

10491

REAL ESTATE

BUREAU POWELL STREET

FILE NO. 10491

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: TOKIWA, Tsunesuke

HOME ADDRESS: 8661 Osler St., Vancouver B.C.

REGISTRATION NUMBER 01382 SEX: Male AGE: 51

OCCUPATION: Fishing-- Formerly Sawmill Worker

(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: B.C. Packers, Vancouver B.C.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Kiyo ⁹²⁵⁻⁴

ADDRESS OF WIFE OR HUSBAND: 8661 Osler St., Vancouver B.C.

NAMES OF ANY LIVING CHILDREN: ⁹²⁵⁰ Yuriko (F) ⁹²⁷⁹ Sumie (F) Yoshio (M)

Tatsumi (M) Sachimi (M) Naomi (M)

²¹⁶⁵ Motoshige (M)

ADDRESS OF CHILDREN: All children at the above address 8661 Osler St., Vancouver B.C. Except Motoshige---Camp #1., Matsqui B.C.

AGE OF CHILDREN: 19, 17, 14, 12, 9, 5, 21

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

1. LOCATION AND DESCRIPTION: Municipality of Point Grey ^{8661 Osler St. Vancouver B.C.}

Lot 39, Lots 1 to 5 inclusive. ^{a part} and Lots 1 to 6, and lot 12.

Block 6, District Lot 319, 324, 325, Group 1, District of New

Westminster B.C. Plan No. 2733. TITLE No. 73400-E. ^(Vancouver Registration District)

2. BUILDINGS AND OTHER IMPROVEMENTS: 2 Storey wooden frame dwelling
hours, 8 rooms.

3. INSURANCE (Give particulars; state where policies are) \$1000.00 Hartford Insurance Co.

Policy in possession of Mr. J. W. Fairhall, Marpole.

4. TAXES (Amount and where payable) Taxes \$30.00. Payable at the City Hall
Vancouver B.C. 1941 paid.

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

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by Mrs. T. G. Sullivan,

Pays \$10 a month to the agent, Mr. G. W. Hallian, 1525 W 8th. Ave.,

Vancouver, B.C. Rented for duration of the war.

Verbal only -
monthly tenancy

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owner's possession.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None.
9. IF FARM LAND STATE CROPS SOWN: ~~XXXX~~ None.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Hastings Park.
2. LANDLORD'S NAME AND ADDRESS: None.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None.
4. STATE WHEREABOUTS OF LEASE: None.
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None.
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None.

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Theater, 1 table, 12 chairs, 4 beds, 1 chest of drawers, kitchen chairs
3 fishing nets (1 spring, 1 coho, 1 sakae.) All left upstairs in house.

in care of tenant Mr. Sullivan.
8661 Osler St., Vancouver, B.C. Key at the agents, G.W. Hallian,
1525 W 8th Ave., Vancouver, B.C.

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

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY: \$1000.00 for house and furniture.

Hartford Insurance Co. Marpole, Vancouver, B.C.

None.

4. INSURANCE CARRIED ON ABOVE PROPERTY: \$1000.00 for house and furniture.
Hartford Insurance Co., Marpole, Vancouver, B.C.

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

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

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

8. BANK ACCOUNTS: None.

9. LIFE INSURANCE: \$1000.00 Prudential Insurance Co., Vancouver, B.C.
Beneficiary wife (Kiyo). Policy in owner's possession. #9951049.

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 9th day of June.

1942.

(Signature)

Yunushe Tokimura

S. M. Chope.
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE 7/6/43

Our File No. 10491

Full Name TOKIWA, Tamesuke
(Surname in Block Letters)

Registration No. 01382

Male - Female
(Check)

Age Feb. 1, 1891

Former Address 8661 Osler St., City

Date Evacuated 3/9/42 Naturalized - Canadian-Born - National
(Check)

Present Address Camp No. 6, Burns Lbr. & Coal Co., Passmore, B. C.
128 Vallan Street, Toronto

Married - Single
(Check)

nee
Name of Wife (MATSUMOTO) Kiyo #01383

Name of Husband

nee
Name of Mother (SHENAGA) Kessamu (dec'd) Name of Father Mannosuke (dec'd)

Names of Children under 16 Yoshio (M) 11/8/27 Tatsumi (M) 12/8/29

Sachiai (M) 3/12/32 Naomi (M) 20/8/36

Tested by E. Burraston

Registered with Custodian (Yes or No)

Additional Information Fisherman & sawmill worker. Owner of land & house at 8661

Osler St., City. Also boat #N.W. 037#

REAL PROPERTY SUMMARY

JAPANESE NAME: Tsunesuke TOKIWA Reg. No. 01382 File No. 10491.

CATALOGUE NO: 167.

PROPERTY ADDRESS: 8661 Osler Street, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 39 of Lots 1 to 5 of Lots 1 to 6 and 12, Block "C", District Lots 319, 324 and part of 323, Group 1, N.W.D., Plan 2733.

TITLE: Registered in the name of Tsunesuke TOKIWA.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 34460, dated July 15th, 1942.

ASSESSED VALUES: Land - \$280.00 Taxes - \$31.51.
Improvements - \$650.00 - \$930.00.

CLASSIFICATION: This is a small 5 room frame dwelling built on a 33' x 139 $\frac{1}{2}$ lot. Valuator reports on July 10th, 1942, "There is an attic with no stairway to same. Partial basement, no concrete floor, no concrete walls. The house is frame and has been added to from time to time, developing from a 1 room dwelling and some of the walls are not plastered but merely V-jointed.

HISTORY OF
ADMINISTRATION:

This property was leased by Tsunesuke TOKIWA on June 6th, 1942, to Mrs. T. O. Sullivan for the duration on a monthly basis. Consideration being \$12.00 per month, payable in advance as there was only a verbal agreement. Tsunesuke TOKIWA declared on his JP Form, signed 9th June, 1942, that this property was leased to Mrs. T. O. Sullivan for the duration.

Rents being collected through the office of Messrs. Ker & Ker Ltd. Adjustments being made with the Purchaser as at January 8th, 1945.

Rents collected - \$310.00, against which were the following charges:

Water Rates \$39.45

Commission \$31.00 - \$70.45.

Taxes - 1942, 1943, 1944 - \$92.88

These were paid through the General Account.

SOLD:

To Mike Strugar for \$650.00 as at January 8th, 1945.
Approval of Advisory Committee - December 19th, 1944.

Funds released to the credit of Tsunesuke TOKIWA as at February 27th, 1945, against which were charges for Real Estate Commission - \$32.50, Valuation - \$5.00, Advertising - \$4.00, Registration Fees - \$2.50, Vendor's share of Taxes - \$0.37, leaving a net credit of \$605.63 from said transaction.

transaction.

Page 2.

File 10491.

Adjustments as at January 8th, 1945, to the amount of \$7.26, being Purchaser's share of the Water Rates, were placed to the credit of Tsunesuke TOKIWA'S account.

The following Fire Insurance Policy:
Hartford Fire Insurance Co., No. 28163 - \$500.00, covering the dwelling, was transferred to Mike Strugar 10th February, 1945. This Policy fell due April 3rd, 1945 - no charge made.

OLD CERTIFICATE OF TITLE

No. 73400-I: Tsunesuke TOKIWA declared on his JP Form, signed June 9th, 1942, that the Title Documents were in his possession. There is nothing on file to show that the Certificate of Title had been asked for by this office or that it had been deposited in the Land Registry Office, Vancouver, B.C.

(asked for by Mr. Peter in letter of Jan. 12/45)
also Jan 27/45 (no done)
Certificate of Title No. 117852-L in the name of Mike Strugar was sent to him by Registered Mail March 12th, 1945. Post Office Receipt No. 22486 on file.

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

July 24th, 1946.

A. Cramer
A. CRAMER.

DAC:JS

TOKIWA, Tsunesuke
8661 Osler St., Vancouver, B. C.
Evac. File 10491



Picture Taken May 3, 1943

SUMMARY of LIABILITIES

File No. 10491

August 1st, 1946.

Re: Tamesuke TOKIWA (Mr.)
Reg. No. 01382.

This file reveals the following claims against the above Japanese person:

Provincial Board of Health - - - - \$1365.00
(T.B. Division)

The above debt was incurred for maintenance of three daughters of the above Evacuee in the St. Joseph's Oriental T. B. Unit, as follows:

Hatsue TOKIWA (Died Nov. 26/35)	\$303.00
Sumie TOKIWA (Discharged Apr. 26/36)	702.00
Yourika TOKIWA (" Dec. 12/37)	360.00
	<u>\$1365.00</u>

On March 27, 1945, we wrote to the Department of Labour, Japanese Division, informing him that we had been in touch with J. G. McRae, Collector of Institutional Revenue, who stated his Department would accept \$350.00 or \$375.00 in full settlement of the above claim. We advised Tokiwa accordingly who replied on April 6, 1944, stating that this was the first time he had been notified of this account and that at the time his daughters were hospitalized he was given to understand that everything would be cared for without any financial worry on his part, otherwise he advised he would not have allowed his daughters to go to hospital. He also stated that he cannot pay this account. A copy of Tokiwa's reply was sent to J. G. McRae who advised us under date of April 17, 1945 that before the above Evacuee's daughters were admitted to the T. B. Unit it was made quite plain to Tokiwa that the charges for maintenance were made in accordance with his capacity to pay and that Tokiwa had promised payment if funds became available, although no contract was signed at that time. Mr. McRae repeated that their Department was willing to accept the amount of \$350.00 to \$375.00 in full settlement. Two more letters, dated April 18th and April 20th, 1945 were written to Mr. Tokiwa in connection with this claim but no reply was received.

NOTE: Aug. 24/46
This claim was settled
for sum of \$200.00. Agreed
by Tokiwa in letter of
Aug. 14/46 and above Dept.
in letter of Aug. 23/46.

