

7710

**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. TSUIDA Mrs. Shige

HOME ADDRESS: Dyke Rd., New Westminster, B.C. #222x

REGISTRATION NUMBER 08371 SEX female AGE 65

OCCUPATION: none

(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? widow

NAME OF WIFE OR HUSBAND:-----

ADDRESS OF WIFE OR HUSBAND:

NAMES OF ANY LIVING CHILDREN: all over 16

ADDRESS OF CHILDREN: _____

AGE OF CHILDREN: _____

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

1. LOCATION AND DESCRIPTION: ~~ExxxRmxxxNxxNxxWashington,xxxSixth~~

303-Ewan Ave., New Westminster, B. C. (b)

(Titles not here)

6 rooms house condemned
& torn down

2. BUILDINGS AND OTHER IMPROVEMENTS.

xxwzdxnxfkaxxgellixxbuxsxxnaxkx 5 roomed/wooden frame bungalow,

~~both~~ on Dyke Rd., New Westminster, B.C. (land repte'd) (a)

(a) 6 roomed 2 storeyed wooden frame dwelling house-303 Ewan Ave., New Westm.

13 roomed wooden frame bungalow at 303-Ewan Ave., New West (b)

5. **INSURANCE** (Give particulars; state where policies are) \$1000.00 Fire Insurance on

2 houses on Ewan Ave., New Westminster B.C. (name of Co. unknown)

4. TAXES (Amount and where payable) (b) \$39.00 1942 paid to City of New Westmr.

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

3 roomer house sold by us - none

both houses on same lot (a) 303 E. Glen Ave.
(b) 306 Mercer St. (formerly 106)

6. OCCUPANCY AND LEASES (If vacant so state) Is leasing 3 roomed house on

Evan Ave., name unknown. Agent: ~~MacIntosh~~, Mr. Coulston, White

Spencer's New Westminster

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. Johnston: (real estate) New Westminster.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. none

9. IF FARM LAND STATE CROPS SOWN. none

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. Dyke Rd., New Westminster, B. C.

5 roomed wooden frame dwelling house. (See page 1)

2. LANDLORD'S NAME AND ADDRESS. (land owned by: Chinese)

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID. none

4. STATE WHEREABOUTS OF LEASE. none

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) none

6. IF FARM LAND, PARTICULARS OF CROPS SOWN. none

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Furniture for 5 roomed house to be rented to: Tommen (rent free)

*3 minutes owned by son -
See letter dated Oct 30/46.*

*There is front house which was sold to
Arthur for \$750.00 - above furniture
all removed by Mr. Iwida, file 3343 when he
* visited new Westminster on or about Oct. 19
1946*

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

none

* *The above above were received from
J.H. & H. H. (Gordon & H. H. H. H.) who
had a visit from Arthur*

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: Bank of Montreal, New Westminster, B.C. \$1200.00
9. LIFE INSURANCE: none
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 5th day of May 1942. †

(Signature) _____

T.B. Williams

Witness

that the above work is Mrs S. Janida's

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

Date August 26, 1943.

Full Name TSUIDA (Shige) Mrs. Buichiro
(Surname in Block Letters)

Registration No. 08371

^X
Male - Female
(check)

Age January 20, 1877

Former Address Dyke Road, New Westminster, B. C.

Date Evacuated May 17, 1942 .

^X
Naturalized - Canadian-Born - National
(check)

Present Address P. O. Box 570, Arrowhead, B. C. (December 6/42 to November 27/46)

Widow
~~Married~~
(check)

Name of Wife -----

Name of Husband Buichiro (Deceased)

Name of Mother ? Chiyo (Dec'd)

Name of Father Yamakawa, Kameji (Dec'd)

Names of Children under 16 -----

Our File No. 7710

Registered with Custodian Yes
(yes or no)

Requested By G. M.

Additional Information Land and house at 303 Ewen Avenue, New Westminster, B. C.

REAL PROPERTY SUMMARY

Catalogue No. 680

File No. 7710

Japanese Name: (Mrs.) Shige TSUIDA, widow of Buichiro TSUIDA, deceased, who died prior to Evacuation.

Reg. No. 08371

Civic Address: 306 Mercer Street, New Westminster, B. C. (formerly known as 106 Mercer Street).

