office, under registered cover, addressed as follows:

THOMAS JAMES DUNCAN, and WINNIFRED DUNCAN,
3875 Tupper Street,
Vancouver, B.C.

or at such other address as the Purchaser shall specify in writing to the Vendor.
The Purchaser shall have the privilege of increasing the monthly payments by any amount or paying off the balance owing at any time without notice or penalty.

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisos and agreements, rights, powers, privileges and liabilities contained in this Agreement shall be read and held as made by and with, granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places; AND wherever the singular or the masculine pronoun is used, the same shall be construed as meaning the plural or feminine or the body politic or corporate where the context or the parties hereto so require. In the event of this Agreement being registered and in the event of default being made in any payment or in respect of any of the covenants herein contained, whether before or after such registration, it is expressly agreed that the Vendor shall be at liberty to cancel, remove and determine such registration on production to the Registrar of Land Titles of a satisfactory declaration that such default has occurred and is then continuing.

AND the Purchaser hereby irrevocably appoints the Vendor his true and lawful attorney for and in the name of the Purchaser to cancel, remove and determine such registration in the event of default as aforesaid.

IN WITNESS WHEREOF, the said parties to these presents have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
in the Presence of:

Signature of Witness

Street Address

City

Occupation

Donald Skellern
First St.
Grand Forks B.C.
Notary Public
J. A. Davis
481 Howard St.
Winnipeg
Accountant

Yoshitatsu Okada
Thomas Duncan
Winnifred Duncan

FOR ATTORNEY

I Herby Certify that, on the

day of

, 194 , at
in the Province of British Columbia,
(whose identity
who is)

has been proved by the evidence on oath of
personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name
of
to the annexed instrument as the maker thereof, that the said
is the same person mentioned in the said instrument as the maker thereof, and is still alive to the best of his belief, and
that he, the said
instrument, and subscribed the name of the said
as the free act and deed of the said
attorney which has not been revoked. knows the contents of said
thereto voluntarily
under authority of a power of

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,
in the Province of
at
British Columbia, this day of
in the year of our Lord one thousand nine hundred and forty

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

Acknowledgment of Officer of a Corporation

I Herby Certify that, on the

day of

, 194 , at
in the Province of British Columbia,
(whose identity has been proved by the evidence on
who is) personally known to me,
of

oath of
appeared before me and acknowledged to me that he is the
who subscribed his name to the annexed Instrument as

and that he is the person
of the said
and affixed the seal of the

to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to
the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of
British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,
in the Province of
at
British Columbia, this day of
in the year of our Lord one thousand nine hundred and forty

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

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.

May 19th 1943

EVACUATION SECTION

Rec'd MAY 22 1943

File No. 7256

Ans.

Refer: *Wilson*

out to C.H. Reed

Attention Mr. C.D. Wilson
Administration Department

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

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

Dear Sirs:-

Re: Lots 11 & 12, Block 100, D.L. 36 & 51
3573 Tamer Street

In accordance with your letter of May 10th 1943 we have prepared an Agreement for Sale from Yoshitaro Okada to Thomas James Duncan and Winnifred Duncan, and enclose same herewith in quadruplicate. Will you kindly have this Agreement forwarded to Mr. Okada and if it meets with his approval ask him to sign his name opposite the seal on the inside page, have his signature witnessed and the affidavit of witness taken before a Notary Public.

We also enclose Statement of Adjustments showing the balance due to Mr. Okada. We did not make any adjustment for Insurance as we think it would be better to cancel the insurance at present on the property and place a new policy on same in the name of the Purchasers, with loss payable to Mr. Okada. Upon confirmation of this sale we will notify the Insurance Company which has the insurance at present on the property to cancel this Policy and forward the Return Premium to Mr. Okada.

Yours very truly,

KER & KER LTD.

Per:

Alan N. Ker

ANK:DR
Encl.

REAL ESTATE · RENTALS

LOANS · INSURANCE



KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

May 7th 1943.

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

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

EVACUATION SECTION

Rec'd MAY 8 1943

File No.

Ans.

Referred

aut to Spain

Attention Mr. P. Douet
Mr. G.D. Milson
Administration Department.

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

Dear Sirs:-

Re: File #7256 - OKADA, Yoshitaro
3573 Tanner Street

Further to our letter to you of April 14th 1943 in connection with the above property, and further to our Mr. J.M. Anderson's verbal conversation with your Mr. G.D. Milson, at which time Mr. Milson advised that the owners of the property would accept the following price and terms for the said property:-

Price: \$1400.00
Cash payment: \$400.00
\$40.00 per month on the balance without interest.
6% interest to be charged if payments not made on time.
Purchaser to pay taxes, water rates and insurance as from date of adjustments.

The Purchaser, Mr. Thomas J. Duncan, is prepared to purchase the property on the above terms and we have the cash payment of \$400.00 in this office.