AK

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

E. Robertson
E. Robertson.

PERSONAL PROPERTY
SUMMARY

File No. 10491

August 1, 1946

Re: Tsunesuke TOKIWA (Mr.)
Reg. No. 01382

CHATELS:

See Chatels Summary and Schedule attached.

Accounts
Receivable:

An amount of \$5.03 representing refund of 1% Wage Deductions for the 1st half of 1941 was credited to Tokiwa's account on October 29, 1942.

Specified
Articles:

The boat "Mar-Maid", 26'6" x 6'3", Naval No. NW.037-H, Vancouver 5774, owned by Tsunesuke Tokiwa, was sold to Nelson Bros. Fisheries Limited for \$350.00. This amount less Supervision Costs of \$6.00, was paid to Tokiwa under date of July 7, 1942. (See Supplementary Summary attached).

Life Insurance:

The above Japanese declared the following life insurance policy in his JP form dated June 9, 1942:

\$1000.00 Prudential Insurance Co., Vancouver, B. C.
Beneficiary wife - Kiyo. Policy in owner's possession.
No. 9951049.

No action regarding this policy has been taken by the Custodian.

NO OTHER PERSONAL PROPERTY OF ANY KIND WHATSOEVER BELONG-
ING TO THE ABOVE JAPANESE PERSON IS REVEALED ON THIS FILE.

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

E. Robertson
E. Robertson.

*Parcel of Personal
Goods shipped from
Vancouver to
Tokyo 17/42.*

CHATELAIN SUMMARY

File No. 10491

August 1, 1946

Re: Tokiwa, Teumesuke
Reg. No. 01382

Tokiwa declared in his JP form dated June 9/42 a number of chattels as being left upstairs in the house at 8661 Osler Avenue, the key of which Tokiwa stated was at the agent's, G. W. Hallian, at 1525 W. 8th Avenue, Vancouver. We wrote to Mr. Hallian on June 12/42 regarding this Evacuee and he added a footnote to our letter advising that he was not acting as Tokiwa's agent and did not care to handle the property.

In Ker & Ker's report dated July 10, 1942 they advised that they were unable to check all the furniture shown on the JP form, as with the exception of a table in use by the tenant, and a gramophone cabinet, all the furniture would seem to be stored in the boarded-up attic. A memo on file dated September 18, 1942, signed by Custodian representative Mr. Smith, stated that the property was safely boarded up in the attic and he suggested that it be left there.

Mr. Spain's memo on file dated January 27, 1945 stated that the chattels listed in the JP form were removed to Willard's Auction Rooms where they would be included in Vancouver Auction 524 on February 1, 1945, except the heater, which was left with the tenant, Mrs. Sullivan, at her request. This heater was later sold to Mrs. Sullivan for \$5.00 (March 12/45), after it had been independently appraised by Mr. Willard for that amount.

In a letter dated April 18, 1946 from Mr. W. L. Brown, Department of Labour, Japanese Division, he stated they had received an inquiry from the above Japanese regarding certain articles said to be stored in the attic and basement at Osler Street. Mr. Doust replied direct answer to the Japanese under date of April 20, 1945 advising him that all chattels stored in the attic and basement were sold in Vancouver Auction 524 with the exception of a stove (above-mentioned, sold to Mrs. Sullivan).

On January 16, 1946, Tokiwa wrote to us regarding two sets of gill nets which he had stored in the attic of 8661 Osler Avenue, which nets he valued at \$150.00. Mr. Doust replied under date of January 23, 1946, advising that he (Tokiwa) had declared three nets in his JP form, but according to our agent's (Ker & Ker Ltd.) letter of September 3, 1942, we understood that Tokiwa had sold four nets to a Mr. Fisher for \$10.00. We pointed out that we had written to him several times regarding goods left at 8661 Osler Avenue but received no reply to our letters. We also sent him (Apr. 20/45) auction sheet showing the goods sold at auction and stated we could not understand why he had allowed so much time to elapse before raising this query.

In his reply, Tokiwa stated the nets declared on the JP form were good nets stored away in the attic and he had only two old nets in the basement which he did not list as they were of very little value. He informed us that he was in the Manning Pool at the time Mr. Fisher wished to purchase the nets and that he (Tokiwa) had obtained a special permit to go to the house and get the nets for Mr. Fisher, and that the nets he sold were those in the basement. (Ker & Ker's letter states 4 nets were sold to Mr. Fisher, but it would appear from Tokiwa's remarks that only 2 were in the basement). On March 11, 1946 we advised Mr. Tokiwa that we did not understand why he had not written to us at the time the other nets were sold advising us that there were other nets in the attic, as so far as we were concerned it seemed quite clear that the only nets concerned were those sold to Mr. Fisher. We advised Tokiwa that under the circumstances we could take no responsibility in the matter.

(over)

CHATTELS SUMMARY

File No. 10491

Tsunosuke TOKIWA (Mr.)

Registration No. 01382

Declared by Tokiwa
in JP form dated June
9/42 as being stored
upstairs at 8661 Oaler
St., Vancouver

Reported to be
found on premises
by Ker & Ker Ltd.
Agent, in Report
dated July 10/42

Sold

Auctioned

Other
Disposition

1 heater

12/3/45 to
Mrs. Sullivan, tenant

1 table

X

1/2/45

12 chairs

11-1/2/45

4 beds

1-1/2/45

4 abandoned-26/1/
45.

1 chest drawers

1/2/45 (dresser)

Kitchen chairs

missing

3 fish nets

(See Chattels Summary re fishing nets)

Gramophone Cabinet

1/2/45

In basement

3 fishing nets 4-Sold by Tokiwa
to G. Fisher -
see Sept. 3/42.

(Ker & Ker also
reported that
apparently the
other articles
stored in board-
ed up attic.)

Mentioned by
Tokiwa in let-
ter of Jan. 21/45
as being left
at 8661 Oaler

Looking Glass

1/2/45 (presume this would be-
long to Chest of drawers
and sold under "dresser")

Also auctioned
although not
shown on Declara-
tion, but no Inven-
tory was taken of
all goods removed
from attic.

Also Abandon-
ed
1 steel crib

(NOTE: Original Auction sheet
sent to Evacuee April
20, 1945).

Small writing desk
4 springs
Winnipeg Couch
Window Screens
Wash Boiler
Iron Pots
Sealers
Electric Iron

Hot Water Bottle
Sundries
Square & broken
saw.

SUMMARY TAKEN FROM VESSELS RECORDS

Date: Jun⁹ 10, 1944

Name: TOKIWA, Tsunesuke

Reg. No. 01382

File: 10491

Boat File No.: JFVDC 678

Name of Vessel: "Mar-Maid", 26'6"x6'x3', Easthope 6 HP

Lic. or Reg. No.: Vancouver 5774

Naval No.: NW.037-H

Owner's Valuation: \$700.00

JFVDC Valuation: 345.00 Survey #420 NW

Custodian Valuation: None

Date of Sale: July 3, 1942

Purchaser: Nelson Bros. Fisheries Ltd.

Signature on Sales Papers: T. Tokiwa

Selling Price: \$350.00

Paid to JFVDC ~~on 6/20/42~~ 350.00

Supervision Costs: 6.00

Balance due Owner: 344.00

Paid to: T. Tokiwa, July 7, 1942

Location of Boat at Sale: New Westminster

Claims Against Canadian Govt.: None

Additional Information:

J. M. Watson
July 31, 1946

10491

October 5th 1949

Mr J.B. Haggart,
General Agent,
Canadian Pacific Express Company,
C.P.R. Station,
VANCOUVER, B. C.

Dear Sir:

Your File No. D Open
Consignee: Tsunesuke Tokiwa
128 Mallan St.
Toronto, Ont.

Date Forwarded: May 30, 1949.

We are in receipt of your letter dated October 3, 1949, and in reply would ask you please deliver the parcel to the Office of the "New Canadian" 479 Queen Street W, Toronto, Ontario, with charges prepaid by the Custodian.

Yours truly,

W. J. Johnston,
Office of the Custodian.

WJJ/MS

10491

October 5th 1949.

"The New Canadian",
479 Queen Street W,
Toronto, Ont.

Dear Sirs:

Re: Tsunesuke Tokiwa

We forwarded a parcel of personal effects to the above-mentioned at 128 Hallam Street, Toronto, but he was out when delivery was made by the C. P. Express Company, and he has not responded to Postal Notices sent by said Company.

We do not believe return charges to Vancouver or further storage expenses at Toronto would be justified, and have requested the Express Company to forward said parcel to your office for final disposition.

Yours very truly,

W. J. Johnston,
Office of the Custodian.

WJJ/MS



CANADIAN PACIFIC EXPRESS COMPANY

EVACUATION SECTION

Rec'd **OCT 5 1949**

File No. 10871

Ans. _____

Referred _____

Office of General Agent

File No. D Open

C.P.R. Station
VANCOUVER B.C.

J.B. Haggart,
General Agent,
PHONE: Pacific 4311

October 3, 1949

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

Dear Sirs:

Consignee: Tsunesuke Tokiwa
128 Hallam St.
Destination: Toronto, Ontario.
Date Forwarded: May 30, 1949

C.O.D.

The above shipment remains on hand at destination for the following reason:

Consignee was out when offered for delivery and has not responded to postal notices advising shipment was being held on hand.

Please advise what disposition you wish made of this shipment, referring to our file D Open.

If shipment is C.O.D. same will be returned to you thirty days after arrival at destination unless otherwise instructed. All C.O.D. instructions must be in writing to this office.

Yours truly,

J.B. Haggart
GENERAL AGENT, c.

Please refer to Correspondence Dept..

10491

May 17th, 1949.

Mr. Tsunetsuke TOKIWA,
Reg. No. 01382,
c/o A. B. Welles, Esq.,
Grimsby, Ontario.