Legal Description: Lot 1, Block 29 of Block "A" of Lot 757, Group 1, Map 2620, in the City of New Westminster.

Classification: Dwelling

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

Registered in the name of: Shige TSUIDA

State of Title: Clear.

A Notice dated April 4, 1944, received from the Corporation of the City of New Westminster stated there was an encroachment being maintained on the street allowance known as Ewen Avenue in the City of New Westminster. The purchaser was advised of this Notice in our letter dated July 14, 1944.

Whereabouts of Title: Mrs. Tsuida declared in her JP Form dated May 5, 1942, that Title Documents were with Johnston Real Estate in New Westminster. We communicated with this firm by telephone and they advised us that Title was with Harry Johnston, K.C. We wrote the last-mentioned and he forwarded Certificate of Title No. 118756-B to us with his letter dated July 19, 1944. This Title was filed at the Land Registry Office, New Westminster, B. C., on August 7, 1944.

Vesting: In Custodian. Filing No. 24650, September 25, 1942.

The above-described Real Property was sold to Mr. Erik Edward Olsen, Logger, c/o St. Regis Hotel, Vancouver, B. C., for the sum of \$450.00 (cash). Mr. Olsen later informed us that his new address was 1412 West 70th Avenue, Vancouver, B. C. Date of Sale: July 5, 1944.

Title delivered to new registered owner on November 14, 1944, by delivering same to his daughter, Mrs. S. Ruskowski, who called at our Office on that date and advised us that Mr. Olsen was sick in hospital. Her receipt is on file 7710.

Funds derived from above sale released to credit of Mrs. Shige TSUIDA, Registration No. 08371, File No. 7710, on October 28, 1944.

Insurance: Transferred to new owner.

Chattels: Not involved.

ADMINISTRATION:

Mrs. Shige TSUIDA, being unable to write, made her mark (x) in place of her signature in her JP Form and same was witnessed by Mr. F. T. Williams.

Mrs. Shige TSUIDA, in her JP Form dated May 5, 1942, ^{stated} that she owned Real Property at 303 Ewen Avenue on which the following 2 dwellings were situated:
(a) 3 roomed, wooden frame bungalow (106 Mercer Street)
(b) 6 roomed 2 storey, wooden frame dwelling (303 Ewen Avenue)

On June 5, 1942, we received a letter from the City of New Westminster Health

REAL PROPERTY SUMMARY CONTINUED

(2)

Department which reads as follows:

"We have examined the premises at 303 Ewen Avenue and have found they do not comply with the Health and Sanitary regulations.

"A placard has been placed on the premises and will not be taken down until all regulations are complied with."

The above-mentioned 2 houses were on the same lot, one facing on Ewen Avenue and the other on Mercer Street.

The 6 roomed house at 303 Ewen Avenue was condemned and torn down and Mrs. Tsuida was advised of the City's action in our letter dated April 12, 1943. The house was demolished at no cost to the Custodian and we obtained no revenue therefrom.

It will, therefore, only be necessary in this Summary to deal further with the 3 roomed dwelling on the rear of the lot, the number of which was changed from 106 to 306 Mercer Street. Notice re this change received from the City and dated September 1, 1942.

Mrs. Tsuida declared in her JP Form that she was leasing the 3 roomed house on Ewen Ave., name unknown. Agent: Mr. Coulthard, Opposite Spencer's, New Westminster.

In Coulthard, Sutherland's report dated May 16, 1942, they stated that the above houses were occupied by Japanese (not the owners) but when these people are evacuated they will make an effort to rent them satisfactorily. They instructed the tenants to remove their chattels to suitable storage.

Coulthard, Sutherland & Co. Ltd., rented the property at 306 Mercer Street to Mr. Joe Hnatiw for one month from May 16 to June 15, 1942, for \$6.00 and then Mrs. A. Pierrero became the tenant on June 16 at the same monthly rental. The premises were rented unfurnished on a month-to-month basis. Mrs. Pierrero occupied the property until it was sold to Mr. E. E. Olsen. Mr. Olsen stated that he was buying the property for Mrs. Pierrero and he waived payment to him of arrears of rents owing by her.

Revenues were sufficient to cover expenses in connection with this property. Water Rates were paid by our agent from rentals and net rentals, together with statement, were forwarded to this office monthly. Taxes amounting to approximately \$39.00 were paid by Mrs. Tsuida for the year 1942 and, taxes for subsequent years were paid from her account in this Office.