We would therefore request that your Department kindly confirm the sale of the property to this office.

The negotiations covering the sale of this property to the tenant have been carried on since March 8th 1943, and we would therefore request a reply in the immediate future confirming the sale.

Yours very truly,

KER & KER LTD.

Per.

Alan N. Ker

ANK. DR

REAL ESTATE • RENTALS



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MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

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MARINE INSURANCE

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STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

March 27th 1943.

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

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

EVACUATION SECTION

Rec'd **MAR 29 1943**

File No. **SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.**

Ans. **THE CASUALTY COMPANY
OF CANADA**

Referred

Attention Mr. P. Douet
Administration Dept.

Dear Sirs:-

Re: File #7256 - OKADA, Yoshitaro
3573 Tanner Street

Enclosed herewith you will please find our cheque in
the sum of \$100 being deposit on the purchase of the above property
on behalf of the tenant, Mr. Thomas J. Duncan.

Mr. Duncan is prepared to pay the sum of One thousand
one hundred and fifty (\$1,150.00) Dollars for the property and improve-
ments. This offer is not a cash offer, but Mr. Duncan is prepared to
meet any reasonable terms set for the sale of the dwelling. No adjust-
ment date has been mentioned by Mr. Duncan but we presume that it would
be any due rental date, say, 1st of May 1943.

We would refer you to your letter under date of March 10th
1943 addressed to the above tenant, Mr. Thomas J. Duncan, copy of which
you kindly forwarded to this firm.

Commending the above matter to your kind consideration,
we remain,

Yours very truly,

KER & KER LTD.

Per. *Allen N. Ker*

ANK.DR
Encl.

This Indenture

made in duplicate the Eleventh day of April in the year of our Lord one thousand nine hundred and forty-two.

In Pursuance of the "Short Forms of Leases Act"

Between

YOSHITARO OKADA, of 3573 Tanner Street,
in the City of Vancouver in the Province
of British Columbia,

Insert full Name,
Street Address and
Occupation of each
Party.

hereinafter called the "lessor" of the FIRST PART; and

THOMAS J. DUNCAN, of 3573 Tanner Street,
in the City of Vancouver in the Province
of British Columbia,

hereinafter called the "lessee" of the SECOND PART;

WITNESSETH, that the said lessor doth demise unto the said lessee, his executors, administrators and assigns, ALL AND SINGULAR that certain parcel or tract of land and premises/situate, lying and

being in the

City

of Vancouver

in the Province of British Columbia, more particularly known and

described as follows:— Lots Eleven (11) and Twelve (12) of Block One hundred (100), in the subdivision of District Lots thirty-six (36) and Fifty-one (51), Group One (1), New Westminster District, according to the registered map or plan of the said subdivision deposited in the Land Registry Office at the City of Vancouver, in the Province aforesaid, and numbered 2792.

PROVIDED ALWAYS and it is hereby agreed by and between the parties hereto that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the lessee or if the lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent shall take the benefit of any Act that may be in force for bankrupt or insolvent debtors, the then current rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

AND it is hereby declared and agreed that in case the premises hereby demised or any part thereof shall at any time during the term granted be burned down, or damaged by fire, or tempest, so as to render the same unfit for the purpose of the lessee then and so often as the same shall happen the rent hereby reserved, or a proportionate part thereof, according to the nature and extent of the injury sustained and all remedies for recovering the same shall be suspended and abated until the said premises shall at the option of the lessor have been rebuilt or made fit for the purpose of the lessee.

PROVIDED ALWAYS and it is hereby agreed by and between the parties hereto that if the said lessee shall hold over after the expiration of the term hereby granted and the lessor shall accept rent, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year, and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month.

Wherever the singular or the masculine are used in this document, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the heirs, executors, administrators, successors and assigns of the respective parties hereto, where the context or the parties so require.

IN WITNESS WHEREOF, the said parties hereto have hereunder set their Hands and Seals.

SIGNED, SEALED AND DELIVERED

In the presence of

Signature of Witness J.M. Anderson
Street Address 475 Howe St.,
City or Town Vancouver, B.C.
Occupation of Witness Broker.

Y. Okada Seal

T.J. Duncan Seal

LIST OF FURNITURE AT 3573 TANNER STREET
VANCOUVER, B.C.

LIVING-ROOM:

1 Studio lounge X
1 "Sachen" Oil Burner, Model G.B.815, Ser.4348 X
1 Bookcase X
1 Plant Stand X
1 End Table. X

DINING-ROOM:

1 China Cabinet X
1 Dining Table X
6 Dining room chairs X
1 Buffet X

BED-ROOM:

1 Dresser with Mirror
1 Chiffonier

KITCHEN:

1 "Pawcett" Sawdust Burning Stove 916
1 45 Gal. Water Tank
1 Folding Table X
4 Chairs X

BASEMENT:

1 Herchell Lawn Mower No. 150
1 Pair Grass Clippers
1 Pair Grass Clippers
1 Grass Catcher
1 25 ft. 4 inch Water Hose.
2 Lawn sprinklers
1 Shovel
1 small Hand axe.