Dear Sir:

We wish to advise that on May 17th, 1949, we shipped to you prepaid, via Canadian Pacific Express, one parcel containing goods which were in our storage.

When said parcel is received by you, please acknowledge receipt of same for our records.

In the event that one or more items of any value do not belong to you, please communicate with this office by mail as the Custodian is closing out his storage warehouse in Vancouver. It may be that you will find some means of identification on examination of the contents and in that case we should be advised in your letter. You might also advise us at the same time whether unidentifiable items are of little or no value and would not justify further shipping charges.

Yours truly,

W. J. Johnston,
Office of the Custodian.

WJJ/ER

10491

24th November, 1948.

Mr. Tsunesuke TOKIWA,
Regn. No. 01382,
c/o A. B. Nelles,
Grimsby, Ontario.

Dear Sir:

Personal goods now in Custodian storage include
a bundle of photos listed in the name of Tsunesuke TOKIWA.

If this item belongs to you and you wish to receive
it, please inform the Custodian on or before the 31st day of
January, 1949, giving your full name and address for shipment.

Failing to hear from you by the above date, the
Custodian will assume that you have no interest in these goods
and will dispose of them at his discretion.

In addition to the goods listed as belonging to yourself
and others, there are various unidentified shrines, kotos, trophies,
photographs and papers, which will be abandoned as of no value unless
evidence of ownership is submitted to the Custodian on or before the
30th day of June, 1949.

We enclose a stamped, addressed envelope for your reply.

Yours truly,

W.J. Johnston,
Office of the Custodian.

WJJ:HA
Encl.

10491.

for file 10491

September 21st, 1946.

The Registrar,
Land Registry Office,
Vancouver, B. C.

Dear Sir:

Tsunosuke TOKINA
Certificate of Indefeasible Title No. 73400-I.
Lot 39 of Lots 1 to 5 of Lots 1 to 6 and 12,
Blk. "C", D.L. 319, 324 and part 323, Sp. 1,
N.W.D., Plan 2733.

We enclose herewith Certificate of Title No. 73400-I,
covering the above described property, in the name of
Tsunosuke TOKINA, for cancellation.

Kindly quote our file number when acknowledging
receipt.

Yours truly,

D. A. Cramer
D. A. Cramer
(Conveyancer)

DAC:JS

1 Encl.- Cert. of Title No. 73400-I.

W. A. B. Nelles
Trumbly, Ont.
Sept. 8/46

Dept. of the Secretary of State
Office of the Custodian
506 Royal Bank Bldg.
Hastings and Granville
Vancouver, B. C.

EVACUATION SECTION	
Rec'd.	SEP 20 1946
File No.	10491
Ans.	W. A. B. Nelles
Referred	Robertson

Dear Sir

I am writing in acknowledgement of your letter and cheque
of August 28th

The cheque is received with much thanks for it will be
of some assistance in our efforts of resettlement.

Your time and trouble for the settlement against us with
the Provincial Board of Health has been greatly appreciated.

I am enclosing the title for the property at 8661 Oak
Street, Vancouver, B. C., and do confirm that my property left
in the protected area under the control of the Custodian has been
accounted for.

Yours truly,

T. Tokiwa 01382

10491

REGISTERED

August 26th, 1946.

Mr. Tsunesuke TORINA,
Reg. No. 01382,
c/o A. B. Rolles,
Grimsby, Ontario.

Dear Sir:

We have for acknowledgement your letter of August 14th and would advise that we are forwarding a cheque for \$200.00 to the Provincial Board of Health, which amount they have agreed to accept as full settlement of their claim of \$1365.00 against you. We enclose herewith Custodian cheque in the sum of \$150.00, representing your entire credit with this office.

You have already been forwarded a statement of your account up to March 12th, 1945, which showed a credit balance in your account of \$725.91. Since that date the net proceeds from sale of chattels, namely \$43.23, have been credited to your account, and on August 2nd we forwarded a cheque in the sum of \$419.14 to you, leaving a credit of \$350.00 in your account. From this amount has been deducted the sum of \$200.00 in payment of your debt above-mentioned, leaving you with a credit of \$150.00, the amount of the cheque enclosed.

It would now appear that we have accounted for all the property of every kind left by you in the protected area which came under the control of 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 \$150.00
-Return Envelope.

P.S.: On looking through your file we find that we wrote to you on January 12th and January 27th, 1945 regarding the Title relating to the property known as 8661 Galer Street, Vancouver. Since we do not appear to have received this Title and since the ownership of this document is in the Custodian, we now ask you to send it to this office without further delay.

491

To A. B. Neffles
Grimsby, Ont.
August 14, 1946

of the Custodian
Royal Bank Bldg.
Hastings and Granville
Ottawa, D. C.

EVACUATION SECTION	
Rec'd	AUG 21 1946
File No.	10491
Ans.	
Referred	Robertson

Dear Sir:

I am writing in acknowledgement of your letter and the enclosed cheque, for which I had been waiting anxiously. Upon careful consideration of the matter of payment to the Provincial Board of Health, I wonder if the claim by them couldn't possibly be settled for the sum of two hundred dollars (\$200.00).

I do indeed desire to do all I can, but not being in a position to make a full settlement especially at the present time it would be of great help to me if the above sum could be accepted instead.

With the task of re-establishing my household I am urgently in need of every resource and fund and hope that you will give me special consideration.

Yours truly,

Tsuneko Takino 01382

10491

August 24th, 1946

J. G. McRae, Esq.,
Collector of Institutional Revenue,
Court-house,
800 Georgia Street West,
Vancouver, B. C.

Dear Sir:

Re: Tamesuke TOKIWA, Reg. No. 01382,
C/o A. B. Nelles,
Grimsby, Ontario.

We have for acknowledgement your letter of August 23rd
and enclose herewith Custodian cheque in the sum of \$200.00, which
amount your Department has agreed to accept as a compromise settle-
ment of the maintenance account of the Provincial Board of Health
for the three daughters of Tamesuke Tokiwa.

Kindly acknowledge receipt of the enclosed cheque.

Yours truly,

A. G. McArthur,
Administration Department

/ER

Enc.-Custodian cheque \$200.00.

MAKE CHEQUES PAYABLE TO
WELFARE REVENUE TRUST ACCOUNT



DEPARTMENT OF THE PROVINCIAL SECRETARY
COLLECTOR OF INSTITUTIONAL REVENUE

COURT HOUSE
800 GEORGIA STREET WEST
VANCOUVER, B.C.
TELEPHONE: MA 5141

EVACUATION SECTION
Rec'd AUG 24 1946
File No. 10491
Ans. Aug 24/46
Referred <i>Mr. McArthur</i>

Your file: 10491

August 23, 1946

auto to Cramer

Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Hastings and Granville,
Vancouver, B. C.

Attention: Mr. A. G. McArthur.

Dear Sir:

Re: Tsunesuke TOKIWA, Reg. #01382,
c/o A. B. Nelles, Grimsby, Ont.

I have for acknowledgment your letter of August 22nd, and would advise that the Department are prepared to accept the sum of \$200.00 as a compromise settlement of the maintenance account of the Provincial Board of Health for the three daughters of the above-named.

Yours very truly,

J. G. McRae,
Collector.

M/h1

10491

August 22nd, 1946

Mr. J. G. McRae,
Collector of Institutional Revenue,
Court-house,
Vancouver, B. C.

Dear Sir:

Re: Tsunesuke TOKIWA, Reg. #01382,
c/o A. B. Nelles, Grimsby, Ont.

With reference to the claim of \$1365.00 against the above Japanese by the Provincial Board of Health for hospitalization of Tokiwa's three daughters in St. Joseph's Oriental Tuberculosis Unit, we have again written to Mr. Tokiwa regarding settlement of this claim for \$350.00, to which he replied, in part, as follows:

"Upon careful consideration on the matter of payment to the Provincial Board of Health, I wonder if the claim by them couldn't possibly be settled for the sum of \$200.00. I do indeed desire to do all I can, but not being in a position to make a full settlement especially at the present time, it would be of great help to me if the above sum could be accepted instead. With the task of re-establishing my household, I am urgently in need of every resource and fund, and hope that you will give me special consideration."

Please advise us if this amount is acceptable by your Department in full settlement of your claim of \$1365.00.

Yours truly,

A. G. McArthur,
Administration Department

/ER

August 2nd, 1946.

REGISTEREDAIR MAIL

Mr. Tsunesuke TOKIWA,
Reg. No. 01382,
c/o A. S. Belles,
Grimsby, Ontario.

Dear Sir:

We are in receipt of your letter of July 13th requesting the balance of funds standing to your credit with the Custodian. We enclose herewith Custodian cheque in the sum of \$419.14 leaving a balance of \$350.00 in your account.

In view of the fact that the Provincial Board of Health still maintain that it was understood by you that the hospitalisation of your daughters would be paid for by you when able to do so we are, in the meantime, leaving the above-mentioned amount of \$350.00 in your account, which is the amount proposed by the Provincial Board of Health, be accepted by them in full settlement of their claim of \$1365.00. Since this proposal relieves you of an indebtedness of over \$1000.00 we would suggest that you give the matter careful consideration, and at least suggest a sum which you are willing to pay on this account. When writing to this office in acknowledgement of the enclosed cheque please state your final decision in this matter.

Yours truly,

A. G. McArthur,
Administration Department

✓
/ER

Enc.-Custodian cheque \$419.14

% L. B. Kellie
Lindsay, Ont.
July 13, 1946

The Office of the Custodian
506 Royal Bank Bldg.
Hastings and Granville
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	JUL 20 1946
File No.	10491
Ans.	C. J. J. 1946
Referred	C. J. J. 1946

Dear Sir:

As you no doubt have been informed, I and my family have relocated to Lindsay, Ontario.

We are doing our best to settle down in our new home. To do this, we are badly in need of funds for the purchase of various household articles, and all the necessities of a home.