Mrs. Tsuida declared in her JP Form that she owned the following personal property: "Furniture for 5 roomed house to be rented to: Tomren (rent free)." In a letter dated October 30, 1946, however, she stated that she wished to withdraw that declaration and stated that both the house and contents belonged to her son, Mitsuyoshi TSUIDA, File No. 3343. The house (& contents) were located on the Dyke Road at the foot of Wood Street, New Westminster.

Mr. Erik E. Olsen paid \$450.00 (cash) for this property which is the same as Mr. Alstead's valuation. A copy of this report dated April 26, 1944, is on file.

In a letter dated December 6, 1942, Mrs. Tsuida wrote as follows: "I have in mind selling the property, prior to my coming here I was approached by Mr. Fowler of Fowler and Rand Limited, Vancouver, he offered \$1,200.00 but I refused to sell at that price."

REAL PROPERTY SUMMARY CONTINUED

(3)

It is possible, but not likely, that a Real Estate Agent would offer the above amount for a lot on which was situated 2 old houses, one of which was declared unfit for human habitation by the City Health Department and demolished.

In a letter dated June 8, 1943, in connection with Fire Insurance, Mr. F. H. Coulthard stated as follows: "The only remaining house on this property is 306 Mercer Street as 303 Ewen Avenue was demolished some time ago.---The remaining house is worth \$350.00."

In any case, Mrs. Tsuida was advised in our letter of December 27, 1944, that her land and the remaining dwelling had been sold for \$450.00 and she has filed no complaint.

Deed in favour of Erik E. Olsen was registered at the Land Registry Office, New Westminster, B. C., on August 7, 1944, and Certificate of Title No. 176211-E was delivered to the purchaser by handing same to his daughter, Mrs. S. Ruskowski, in our office on November 14, 1944. She advised us that Mr. Olsen was sick in hospital. Receipt is on file under above date.

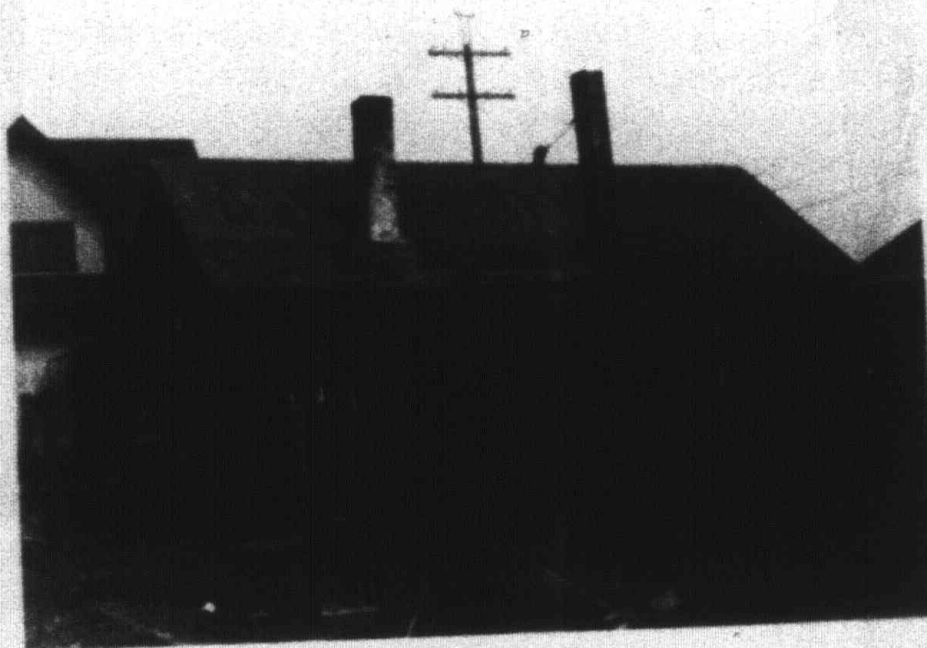
The above summary is certified to be in accordance with the information on file.

.....
Administration Department.

WJJ/HMS

November 26, 1946.

TSUIDA, Shige
306 Mercer St. New Westminster, B. C.
Evac. File 7710



Picture Taken June 4, 1943.