ATTIC:

Sundry Articles stored in attic.

(line) (inland line)
201d.

Dated at Vancouver, B.C. this 11th day of April 1942.

APPROVED & ACCEPTED.

Y. OKADA

Owner.

T.J.DUNCAN

Tenant.

J.M.ANDERSON
KER & KER LTD.

AGENT.

Registration Number 02807

OKADA, YOSHITARO.

130 West Fourth Avenue, Vancouver, B.C.

LOCATION AND NATURE OF PROPERTY:

3573 Tanner Street, Vancouver, B.C.
Lots 11 and 12, Block 100, D.L. 36 & 51,
Group 1, New Westminster District.

OWNERSHIP:

Goro Okada - Deed from Goro Okada to Yoshitaro Okada not registered at the present time due to arrears of taxes.

BUILDING:

The House is situate at 3573 Tanner Street, Vancouver, B.C., approximately one block West of Joyce Road on the North side. It is a 6 room semi-bungalow frame dwelling with full concrete basement. There is a good chimney but a stove in the basement instead of a hot air heating plant. The exterior of the dwelling is in good condition. The interior is in fair condition, although the house is not plastered but is covered by shiplap board with paper over same, and is very well kept.

LAND:

There are two Lots, the size of each being 33 x 120, making a total frontage of 66 ft. x 120 ft. in depth. The land is laid out in shrubs, garden, etc. with a large frame garage at the rear. The grounds are in good condition for a property of this class.

INSURANCE:

We have on file in this office North West Fire Insurance Policy #205191 in the amount of \$2000.00, covering \$1000.00 on the dwelling and \$1000.00 on the furniture contained therein, written in the name of Yoshitaro Okada.

TAXES: &
ASSESSMENT

Lot 11	- Cons. Arrears	\$10.45	- Lot 11 Bldg.	\$50.00
	1942	\$ 8.07	Land	130.00
Lot 12	- Cons. Arrears	\$57.35		\$180.00
	1942	\$40.62	- Lot 12 Bldg.	\$1300.00
			Land	130.00
				\$1430.00

FINANCIAL POSITION:

The financial position of this property to the best of our knowledge is that it was deeded by Goro Okada to Yoshitaro Okada, and that there are only the arrears of taxes at the present time against the property. When these are sufficiently paid up the Deed will be deposited in the Land Registry Office and the property will then be clear in Mr. Yoshitaro Okada's name. Previous to our appointment as Custodian we had been instructed by Mr. Yoshitaro Okada to register the Deed when possible.

Regarding the Owner's financial position, we were unable to check the items mentioned in the J.P. Form, as to the best of our knowledge he has already left the City.

REMARKS:

Previous to being appointed by the Office of the Custodian to Report on this property, Mr. Yoshitaro Okada came to us and appointed us his agents. He informed us that he had rented the property on a one year's lease from April 10th 1942, to Mr. Thomas J. Duncan, furnished, at a rental

of \$12.00 per month. We have on file in this office a Lease with a complete Inventory of furniture, attached thereto. We have collected the rent for the period from May 10th to June 9th 1942 in the amount of \$12.00. The rent for the period April 10th to May 9th 1942 was apparently collected direct by Mr. Yoshitaro Okada. The rent of \$12.00 per month is an extremely low rent for this property. It is worth considerably more but Mr. Okada gave us to understand that, as he personally knew Mr. Duncan and as Mr. Duncan was a very reliable type of man and would make a good tenant for the property, and also keep it up in the manner desired by him, this was the only amount he requested. You will note from the values below that this is considerably below the rental market value today.

RECOMMENDATIONS:

In view of the Owner, Mr. Yoshitaro Okada, making the above arrangement and entering into a Lease with the present tenant we recommend that the matter be allowed to stand.

THE RENTAL VALUE:

The rental value of the property, furnished, is \$35.00 per month.

THE SALE VALUE:

The sale value of the property, in its present condition, would be not more than \$1400.00 gross.

The above property was inspected on May 15th 1942 by the writer.

KER & KER LTD.

Per. *Alan N. Ker.*

7256

17th July, 1951.

Mr. Yoshitaro OKADA,
Regn. No. 02807,
P.O. Box 448,
Greenwood, B.C.

Dear Sir:

Final distribution to shareholders of the
T. Matsuyama Co. Ltd. is being made and according to
our records you are the holder of one share. Custodian
cheque for \$8.15 covering your share in this distribution
is enclosed.

Please acknowledge receipt.

Yours truly,

Office of the Custodian.

HA
Encl.

h