Therefore, I wish to request the total sum of my account, still in your care, transferred to me immediately. Trusting that you will accord me immediate attention.

Yours truly,

G. Tokiwa 01382

\$ 769.74

350
419.74

10491

March 11th, 1946.

Mr. Tsunesuke TOKIWA,
Registration No. 01382,
Lemon Creek,
Slocan, B. C.

Dear Sir:

We are in receipt of your letter of March 4th and note what you say respecting the three fishing nets you state you left at 8661 Osler Street, Vancouver, B.C.

In amplification of what we wrote you on January 23rd, we would refer you to our letter of September 18th, 1942, copy of which is attached. No reply was received to this letter and we again wrote you on November 3rd, as per copy of letter attached. Again no reply was received from you.

We do not understand why at that time you did not write us that apart from the nets you had sold there were three nets in the attic, as so far as we were concerned it was quite clear, especially as we had no reply from you to our letters, that the only nets concerned were those that you had sold to Mr. Fisher. In any event we do not know what condition you would expect nets to be in after being left in an attic for two or three years, and in the circumstances we can take no responsibility in this matter.

Yours truly,

P. Douet,
Administration Department

PD/ER
Enc. 2

*SPS
ignores
above*

Lesson Creek,
Slocan, B.C.
March 7/46

The Custodian's Office
Dept. of the Secretary of State
of Canada
Vancouver, B.C.

EVACUATION SECTION	
DATE	MAR 8 1946
FILE NO.	10491
NAME	John
REFERENCE	Daniel Spafin

Dear Sir:

● Thank you for your letter of
January 23rd.

● I wish to inform you that there is
some misunderstanding respecting the
fishing nets.

● To begin with the three nets I listed
in my declaration were 1 Spring, 1 Coho
and a part of a Sockeye net which were
good nets hung in the attic.

● I had (Woolly) old nets hung in the
basement of my house, but these latter
did not list amongst my possessions with
the Custodian because I thought them
of very little value.

It was while I was still in the

Manning Pool that G. Fisher came out
and asked me for some fishing nets, so I
obtained a special permit to go to my house.

At that time, Mrs. Sullivan told me
that the Custodian had made a check
up of things in the basement, so that I
mustn't touch them, but I told her
that the nets hanging in the basement were
not recorded with the Custodian. It
was the 2 nets from the basement that
I handed over to Fisher and told him that
I could not sell him the good ones in the
attic since they were reported to the Custodian.

I had no intention of obtaining money
for my old nets but Fisher refused to take
these nets for nothing and gave me \$10.00 for
the 2 old nets. I wish to make it clear that
I gave him only 2 nets and not 4 as he has
informed you.

I did not handle anything I recorded with
the Custodian because I believed I had no
right to without your consent.

Yours truly,
J. Tokuda.

10491

January 23, 1946.

Mr. Tamesuke TOKIWA,
Reg. No. 01382,
Lemon Creek,
Slocan, B. C.

Dear Sir:

With reference to your letter of January 16th respecting nets, we have carefully gone through your file and set out below the facts relating to this matter.

In your declaration of June 9, 1942, you declared three fishing nets and our agents, Ker & Ker Limited, in their report of July 10, 1942, after visiting these premises, referred to three nets as being in the basement. However, in their further report, dated September 3, 1942, they advised us that a Mr. G. Fisher purchased four fishing nets from you for the sum of \$10.00 and that you made this deal direct with him. Our Agents requested that we adjust our records accordingly, which we did and marked off the nets as having been disposed of by you. We observe from our file that this Mr. Fisher called at our office in early August, 1942, and was informed that you were free to dispose of any goods you wished. We were thus not surprised when we learned from our agents that you had sold the nets.

In September and November 1942 we wrote you regarding goods left at 8661 Osler Street, Vancouver, but received no reply from you. In our letter of April 20th, 1945 we sent you a copy of auction list which gave full details of all the chattels removed from 8661 Osler Street which had a salable value. The net proceeds from this sale were duly credited to your account in the amount of \$43.23. It would appear, therefore, that we have accounted for your goods, including nets, and we do not understand why at this late stage you raise this question of nets.

Yours truly,

P. Douet,
Administration Department

PD/ER

Lennox Creek
Florence, B.C.
Jan. 16, 1946
10491

The Custodian
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	JAN 18 1946
File No.	10491
Ans.	23711-6
Referred	Quint

Dear Sir,

We have had many
letters from your office but
we have not yet been
notified what happened to
two sets of gillnets which
were stored away at my
former residence. 86610 -
Osler Ave. Vancouver, B.C.

One Spring net 8 ply.
8 inch. 27 mesh. 80 fath.
which being used only six weeks.

One Lohoe net 5/40 ply,
7 inch, 30 mesh, 200 fathoms.
also being fished six weeks.

The above goods were stored
in the attic of the above
resident.

Two sets valued \$150.00.

I would like to know what
happened to the above goods
as soon as possible.

Yours very truly,
J. Iokawa.

10491

April 20th, 1945.

Mr. Tamesuke TOKINA,
Reg. No. 01982,
Lemon Creek,
Sloam, B. C.

Dear Sir:

We have received advice from the B. C. Security Commission that you are inquiring about certain articles stored in the attic/basement of 8662 Osler Street, Vancouver, which was sold some time back. We enclose copy of Auction List, Vancouver No. 524, which gives full details of all the chattels removed from these premises and the prices obtained for same. The net figure after allowing for auctioneering expenses, etc., is \$43.23, and this amount has been credited to your account together with \$5.00 obtained by us for the sale of your heater, after same was independently valued at this figure. These amounts have been credited to your account, which at present has a credit balance of \$769.14.

We wrote you on April 18th regarding the claim of \$1365.00 by the Provincial Tuberculosis Unit for hospitalisation of members of your family and which claim can be settled in full by payment of \$350.00.

Yours truly,

P. Doust,
Administration Department

PD/ER

cc to B. C. Security Commission

Mr. H. L. Brown: We have taken the opportunity of replying direct to this evacuee and send you these two copies of this letter for your files—this thus replies to your letter of April 18.

DEPARTMENT OF
LABOUR



CANADA

BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,
Vancouver, B. C.
April 18th 1945

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

Attention Mr P. Douet

RECEIVED
APR 19 1945
No. 10491
Referred to Douet

Dear Sir,

Re Tsunosuke TOKIWA #01382
Custodian File #10491

We have received an enquiry from the above named man regarding certain articles which he states were stored in the attic and the basement of his property on Osler Avenue which was recently sold. He also states that one or two articles were being used by the tenant.

Any information you may be able to afford us regarding the disposal of these chattels will be appreciated.

Yours truly,


M.L. Brown
Office Manager.

9-769.14

/MMS

10491

April 18th, 1945.

Mr. Tsunesuke TOKINA,
Reg. No. 01382,
Lemon Creek,
Slocan, B. C.

Dear Sir:

We duly received your letter of April 6th and while it is true that you have only recently been advised of the claim against you by the Provincial Board of Health, Tuberculosis Division, we would inform you that the claim was registered against you in 1942 soon after you were evacuated and full details were sent to us under date of December 1st, 1943. A copy of the Department of the Provincial Secretary's letter of above date to us is attached. We also attach copies of the accounts referred to which give in detail the amounts due for the hospitalization of your three daughters. We forwarded a copy of your letter of April 6th to the Collector of Institutional Revenue, Mr. J. G. McRae, and he writes us as follows:

"I am in receipt of your letter of April 13th. Before the above-named person's wife and daughters were admitted to the Tuberculosis Unit, it was made quite plain to him that the charges for maintenance were made in accordance with his capacity to pay, and he promised payment if and when he had funds available, although he did not sign any contract at that time."

In view of the above and the fact that you now have funds standing to your credit, we feel that you would wish to pay the compromise settlement figure of \$350.00, which means just over \$1000.00 is being absorbed by the Provincial Department. We cannot but feel that you are being treated very generously and if you will now confirm that this payment of \$350.00 shall be made from funds standing to your credit, we will forward a cheque to Mr. McRae and obtain from him a receipt in full settlement of this claim.

Yours truly,

P. Douet,
Administration Department

PD/ER
Encs.



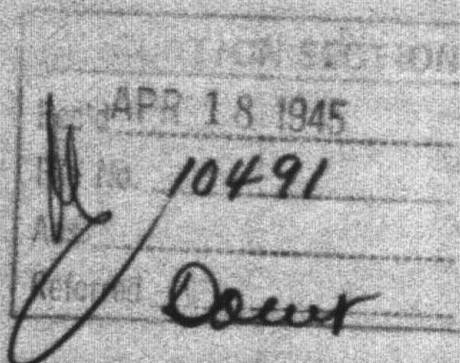
DEPARTMENT OF THE PROVINCIAL SECRETARY
COLLECTOR OF INSTITUTIONAL REVENUE

COURT-HOUSE
800 GEORGIA STREET WEST
VANCOUVER, B.C.
TELEPHONE: MA 5141

Your File 10491

April 17, 1945

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



Dear Sir:

Re: Tsunesuke TOKIWA - #01382
Lemon Creek, Slocan, B. C.

I am in receipt of your letter of April 13th. Before the above-named person's wife and daughters were admitted to the Tuberculosis Unit, it was made quite plain to him that the charges for maintenance were made in accordance with his capacity to pay, and he promised payment if and when he had funds available, although he did not sign any contract at that time.

In accordance with our conversation towards the end of March, the Department is willing to accept a compromise settlement of from, say \$350 to \$375 for the accounts totalling \$1365.00.

Yours very truly,

J. G. McRae,
Collector.

M/JM

April 13th, 1945.

Mr. J. G. McRae,
Collector of Institutional Revenue,
Court-House,
Vancouver, B. C.

Dear Sir:

Re: Tamesuke TOKIWA - #01382
Lenox Creek, Slocan, B. C.