EVACUATION SECTION

Rec'd APR 5 1944

File No. 7710

Ans. *Noted by [signature]*

Referred *Johnston*

CORPORATION OF THE CITY OF NEW WESTMINSTER.

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

Shige Tsuida,
Ewen Avenue,
c/o Custodian of Enemy Property,
675 W. Hastings Street,
VANCOUVER, B. C.

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

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

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

Yours respectfully,

A. G. Brine

A. G. Brine,
City Clerk.

sent to Gerald and Sutherland & Co. Ltd.

Date... July 7, 1944...

REAL PROPERTY MEMORANDUM

File No. 7710

Name.....TSUIDA, Shige. (Mrs. Buichiro)..... Registration No. 08371..

Re: Catalogue No. 680

Address: 306 Mercer Street, New Westminster, B. C.

Legal Description: 1/29/A/757/2620. Dwelling.

TITLE AND ENCUMBRANCES.

✓ A. Certificate of Title No. 118756 E

Whereabouts: Johnston (Real Estate)
New Westminster ('JP' Form)
Reg. No. 08371

✓ Registered owner: Shige TSUIDA

✓ Property: Lot 1, Block 29 of Block "A" of Lot 757, Group 1,
Map 2620, in the City of New Westminster.

✓ B. Charges.
Registered: Nil

✓ Vesting: Yes. In Custodian. Filing No. 24650. *Sept 25/44*

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

Taxes: \$39.20 (1943) *Unpaid* Penalty and Interest on 1943. \$2.72.

\$39.20 (1944) *Unpaid* Total \$81.12. *Paid 28/9/44*
Water: \$1.67 (Net) per month. Paid in full to June 18, 1944.

Insurance: \$500.00. Expiry date July 30, 1946.

Assessed Value: Land: \$560.00

Improvements: \$760.00

Valuation by Appraiser: \$450.00

✓ Amount of Bid: \$450.00

Approved by Advisory Committee:

Paid as shown in attached letter: \$450.00 (5/7/44) paid in full

Name of transferee as attached letter: Erik Edward Olsen, St. Regis Hotel, Vancouver

ADMINISTRATION.

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

This property is rented unfurnished on a month-to-month basis at a monthly rental of \$6.00, payable on the 16th day of each month.

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

Nil

Tenant: Mrs. A. Pierrero

This memorandum compiled by:

Chattels: Particulars of those stored on the premises.
Nil

.....
W. J. Johnston.

Named Agent: Coulthard, Sutherland and Company Limited.

July 14th, 1944

REAL PROPERTY MEMORANDUM

FILE NO: 7710

NAME: Shige TSUIDA

DATALOGUE NO: 680

RE: 306 Mercer Street, New Westminster, B. C.
Dwelling

CERTIFICATE OF ENCUMBRANCE:

Description of Property: Lot 1, Block 29 of Block "A" of
Lot 757, Group 1, Map 2620, in
the City of New Westminster

Encumbrances: None

Taxes: 1943 taxes of \$39.20, plus interest,
owing

Vested: No. 24650

VALUATION BY APPRAISER: \$450.00

AMOUNT OF BID: \$450.00

The Advisory Committee on May 16th, 1944, sanctioned acceptance of the highest offer received, where such offer equalled or exceeded the valuation. Acceptance of this offer will be ratified at the next regular meeting.

AMOUNT RECEIVED BY CUSTODIAN: \$450.00

NAME OF PURCHASER: Erik Edward Olsen

KWW/JF

K. W. WRIGHT

Catalogue No. 680
File No. 7710
306 Mercer Street, New Westminster
1/29/1/757/2620

October 11th, 1944

ERIK EDWARD OLSEN

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at July 5, 1944)

	Debit	Credit
Purchase price	450.00	
Cheques received		450.00
Registration Fees on Deed - \$450.00	4.90	
Insurance premium - 68.9% x \$3.00 (expiry date 30/7/46)	2.06	
Water paid - July 5th to Sept. 18th	6.50	
179/365 x \$39.20 - purchaser's proportion of '44 taxes	19.22	
Balance owing by purchaser		32.68
	<u>\$482.68</u>	<u>\$482.68</u>

BALANCE OWING BY PURCHASER - \$32.68

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

TELEPHONE 100

609 COLUMBIA STREET.
NEW WESTMINSTER, B. C.

Your File: 7710.

May 31, 1944.

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

Cat. No 680

EVACUATION SECTION	
Rec'd	JUN 1 1944
File No.	7710
Ans.	<i>But</i>
Referred	<i>Shears</i>

Attention Mr. Shears.
RE: 306 Mercer Street, New Westminster.

Dear Sir:

This is to advise that we are holding a deposit
of \$45.00 from Mr. P.L. Edwards re sale of the above property.
This amount is ten per cent of the appraised value.

Kindly advise if this offer will be accepted.

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.,

F. H. Coulthard
F. H. Coulthard.

Catalogue No. 680
File No. 7710
306 Mercer Street
New Westminster, B. C.
1/29/A/757/2620

Control of property at 306 Mercer Street, New Westminster, B. C., covered by
Certificate of Indefeasible Title No. 176211-E is by me hereby acknowledged
and I agree that all adjustments and incidents connected with the sale to
me of this property have been settled.
Receipt is also acknowledged of Queen Insurance Company of America policy
No. 290012 which has been assigned to me.

Dated at Vancouver this 14 day of November 1944.

Title was delivered
on Nov 14/44
B.L.

Mrs. J. Ruskowski (daughter of
Mr. Olson)
for Mr. Olson (wife is sick in
hospital)

Catalogue No. 680
File No. 7710

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

Dear Sirs:-

Re: 306 Mercer St. New Westminster

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

Yours faithfully,

Mrs. J. Duskooski daughter of Olson
for Mrs. Olson Signed for
who is sick in hospital

File No. 7710.
Catalogue No. 680.

September 27th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. B. A. Cramer

Shige TSUIDA
City of New Westminster
Lot 1, Blk. 29 of Blk. "A" of
Lot 757, Co. 1, Map 2620.

With reference to the above property which was recorded in the New Westminster Land Registry Office, dated August 7th, 1944, we attach herewith the following documents in connection therewith.

1. Copy of application number 176210-E, dated August 7th, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 176211-E, dated August 7th, 1944, registering the property in the name of Erik Edward Olsen (Dead).
3. Duplicate of Transmission dated July 20th, 1944.
4. Duplicate of Deed dated July 20th, 1944 - Secretary of State to Erik Edward Olsen.
5. Certificate of Indefeasible Title number 176211-E, dated September 18th, 1944, covering the above property in the name of Erik Edward Olsen.

B. A. Cramer

DAG:JS
Atch.

File No. 7710.
Catalogue No. 680.

July 14th, 1944.

MEMORANDUM

TO: Mr. K. W. Wright

FROM: Mr. D. A. Cramer

Shige TSUIDA - Reg. No. 06371
City of New Westminster
Lot 1, Blk. 29 of Blk. "A" of
Lot 757, Op. 1, Map 2620.
Certificate of Vesting No. 24650.

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

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

Certificate of Indefeasible Title No. 118756-B, is in the possession of Harry G. Johnston, Barrister.

DAC:JS
Encs.

D. A. Cramer

File No. 7710

July 7th, 1944.

MEMORANDUM

TO: Mr. Geo. Peters.

FROM: Mr. W. J. Johnston

Re: 306 Mercer Street
New Westminster, B. C.
Catalogue No. 680

This property is rented unfurnished on a month-to-month basis at a monthly rental of \$6.00, payable on the 16th day of each month. Tenant: Mrs. A. Pierrero.

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

This property faces on Ewen Avenue but the dwelling is at rear of the lot and faces on Mercer Street.

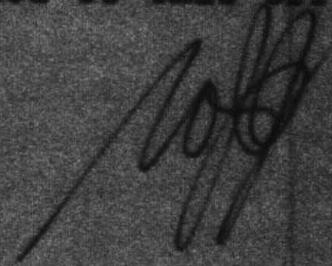


WJJ/HMS

July 10th, 1944.

P.S. The Title Deed relating to the above-mentioned property is in the possession of Mr. Harry G. Johnston, Barrister of New Westminster, B. C. and I have written today to him requesting that same be forwarded to this office as soon as possible.