You will doubtless recall that we had a talk with you over the telephone towards the end of March re your claim against the above amounting to \$1365.00 for maintenance of Tokiwa's three daughters (see your letter of December 1st, 1943).

We mentioned to you that the real property of this Evacuee had recently been sold and as a result of this he has a credit balance in our books of about \$725.00. In our discussion you stated your willingness to accept, say, \$350.00 to \$375.00 in full settlement of your claim and we wrote to Tokiwa accordingly, pointing out that this meant a reduction of almost \$1000.00 of the claim.

We have now received a letter in reply to ours, a copy of which is enclosed. It is correct that we did not give him details of this claim earlier, the reason being that he had no funds, and even if we had advised him of the claim earlier presumably his reply would have been on the lines of the enclosed letter.

We would be interested to have your comments on Tokiwa's letter and if he signed your usual form when his daughters entered the hospital. It would be appreciated if you would let us have a copy of this form which we believe indicates that if no payment could be made at the time of entry some payment would be made when funds became available to the parents. We would also like your comments on the statement made by this Evacuee that his daughters were forced to enter the hospital against their wishes.

Thanking you,

Yours truly,

P. Douet,
Administration Department.

PD/ ER

(7)

Long Beach
California, B.C.
April 6, 1945

The Trustees
506 Royal Bldg Bldg
Fayette and Stuyvesant Sts.
New York, N.Y.

Small amount

EVANGELICAL CHURCH
April 7, 1945
No. 10491

Dear Sir:

With reference to your letter of the 27th of March dealing with the claim against me by the Commercial Bldg. of Health, I.B. Durand, I wish to inquire why this is brought against me at this time, for I had informed them in full of this debt until I received your letter.

Not one word of this debt was ever mentioned to me until this day, and I wish to know why this claim is made against me at this time, of all times, when I am in need of funds more than ever.

At the time my daughters were hospitalized, it was understood by all parties concerned that everything would be paid for without any financial worry by my part. This was made known to me, and my daughters were forced to enter that institution, against their wishes.

If it was understood that I was to pay for my daughters' care, I would not have placed them there, for I am incapable of paying such a sum on my other.

that is why I cannot understand this charge being brought
up against me. It is not in accordance with our agreement
at the time of my daughter's hospitalization. Must I make
payment of such a debt as this of which I had no know-
ledge, and which never was agreed upon.

My property at 866 1/2 Cedar Ave. was all that I
had. It was seized and sold along with other possessions,
at the lowest prices and have not netted much. On top
of all this, to say, I am asked to pay a debt of which I
had no knowledge. There are many families here receiving
maintenance, but so far we have tried our best to get
along without any aid from the government, and now when
we are for our own money. Well by now, we are asked to
pay an unknown debt! Do you not think all this
a little too unfair?

Hoping you will give me, in my state, your deepest
consideration upon this matter, and thanking you gratefully
for all the trouble, I remain

Yours sincerely,
L. L. L.

10491

April 5th, 1945.

Mr. Tsunetsuke TOKIWA,
Reg. No. 01382,
Lemon Creek,
Slocan, B. C.

Dear Sir:

Re: Catalogue No. 167
8661 Osler Ave., Vancouver, B. C.
39/3-5/3-6 & 12/6/319, 324 & ut. 323.

Please be informed that the above property has been sold as of January 8th, 1945 for the sum of \$650.00. 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 adjustment 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,

P. Doust,
Administration Department

PD/ER
Enc.
cc to B. C. Security Commission.

STATEMENT RE SALE OF:

Name: TOKINA, Tsunesuke

Catalogue No: 167

File No: 10491

Reg. No. 01382

Street Address: 8661 Osler Ave., Vancouver

Legal Description: 39/1-5/1-6 & 12/6/319,324 & pt. 323.

Date of Sale and AdjustmentsJanuary 8, 1945.....

Sale Price

\$ 650.00

Real Estate Agents Commission

\$ 32.50

Charge for Valuation

5.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

2.50

Encumbrances:

~~Unpaid Vendor~~~~Mortgage~~~~Interest on Mortgage~~~~Other Charges~~

Adjustments:

~~Taxes to Jan. 7/45~~

Taxes to Jan. 7/45

.58

.21

Water " " "

.29

7.55

44.87\$ 657.76

Net Proceeds credited to your account

612.89

Date:.....April 5, 1945.....

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

File No. 10491

Reg. No. 01382

Tennants 20417A

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 October 14	Water rates	\$ 8.40		
October 29	Refund 15 Wage tax		5.03	
November 25	Land Registry Office - Certificate of Encumbrance	1.00		
	Rents collected		40.00	
	Agents commission	4.00		
1943 April 28	Taxes	32.14		
July 3	Taxes	30.25		
December 16	Rents collected		130.00	
	Commission, water, etc.	28.95		
1944 June 21	1944 Taxes	30.49		
August 5	Repairs to steps	27.00		
August 31	Water rates	7.55		
December 15	Water - 1945	7.55		
December 15	Rents collected		130.00	
	Disbursements	20.55		
1945 January 5	Balance rents to date (nett)		.87	
	Credit re Sale of Property		612.89	
March 12	Sale of heater		5.00	
		<u>\$ 197.88</u>	<u>\$ 923.79</u>	

CR \$ 725.91



BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,
Vancouver, B. C.
April 3rd 1945

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

Attention Mr P. Douet

Dear Sir,

Re Tsunesuke TOKIWA #01382
Custodian File #10491

With reference to your letter of the 27th ulto., if the above named man approves of your settling the claim against him by the Provincial Board of Health his credit balance will then be reduced to \$350.91 which is beneath the rehabilitation reserve of \$670.00 allowed this family.

Therefore, if this family is destitute they will be provided with maintenance.

Yours truly,

M.L. Brown
Office Manager.

EVACUATION SECTION	
Rec'd	1945
File No.	10491
Ans.	
Referred	Dout

IS/MMS

10491

March 27th, 1945.

URGENT

Mr. Tsunetsuke TOKIWA,
Reg. No. 01382,
Lemon Creek,
Slocan, B.C.

Dear Sir:

With reference to your letter of the 5th instant, dealing first with the matter of your Heater please note we had this independently appraised and the value placed on same was \$5.00. The Heater was therefore sold at this figure and this amount has been credited to your account.

Respecting your request for funds, we would remind you that there is a claim against you by the Provincial Board of Health, Tuberculosis Division, for \$1365.00 representing hospitalisation charges for your three daughters. We have been in communication with the Provincial Collector and after going thoroughly into the matter the Collector is prepared to accept the sum of \$375.00 in full settlement of the above debt, and as this means a reduction of almost \$1000.00 we presume you will take advantage of this offer and confirm that we may pay \$375.00 from your account.

This will thus leave \$350.91 in your account and subject to agreement by the B. C. Security Commission we would propose to send you \$50.00 to assist you during your period of unemployment. If you will please sign the attached copy of this letter and return same to us in the enclosed stamped and addressed envelope, this will hasten matters considerably.

Yours truly,

P. Douet,
Administration Department

PD/ER
Attach.

I AGREE TO PAYMENT OF \$375.00 FROM MY ACCOUNT IN FULL SETTLEMENT OF CLAIM BY PROVINCIAL BOARD OF HEALTH, T. B. DIVISION:

Tsunetsuke TOKIWA - #01382

10491

March 27th, 1945.

Attn: Mr. M. L. Brown

B. C. Security Commission,
360 Homer Street,
Vancouver, B. C.

Dear Sir:

Re: Tamesuke TOKIWA,
Reg. No. 01362,
Spokane, B.C.

With reference to our letter of the 14th instant and yours of the 21st instant respecting a request for funds from the above, we regret that in our above-mentioned letter we did not advise you that this Evacuee has a claim of \$1365.00 against him by the Provincial Board of Health, Tuberculosis Division, representing hospitalization charges for his three daughters.

We have been in communication with Mr. J. G. McKee, Provincial Collector of Institutional Revenue, and he is prepared to accept \$375.00 as full settlement of this claim. We are, therefore, writing this Evacuee on this matter to get his approval of settlement of the above sum, and if he agrees there will then be funds available for his maintenance.

Yours truly,

P. Douet,
Administration Department

PD/ER



BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,
Vancouver, B. C.
March 21st 1945

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

Attention Mr P. Douet

Dear Sir,

Re Tsunesuke TOKIWA #01582
Custodian File #10491

EVACUATION SECTION	
Recd	MAR 22 1945
File	10491
Ans.	
Referred	Daut

Referring to your letter of the 14th inst., we shall feel obliged if you will forward to the above named man from his assets the sum of \$50.00 to tide him over during his period of unemployment.

Yours truly,

M. L. Brown
Office Manager.

/MMS

10491

March 14th, 1945.

Attn: Mr. E. L. Brown

B. C. Security Commission,
360 Homer Street,
Vancouver, B. C.

Dear Sirs:

Re: Tamezuke TOKIWA,
Reg. No. 01382,
Leson Creek, Slokan, B. C.

We have received a letter dated March 5th from the
above which in part reads as follows:

"For the past two and one-half months I have been laid
off from work, so, would appreciate it greatly if you
will forward me the money accumulated from the rent of
my property. I am in great need of this money for I
have been without an income for several months now.
Trusting that this urgent request will be fulfilled at
your earliest convenience, and thanking you most sincerely
for everything - "

We would advise that the real property owned by the
above at 8661 Oaler Street, Vancouver, was sold recently and
there is a credit balance in the account of \$725.91. Will you
please advise us at your earliest convenience what remittance
we should forward to this Evacuee---we will not acknowledge
Tokiwa's letter until we hear from you.

Yours truly,

P. Douet,
Administration Department

PD/ER

10491

REGISTERED A/R

March 12, 1945.