WJJ/HMS



MEMORANDUM

File No.: 7710

January 14th, 1943

TO: Mr. Mackenzie

FROM: Mr. Green

Re: Mrs. Shige TSUIDA

I cannot see anything on this lady's file about her furniture other than the remarks of Messrs. Coulthard, Sutherland & Company in their report of May 16th. I do remember, however, that we have moved to storage furniture for at least the first two of the Japanese mentioned in Coulthard, Sutherland & Company's letter of July 23rd. If the files of these people ^{throw} through no light on the matter, please take it further when you next go to New Westminster.

HFG:IF

*This house is Coulthard Sutherland and the agents. ✓
condemned & empty a berrery ✓
is being in 106 Mercers St. Is it rented to a berrery? ✓
Is furniture being used by tenants? If so get a list
If moved to storage - which storage? get a list
What about the other house on the property
1206 Mercers St. Is it rented - Are there any children in it?
Yes to a berrery No.*

File No. 7710

November 26, 1946.

PERSONAL PROPERTY SUMMARY

Re: (Mrs.) Shige TSUIDA,
(Widow of Buichiro TSUIDA, deceased.)
Registration No. 08371

Chattels: Mrs. Tsuida declared in her JP Form that she owned the following personal property: "Furniture for 5 roomed house to be rented to Tomren (rent free)."

In a letter dated October 30, 1946, however, she wrote stating that she wished to withdraw that declaration as both the float house and contents belonged to her son, Mitsuyoshi TSUIDA, Registration No. 08362, File No. 3343.

The above-mentioned chattels will, therefore, be dealt with under File No. 3343.

Bank Account: Mrs. Tsuida declared the following in her JP Form:
"Bank of Montreal, New Westminster, B.C. \$1,200.00"
These funds, however, did not come under the control of this Office.

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

.....
Administration Department.

WJJ/HMS

MEMORANDUM

File No. 7710

November 2, 1944

To: The File

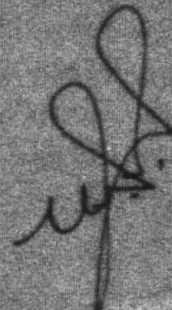
From: Mr. Iverson

Re: TSUIDA, Mrs. Shige
306 Mercer Street
CHATEL

There is nothing on this file to indicate chattel
liquidation.

REFERENCES: Memo Jan 14/43
" Feb 20/43

WJI:LM



File No. 7729

November 26, 1946.

LIABILITIES SUMMARY

Re: TSUIDA (Shige) Mrs. Buichiro
Registration No. 08371

The above named Japanese declared no liabilities,
and no claims against him appear to have been received.

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

.....
Administration Department.

WJJ/EMS

7710

Dec. 27th, 1944.

Mr. Shige TSUIDA,
Registration No. 08371,
Drawer 1,
Arrowshead, B. C.

Dear Sir:

Re: Catalogue No. 680
306 Mercer St., New Westminster
1/29/A/757/2620

Please be informed that the above property has been sold as of July 5th, 1944 for the sum of \$450.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

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

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

Yours truly,

George Peters
Administration Department

GP:PR
Enc. (2)
cc: B.C. Security Commission

STATEMENT RE SALE OF:

Name: TSUIDA, Shige

Catalogue No: 680

File No: 7710

Street Address: 306 Mercer

Reg. No. 08371

Legal Description: 1/29/A/757/2620

Date of Sale and Adjustments July 5th, 1944.

Sale Price		\$ 450.00
Real Estate Agent's Commission	\$ 22.50	
Charge for Valuation	7.50	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	2.50	
Encumbrances:		
Unpaid vendor		
Mortgages		
Arrears of Taxes		
Other charges		
Adjustments:		
Fire Insurance		2.06
Taxes		19.22
Water		6.50
	36.50	\$ 477.78
Net Proceeds credited to your account		441.28

Date: December 27th, 1944.

Compiled by: George Peters

File No. 7710
Reg. No. 08371

SHIJO TSUJIA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 November 16	Rents collected - 5 months @ \$6.00 Water rates Commission	11.93 5.00	\$ 30.00	
	Land Registry Office - Certificate of Encumbrance	1.00		
December 12	Cheque to you	12.00		
1943 July 23	Fire Insurance premium	3.00		
November 19	Rents collected Commission, water, etc.	40.34	72.00	
1944 June 13	Rents collected Commission, water, etc. 1943 taxes	16.69 41.92	30.00	
July 5	1944 taxes Water rates - 306 Mercer St. Telephone calls	39.20 5.79 .30		
	Credit re Sale of Property		441.28	
		\$ 177.17	\$ 573.28	

CR \$ 396.11

7710
3343

November 29th, 1944.

Mrs. Shige Tsuida,
Registration No. 08371,
P.O. Box 570,
Arrowhead, B. C.

Dear Madam:

In our letter of April 12th, 1943, we notified you that it was necessary to demolish the dwelling at 303 Ewen Avenue, leaving a small dwelling at the rear of the same lot, the address of which is 306 Mercer Street, formerly known as 106 Mercer Street. In your Declaration Form which you signed before leaving New Westminster you stated that you owned a 5 roomed wooden frame bungalow on the Dyke Road but we believe this is the float-house which your son, Mitsuyoshi TSUIDA claimed belonged to him and which he agreed to sell to Mr. Arithson for \$250.00. Please advise us if this is correct and also state that this float-house belonged solely to Mitsuyoshi.

You also declared furniture for a 5 roomed house to be rented to Tomren rent free. Does this refer to the float-house above-mentioned? Please write us by return mail and state as clearly as possible what chattels were left in either your or Mitsuyoshi's properties and also state to whom they belonged. Your prompt attention to this matter will be appreciated.

Yours truly,

W. J. Johnston,
Administration Department.

7710

July 15, 1944.

Mr. Erik E. Olsen,
St. Regis Hotel,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 680
306 Mercer Street
New Westminster

Following our letter of July 5th in which acknowledgment was made of your cheque for \$420.00 with reference to the above property. We are attaching herewith a copy of notice we have received from the Corporation of the City of New Westminster. We are of the opinion that this encroachment notice is for the road allowance on Ewen Avenue to be widened to one hundred feet. The purchase of the above property must of course be subject to this encroachment.

Yours truly,

George Peters,
Administration Department.

GP:MA
Enc.

7710

July 11, 1944.

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

Dear Sirs:

Re: Catalogue No. 680,
306 Mercer Street,
New Westminster, B.C.

This property, the rents for which you are collecting, is the subject of an expected sale direct through the purchaser the effective date of which should be July 5, 1944.

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

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

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

Yours truly,

George Peters,
Administration Department.

GP:AS

WESTERN CANADA DIRECTORS
A. B. ADAMSON
H. H. SMITH

THE NORTH EMPIRE FIRE INSURANCE COMPANY SECTION

POLICIES GUARANTEED BY ASSETS OF OVER TWO HUNDRED MILLION DOLLARS

WESTERN CANADA DEPARTMENT
FESS & SMITH LTD.
GENERAL AGENTS
WINNIPEG

J. J. JOHNSTON
AGENT
NEW WESTMINSTER - B.C.

JUL 8 1944
File No. 7740
Ans. To J.J.
Referred Johnston
over to you

July 7th, 1944.

Office of the Custodian,
675 West Hastings Street,
Vancouver, B. C.

Re Mrs. Shige Tsuida.

Dear Sirs:- attention Mr. Johnston.,

Further to our telephone conversation of this morning relative to Certificate of Title No. 118756E in the name of Mrs. Shigetsuido, I have to say that I cannot recall this person's name. I have looked carefully through the Titles I have in my office, and also the receipts for Titles given out by me and I cannot find that I ever had this title.

It might be, if I am allowed to suggest, that Mr. H. G. Johnston, Columbian Block, this city, Phone 710, might be able to give you the necessary information. I am only too glad to assist you, if possible.

Yours very truly,

J. J. Johnston
J. J. Johnston.,

JJJ

*Harry G. Johnston has Title Deed.
Phoned 10/7/44. 10/7/44*

7710

June 7th, 1943.

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

Dear Sirs:

Re: Mrs. Shige TSUIDA.

The above named is owner of property described as Lot 1, Block 29 of Block "A" of Lot 757, Group 1, Map 2620, City of New Westminster. I understand there are two houses on this land, one described as 303 Ewen Avenue which I understand is to be torn down and the other described as No. 306 Mercer Street. This property is under your control as rental agents.

Information on file with respect to fire insurance being carried on one or both of these houses is incomplete. The "JP" Form simply states that there is fire insurance to the extent of \$1,000.00 in the name of a company unknown. This also was all the information that you were able to give when reporting on this case on May 16th, 1942.