Mr. Mike Strugar,
2447 East 19th Avenue,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 167
8661 Osler Avenue
Vancouver, B. C.
39/1-5/1-6 & 12/6/319, 324 & 323

Receipt is acknowledged with thanks of control receipt and chattel release duly signed covering sale to you of the above described property together with adjustments cheque amounting to \$4.06.

Attached please find Certificate of Title No. 117852-L registered in your name and covering said property. Kindly acknowledge receipt of same.

Yours truly,

George Peters,
Administration Department.

GP:MA
Enc.
cc Messrs. Burnett

POST OFFICE DEPARTMENT
ADMINISTRATION DES POSTES
CANADA
MAR 14 1945
REGISTERED ARTICLE
ENTERED AT THE OFFICE
Enregistré au bureau de poste de

ACKNOWLEDGMENT
AVIS DE RÉCÉP
10 CENTS 10

File No. 10491

RETURN TO: Custodian Office
506 Royal Bank Building
Vancouver, B. C. 10491

STREET AND NUMBER
2447 East 19th Ave.
Vancouver, B. C.

PLACE OF ORIGIN OF REGISTERED ARTICLE
Lieu d'origine de l'objet recommandé
CANADA

(1) IN PRINTED CHARACTERS
En lettres imprimées

225-225,000-10-0-43

File No. 10491.
Catalogue No. 167.

March 8th, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Tsunetsuke TOKIWA
City of Vancouver
Lot 39 of Lots 1-5 of Lots 1-6 and 12,
Blk. "C", D.L.'s. 319, 324 and part of
323, Qm. 1, N. W. D., Plan 2733.

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated February 6th, 1945, we attach herewith the following documents in connection therewith.

1. Copy of application number 117851-L, dated February 5th, 1945, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 117852-L, dated February 5th, 1945, registering the property in the name of Mike Strugar (Deed).
3. Duplicate of Transmission dated January 24th, 1945.
4. Duplicate of Deed dated January 24th, 1945 - Secretary of State to Mike Strugar.
5. Certificate of Indefeasible Title number 117852-L, dated March 2nd, 1945, covering the above property in the name of Mike Strugar.

D. A. Cramer

DAC:JB
Atch.

Lemon Buck
Hoscar, B. C.
March 5, 1945

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

EVACUATION SECTION	
Rec'd. MAR 7 1945	
File No. 10491	
Ans.	
Referred	Do not

Dear Sir:

In answer to your letter of the 16th of February, in connection with my heater, I wish to request at least \$10.00 for it.

For the past two and one-half months I have been laid off from work, so, would appreciate it greatly if you will forward me the money accumulated from the rent of my property. I am in great need of this money for I have been without an income for several months now.

Trusting that this urgent request will be fulfilled at your earliest convenience, and thanking you most sincerely for everything, I remain
Yours truly,
J. Tokwa

mention
Heater
val 85.00
v Fred

CONTROL RECEIPT

Catalogue No. 167,
File No. 10491, *01382*
8661 Osler Avenue, Vancouver, B.C.
39/1-5/1-6 & 12/C/319, 324 & pt. 323

TOKIWA

Isumasuke

Control of 8661 Osler Avenue, Vancouver, B.C. is by me hereby acknowledged,
and I agree that all adjustments and incidents in connection with the sale
to me of this property have been settled.

Receipt is acknowledged of Hartford Fire Insurance Company Policy No. 28163
which has been assigned to me.

Dated at Vancouver, B.C. this *26th* day of *February* 1945.

Signed

M. I. Sturgeon

Return to the Custodian.

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

Dear Sirs:-

Re: 8661 Osler Ave. Vancouver, BC

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,

M. Sanger
.....Signed

Return to the Custodian

10491

February 22nd, 1945.

Messrs. Burnett & Matheson,
421 Pender St.W.,
Vancouver, B.C.

Dear Sirs:- Re:- Catalogue No. 167,
 8661 Osler Ave., Vancouver, B.C.
 39/1-5/1-6 & 12/C/319, 324 & et. 323

Deed to the above property in the name of Mike Strugar has been registered. When title is received it will be mailed to him. Relevant insurance policy which has been assigned to the new owner of this property is attached hereto.

Adjustments as shown by the enclosed sheet have been calculated and a balance of \$4.06 is charged to the purchaser.

Please have Mr. Strugar mail us a cheque for the above amount, and at the same time return to us the attached control receipt, duly signed. Will you also have him sign and return to us the attached chattel release in order that if there should be any hidden Japanese effects discovered on the premises at a later date, these may be removed by the Custodian.

Yours truly,

George Peters,
Administration Department.

GP/DD.
Encs.4.

cc to Mr. Mike Strugar.

10491

February 22nd, 1945.

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

Dear Sirs:-

Re:- Catalogue No. 167,
8661 Osler Ave., Vancouver,
39/1-5/1-6 & 12/C/319, 324 & ut. 323

Please be informed that adjustment calculations on sale of the above property count rent as being paid to February 5th, 1945. Rents which may be received by you for any period after the above date should not be remitted to this office, but sent direct to the new owner of this property, Mr. Mike Strugar, 2447 East 19th Avenue, Vancouver, B.C.

Yours truly,

GP/DD.

George Peters.
Administration Department.

Catalogue No. 167,
File No. 10491,
8661 Oeler Avenue, Vancouver, B.C.
39/1-5/1-6 & 12/6/319, 324 & pt. 323

February 20th, 1945.

MIKE STUBBART

(purchaser)

In account with: The Custodian of Heavy Property

STATEMENT OF ADJUSTMENTS

(as at January 8, 1945)

	DEBIT	CREDIT
Purchase price	8650.00	650.00
Cheques received		
Seller's proportion of 1945 taxes 7/365 x 30.49		.58
Water January 1st to January 7th 7/184 x 7.75		.79
<u>Amount of rent collected</u> January 8th to February 5th 28/31 x 9.00		8.13
Registration fees on deed - 8650.00	5.30	
Insurance premium - 7.7% x 2.75	.21	
Water January 1st to June 30, 1945	7.55	
Balance owing by purchaser		4.06
	<u>8663.06</u>	<u>663.06</u>

BALANCE OWING BY PURCHASER - \$4.06

10491

February 16th, 1945.

Mr. Tsunesuke TOKIWA,
Reg. No. 01382,
Lemon Creek,
Shocan, B. C.

Dear Sir:

We are in receipt of your letter of the 12th instant and note your remarks regarding the Heater at 8661 Osler Street. We would like to point out that this Heater has been in use for two or three years and has depreciated in value during that period. However, since you are not prepared to sell the stove for \$5.00, please advise what price you have in mind so we may get in touch with Mrs. Sullivan.

Failing agreement over the price we shall in due course take the stove out and sell it by auction in the usual manner, but you will understand that all charges in connection with this will be for your account. We await in the meantime your idea as to price.

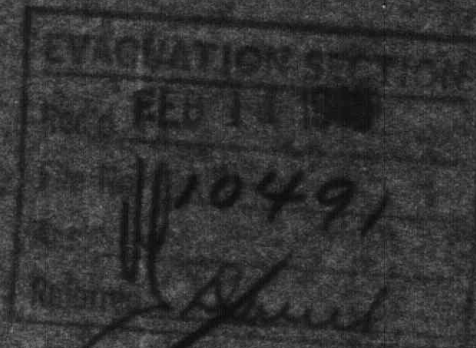
Yours truly,

P. Douet,
Administration Department

PD/ ER

Lemp Beck,
Hager, B. C.,
February 12, 1945

The Postman,
504 Royal Bank Bldg.,
Hastings and Danforth Sts.,
Vancouver, B. C.



Dear Sir:

Thank you for your letter of the 27th
of January.

- I wish to inform you that I do not
- really having offered my heater to Mr. Sullivan
- at all, either for \$5.00 nor any other price. I am
- of the opinion that my heater is of much more
- value than the above price, and do not wish
- to deprecate it at such a low value.

Yours truly,
J. L. Lusk

ROYAL AGENCIES LIMITED

INSURANCE

ROYAL TRUST BUILDING
636 PENDER ST. W.
VANCOUVER, B. C.

FIRE AND LIFE
AUTOMOBILE
SPRINKLER DAMAGE
PLATE GLASS
BURGLARY AND THEFT
LIABILITY
GUARANTEE BONDS
ACCIDENT AND SICKNESS
TELEPHONE MARINE 8411

EVACUATION SECTION		QUEBEC
FEB 13 1945		MONTREAL
10491		WINNIPEG
Ans. <i>[Signature]</i>		CALGARY
Referred <i>[Signature]</i>		EDMONTON
		VANCOUVER
		VICTORIA

[Signature]

12th. February, 1945

ATTENTION MR. GIBSON

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

Dear Sirs,

RE: HARTFORD POLICY NO. 28163
YOUR FILE 10491

As requested by your letter of the 10th. instant, we return herewith the copy of the policy with the endorsement attached, transferring this policy to read in the name of Mike Strugar.

As this policy expires on the 3rd. of April next, there would be no refund allowable for the cancellation of the \$500.00 on the Furniture Item, and we are therefore not endorsing the policy cancelling this item, which we trust will meet with your approval.

Yours faithfully,

[Signature]
A.H. GARVIN
Manager

AHG/HW
ENC.

10491

February 10th, 1945

Royal Agencies Limited,
626 West Pender Street,
Vancouver, B. C.

Dear Sirs:

Re: Hartford Fire Insurance
Policy No. 28163

Will you please consent to the transfer attached to the copy of the above numbered policy and enclosed herewith. Also please cancel the \$500.00 coverage on household effects under this policy.

When completed kindly return the copy and transfer to this office together with any return premium due.

Return premium

Yours truly,

S.M. Gibson
Insurance Department

SMS:KT
Encl.

10491

February 8th, 1945.

Mr. Mike Strugar,
2447-East 19th Avenue,
Vancouver, B.C.