I wish to be advised please if you have been able to get any further information as to fire insurance carried. If you have no further information regarding this, would you please tell me what you consider the insurable value of the one house still remaining on the property to be.

Yours truly,

S. M. Gibson,
Insurance Department.

SMG:MAI.

7710

April 12, 1943.

Mr. Russell E. Potter,
Chief Engineer,
City Engineer's Office,
New Westminster, B. C.

Dear Sir:

Re: Mrs. Saige TSUIDA
303 Even Avenue

In reply to your letter of the 25th of March regarding the condemned house owned by the above at 303 Even Avenue, we have been in communication with Mr. Coulthard, of Coulthard, Sutherland & Co. Ltd., our Agents for this property, and ~~they~~ agreed that the house shall be demolished as soon as possible. Doubtless the above firm will advise you in the very near future when the wreckers will be at work.

Yours truly,

P. Douet,
Administration Department.

PD:BT

7710

April 12, 1943.

Mrs. Shige Tsuida,
Japanese Registration No. 08371,
P. O. Box 570,
Arrowhead, B. C.

Dear Madam:

You are doubtless aware that in June last year one of the two houses at 303 Ewen Avenue, owned by you, was condemned by the Health Authorities at New Westminster, and the position at the moment is that the City Engineer's Office advise that this building can no longer remain as it is at present and that it must be demolished forthwith. We have, therefore, given instructions to our Agents to have this condemned building pulled down as promptly as possible. At the moment we do not know whether there will be any proceeds from the demolition, but if so, you will be advised in due course.

Yours truly,

P. Douet,
Administration Department.

PD:BT

7710

April 12, 1943.

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

Dear Sirs:

Re: Mrs. Shige TSUIDA
303 Even Avenue, New Westminster.

We thank you for your letter of April 5th and note that the condemned house referred to is one of the two owned by the above at 303 Even Avenue.

From our conversation with Mr. Coulthard this morning, we understand that there is no plumbing in this house, and therefore, little can be expected from it when the house is pulled down. We confirm that in the circumstances you obtain estimates from wreckers for the demolition of this house, and leave it to you to accept whichever is the better proposal. Please advise us in due course what you are able to arrange.

From the New Westminster City Engineer Office's letter to us dated March 25th, it would appear that this matter cannot be delayed any longer, and we shall appreciate it, therefore, if you will have this matter put in hand as early as possible.

Thanking you,

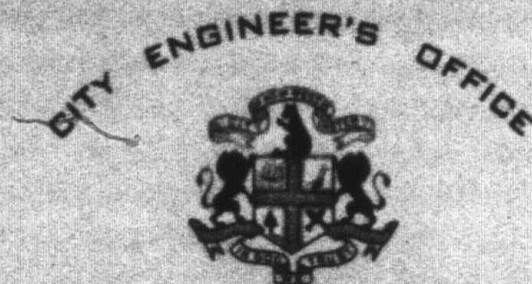
Yours truly,

P. Douet,
Administration Department.

PD:BT

P.S. We take it you will, if necessary, advise Mr. H.E. Potter of the City Engineer's Office when the wreckers will get to work.

R. E. POTTER, M. E. I. C.
CHIEF ENGINEER



NEW WESTMINSTER, B. C.
March 25th, 1943.

EVACUATION SECTION	
Rec'd	MAR 26 1943
File No.	
Ans.	
Referred	<i>Savin</i>

Custodian of Japanese Property,
506 Royal Bank Building,
Granville & Hastings Streets,
VANCOUVER, B. C.

Dear Sir:

Re: Your File No. 11929 ⁷⁷¹⁰

There is a Japanese house at 303 Ewen Avenue which was condemned by our Health Department some months ago. We have talked over the condition of the place with Mr. Coulthard of Coulthard & Sutherland Ltd. who has had some experience with Japanese houses here. Mr. Coulthard agrees that to remove the building would be the best solution. The house is in the estate of Hyosaburo Takeda.

We would like to have your comments on the above proposal.

Yours very truly,

Russell E. Potter,

Chief Engineer.

REP:CN
Copy - Mr. Slevin,
Health Inspector.



PORT OF NEW WESTMINSTER
"CANADA'S FASTEST GROWING HARBOUR"