Dear Sir:-

Re:- Catalogue No. 167
8661 Oaker Avenue, Vancouver,
39/1-5/1-6 & 12/6/112, 324. & 323.

Deed to the above property in your name has now been registered. You will be informed when title is received by us from the Land Registry Office and at that time calculations of adjustments and other incidentals will be completed as of January 8th, 1945 the date of acceptance of this sale.

A letter, copy of which is enclosed, has been sent to the tenant of this property, in order that notice to vacate may be given if desired.

Yours truly,

GP/DD.
Enc.

George Peters,
Administration Department.

cc to Messrs. Burnett & Matheson,

10491

February 8th, 1945.

Mr. T. O'Sullivan,
8661 Oler Avenue,
Vancouver, B.C.

Dear Sir:-

Re:- Catalogue No. 167,
8661 Oler Avenue, Vancouver,
39/1-5/1-6 & 12/C/119, 324, & pt. 323

Please be informed that the above property
which you are renting has been sold as of January 8th, 1945,
to Mr. Mike Struger, 2447- East 19th Avenue, Vancouver, B.C.
You may expect to receive word on behalf of this purchaser
as to rentals and other incidents connected with this property.

Yours truly,

George Peters,
Administration Department.

GP/DD.

cc to Mr. Mike Struger,
cc to Messrs. Ker & Ker, Ltd.,
cc to Messrs. Burnett & Matheson

W. G. WILLARD
MANAGER

TELEPHONE: MARINE 3842
RES. TELEPHONE: MARINE 8660

WILLARD'S AUCTION ROOM

AUCTIONEER and VALUATOR



SALES CONDUCTED ANYWHERE IN THE CITY

1047 SEYMOUR STREET
VANCOUVER, B. C.

Feb. 5th., 1945.

File 10491
The Office of
The Custodians, Etc.,
Royal Bank Bldg.,
675 Hastings St., W.,
Vancouver, B.C.

Dear Sir:-

ATTENTION MR. G. SPAIN.

Acting the instructions of your Mr. Smith, I have called at the premises at 8861 Osler St., in the city of Vancouver, B. C., and there examined a heater, the property of T. Takiwa, file No. 10491. My valuation of said heater is \$5.00.

Trusting this meets with your approval, I am

Yours truly,

W. G. Willard
W. G. WILLARD.

WGW/AHW.

Mrs O Sullivan

Paid

\$5.00

12/3/45

*Feb 12 1945
Scout never - found
better way - month
with no more
Haw*

NAME WIKI, T. T. T.

REGISTRATION NO. 01382

FILE NO. 10491

The following chattels were sold by public
 auction at 1047 Seymour St., Vancouver, B. C. February 1, 1945.

Window screens	\$ 0.35
Wash boiler	0.45
Iron Pots	0.35
Full of sealers	0.10
Oak table	2.70
Gramophone case	0.25
Electric iron	2.50
Square and broken saw	1.00
Sandries	0.50
Hot water bottle	0.10
Sealers	0.70
High chair	0.50
10 Kitchen chairs	8.00
Small writing desk (home made)	2.80
Single cable spring	6.00
Cable spring	7.00
Cable spring	5.00
Bed and spring	8.50
Winnipeg couch	9.00
Dresser	9.50

Total

\$ 63.50

Less Expenses: (Auctioneer's Fee: \$6.33
 (Advertising: 1.57
 (Savings: 12.00)

\$ 20.87

Net Proceeds Credited:

\$ 43.23

Members of Custodian Staff Present. Mr. Smith

Extracted from Auctioneering List No. Vancouver 524

Remarks.

*original sent to
 10/1/45*

MEMORANDUM

L. L. L.

FILE NO. 10491

January 30th, 1945.

TO: Mr. G. M. Harris

FROM: Mr. G. B. Spain

RE: T. TOKINA,
8661 Osler St.

We are sending to you per Richmond Transfer,

One lot of Floats,
Nets and Lead Lines.

Please arrange disposal as usual.

GBS:LEH

W. G. Lynam

It is questionable whether the above mentioned articles have any sales value - they were shipped with other things going to Steveston as we could not sell them at 99¢ per lb.

W. G. Lynam

10491

January 27th, 1945.

Mr. Tsunesuke TOKIWA,
Reg. No. 01382,
Lemon Creek,
Slocan, B. C.

Dear Sir: Re: 8661 Osler St., Vancouver, B. C.

We are in receipt of your letter of the 21st instant and would advise that our Protection Department are investigating the question of the chattels at the above address and we will report to you at a later date on this matter. It would appear that Mr. O'Sullivan, the tenant, had the use of a table and gramophone cabinet, and there were a number of items left boarded up in the attic.

At the moment you have a credit balance in your account of \$105.70, being the balance on hand from rentals after paying all taxes, water rates, and other disbursements. You will, in due course, be forwarded a statement showing the net proceeds from the sale of the property, together with another statement which will give full particulars of all rentals received and disbursements made. This second statement will also show your total credit balance, including the net proceeds from the sale. In the meantime the completion of this sale is being made irrespective of production of the Certificate of Title, but we trust you will forward the Title to us as it will be helpful in making distribution of the proceeds of the sale to the rightful persons.

Although we are not in a position at the moment to give you in detail the information you have asked for, if you care to cooperate with us in this matter we shall be glad to receive the Certificate of Title, and to facilitate your forwarding same we enclose a stamped addressed envelope.

Yours truly,

P. Douet,
Administration Department

PD/ER
Enc.

(Over)

Hickson

Warehouse.....

Date.. *Jan. 26/1943*

FILE NO. *10491*.....

NAME.... *Isunusuki Tokiwa*.....

ADDRESS.... *8661 Osler St.*.....

I have examined the undermentioned articles and
consider that they have no value.

4 white beds no value.

1 steel cab broken

Auctioneer. *W. G. Willard*.....

The above mentioned articles have been abandoned

[Signature].....

MEMORANDUM

January 22nd, 1945.

File No. 10491

TO: Mr. Spain

FROM: Administration Department

Re: Tsunesuke TOKIWA - #01382
8661 Osler Street, Vancouver, B.C.

The "JP" form stated that the following chattels were left on the premises and Mr. Spain's letter of 18th of September 1942 to the above evacuee states that the articles in question were left boarded up in the attic:

- 1 - Heater
- 1 - Table
- 12 - Chairs
- 4 - Beds
- 1 - Chest of Drawers
- Kitchen Chairs (number not stated)

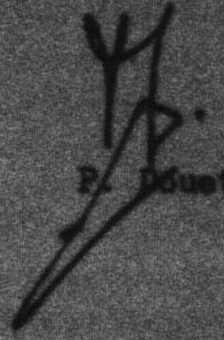
From the agent's report and above letter, it appears that the tenant, Mr. T. O'Sullivan had the use of the following:

- 1 - Table
- 1 - Gramophone Cabinet

The table seems to be in addition to the one given in the first list above.

As this property has been sold we shall be glad if you will look into this question of chattels.

PD/ER


P. D'Amat.

Lynn Brock
Doran, B.C.
January 21, 1945

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

EVACUATION SECTION
JAN 21 1945
10491

Dear Sir

710570

Retention
your file

I am in receipt of your letter of the 12th,
informing me of the sale of my property at 8661
Cedar Ave., Vancouver, B.C.

Before forwarding you the title to the above,
I shall greatly appreciate it if you will inform
me as to what has become of my belongings that were
left at the above address. These consisted of a number
of household articles such as table, stove, looking glass,
bedposts and springs, a few fishing nets and many
other goods.

Also, please send me full particulars concerning
the rent accumulating for the loan of this house.

I will greatly appreciate an answer to these
inquiries.

Sincerely yours,
J. L. Lorne

10491

January 12, 1945.

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

Dear Sirs:

Re: Catalogue No. 167,
8661 Osler Ave., Vancouver,
19/1-5/1-6 & 12/0/319.324 & pt. 323.

This property, the rents for which you are collecting, is the subject of an expected sale through the agency of Messrs. Burnett & Matheson, 421 W. Pender Street, Vancouver, the effective date of which should be January 8, 1945.

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 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

10491

January 12, 1945.

Mr. Tamesuke TOKIWA,
Reg. No. 01382,
Camp No. 6,
Burns Lumber & Coal Co.,
Pasmore, B.C.

Dear Sir:

Re: Catalogue No. 167,
8661 Oulor Ave., Vancouver, B.C.
19/1-5/1-6 & 12/6/319, 324 & pt. 323.

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The price obtained is \$650.00 which will be subject to the usual charges for the sale of any real property. The net proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A detailed statement of the transaction will be sent to you when the matter is concluded.

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

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

Yours truly,

George Peters,
Administration Department.

GP:AS
encl.

Copy

10491

Jan. 8th, 1945.

Messrs. Burnett & Matheson,
421 Pender Street West,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 167
8661 Osler Ave., Vancouver, B.C.
39/1-5/1-6 & 12/C/319.324 & pt. 323

This will acknowledge receipt of your letter of January 2nd in which you enclose your certified cheque for \$585.00. We have now received a total of \$650.00, being the full amount of the purchase price for the above property.

We note that you wish this property to be registered in the name of Mike Strugar, retired, of 2447 East 19th Ave., Vancouver, B.C., British subject.

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

Yours truly,

F. G. Shears,
Director

GP:PR

ENC.

13491

Dec. 27th, 1944.

Messrs. Burnett & Matheson,
421 Pender Street West,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 157
8661 Osler Ave., Vancouver
39/1-5/1-6 & 12/6/319.324 & nt.321

Your letter of the 4th of December enclosing cheque for \$65.00 and offer to purchase the above property for the sum of \$650.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely \$585.00.

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

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

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

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

Yours truly,

F. G. Shears.
Director



Date... December 22, 1944...

REAL PROPERTY MEMORANDUM

File No. 10491

Name..... Tsunesuke TOKIWA Registration No. 01382

Re: Catalogue No. 167

Address: 8661 Osler Avenue, Vancouver, B. C.

Legal Description: 39/1-5/1-6 & 12/0/319,324 & pt. 323.
Dwelling.

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 73400 I. Whereabouts: In possession of Tsunesuke Tokiwa.

Registered owner: Tsunesuke TOKIWA Reg. No. 01382

Property: City of Vancouver, Lot 39, of Lots 1 to 5, of
Lots 1 to 6, and 12, Block "C", District Lots
319, 324, and part of 323, Group 1, New
Westminster District, Plan 2733.

B. Charges.

Registered: None.

Vesting: 34460 - July 15, 1942.

Unregistered: No evidence found.

Taxes: \$30.49 net - 1944 taxes paid.

Water: \$7.55 net - July 1/December 31st, 1944 paid.

Insurance: \$500.00 on dwelling) Expiring
\$500.00 on household effects) April 3, 1945.

Assessed Value: Land: \$280.00 Improvements: \$650.00

Valuation by Appraiser: \$450.00

Amount of Bid: \$650.00

Approved by Advisory Committee: December 19th, 1944.

Paid as shown in attached letter: \$650 paid in full.

Name of transferee as attached letter: Mike Strugar.
2447 E. 19th Ave., Vancouver.

ADMINISTRATION.

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

Monthly. Tenant: T. O'Sullivan
Rental: \$10.00 per month

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

Nil

Chattels: Particulars of those stored on the premises.

Some chattels still at premises - see Mr. Spain's letter on file
dated October 18, 1942.

Named Agent:

F. Douet.

10491

December 14th, 1944

Messrs. Burnett & Matheson,
421 Pender Street West,
Vancouver, B.C.

Re: Catalogue No. 167
8661 Ouelier Ave., Vancouver
33/1-5/1-5 & 12/6/19.32/Ent. 323.

Dear Sirs:

This will acknowledge receipt of your letter of December 4th, written on behalf of Mike Strugar of 2447 East 19th Ave., Vancouver, enclosing cheque for \$65.00, for which herewith our official receipt, and submitting an offer to purchase the above property for the sum of \$650.00.

We are giving this matter our attention and will be writing you again in due course.

Yours truly,

F. G. Shears,
Director.

/MHD
encl.

BURNETT & MATHESON

AGENTS, FIRE INSURANCE, REAL ESTATE
NOTARY PUBLIC

421 PENDER STREET WEST

VANCOUVER, B.C. Dec. 4th, 1944

Referred

To the Custodian,
Royal Bank Building,
Vancouver, B.C.

Dear Sir:-

At the request of Mike Strugar of No. 2447
East 19th Avenue, Vancouver, B.C. we hereby submit an
offer of \$650.00 for Lot 39 of 1 to 5, Blocks 1 to 6
and 12 C.D. L. 319, 324 and part of 323 and known as
No. 8661 Osler Avenue, catalogue No. 167 and hereby
enclose our cheque for \$65.00 as a deposit.

Yours truly,

BURNETT & MATHESON

Per

PROPERTIES SUSPENSE ACCOUNT

10491

November 17th, 1944.

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

Dear Sirs: Re: T. O'Sullivan, Tenant -
 2661 Osler Avenue,
 Vancouver, B. C.

We observe from your October Statement that
the tenant, T. O'Sullivan, was at October 6th one month
in arrears with his rent.

We trust this has now been remitted with rent
due on November 6th, but if not we have no doubt you will
take this matter up strongly with Mr. O'Sullivan.

Yours truly,

P. Douet,
Administration Department.

PD/ER

10491

29th September, 1944.

J. Durie Esq.,
34 Seven Oaks Court,
Calgary, Alberta.

Dear Sir:

Re: Catalogue No. 167
8461 Osler St., Vancouver, B.C.
39/1-5, 1-6 & 12/C, 319, 324 & Pt. 323.

Your letter of the 21st instant in which you submitted an offer to purchase the above property for the sum of \$500.00 has been received and considered.

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

This property has been independently appraised and the Custodian will not be interested in any sum less than \$650.00.

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

Yours truly,

F. G. Shear,
Director.

FHM

Rec'd	SEP 22 1944
File No.	10491
Adm.	Hand
Re: 100	Harrop

34 Seven Oaks Court,

Calgary, Alberta.

Sept. 21, 1944.

Attn: Mr. F.G. Shears

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

Dear Sirs:

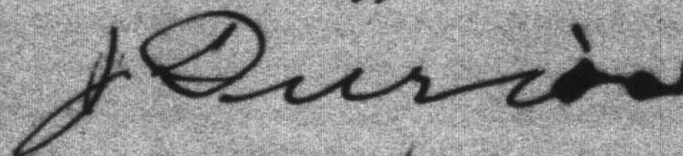
Re: Catalogue No. 167
8661 Osler St., Vancouver, B. C.
File No. 10491

I wish to make an offer of \$500.00 cash for
the above property and shall be glad if you will let me
know at your earliest convenience if my offer is accept-
able.

I would like to point out that the property is
in a very poor condition and a considerable sum will have
to be spent on the building to put it into good shape.

I am leaving for Calgary tonight and await your
early news.

Yours truly,



J. Durie.

650⁰⁰

September 11th, 1944.

Attn: Mr. M. L. Brown

B. C. Security Commission,
360 Homer Street,
Vancouver, B. C.

Dear Sirs: Re: Tatsuzuko TOKIWA - #01352

We enclose original memorandum of September 9th received from Mr. T. C. Orford at Lemon Creek, B. C.

For your information we would advise that the above Evacuee owns a small dwelling at 6661 Osler Avenue, Vancouver, which is rented for \$9.00 net per month. There have been considerable repairs on this property and at the moment there is only a credit balance of \$60.70 in this account.

The following amounts are owing to the Provincial Board of Health, Tuberculosis Division:

1. Hatsue Tokiwa - \$303.00
2. Sumie Tokiwa - \$702.00
3. Yurika Tokiwa - \$360.00

The above, we understand, are daughters of the above-mentioned Evacuee.

In his "JP" form dated June 9th, 1942 Tokiwa mentioned a Life Insurance policy of \$1000.00 with the Prudential Insurance Company, Vancouver, beneficiary being his wife, Kiyo, the policy number being 9951049.

There is a possibility that the above property will be sold at any time now for about \$650.00, this being the independent valuation. We figure that apart from the credit balance above-mentioned, \$5.00 per month will be available from rentals. The

10491

August 30th, 1944.

Mr. T. O'Sullivan,
8661 Osler Avenue,
Vancouver, B. C.

Dear Sir:

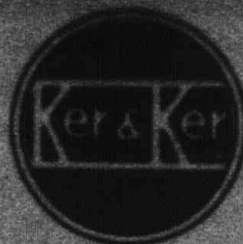
We understand from our agents, Messrs. Ker
& Ker Limited, that current rent at \$10.00 per month
has not been paid to them and we must ask you to see
that August rent and September rent is paid to the
above agents immediately as we have remittances to
make from this account which cannot be delayed.

Yours truly,

P. Doust,
Administration Department

PD/ER
Cc to Mr. J. M. Anderson
Ker & Ker Limited
475 Howe Street,
Vancouver, B. C.

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PACIFIC 2241-2242-2243

KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

August 29th, 1944.

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OF CANADA

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

Dear Sirs:

Re: 518 Alexander St., #11585-86
8661 Osler Ave., #10491

Enclosed please find City of Vancouver
water bills for the above addresses. As the cur-
rent rents have not yet been paid we have not the
monies on hand to cover these bills, and therefore
forward them to you in order that they may be paid
before the discount expiry date of September 3rd.

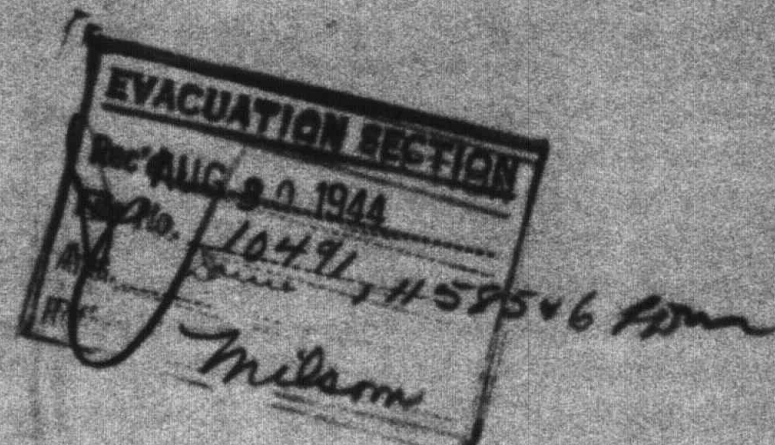
Yours very truly,

KER & KER LIMITED

per

J. M. Anderson

/IB
Enc.



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

TELEPHONE MARINE 9264
CABLE ADDRESS "JOHREE" VANCOUVER

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES

MEMBERS VANCOUVER REAL ESTATE EXCHANGE

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

19th July, 1943.

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

File No. 10491

Dear Sir:

Catalogue No. 167
Lot 39 of Lots 1 to 5 Sub C of Blocks 1 to 6 and 12
D. L. 319-324 and part 323
8661 Osler Avenue

We have inspected this property and beg to report as follows:-

<u>Location</u>	Poor neighbourhood in the Marpole district, Surrounding houses poor.
<u>Land</u>	33' x 140'
<u>Building</u>	Small frame shack of flimsy construction, Old and in an advanced state of dilapidation. Floors are so rotten (and single thickness) that an accident might occur.
<u>Rent</u>	\$10.
<u>City</u>	
<u>Assessment</u>	\$930 (Land \$280 Building \$650)
<u>Taxes</u>	\$30.25
<u>Appraisal</u>	In our opinion this property is very undesirable and not worth more than \$450 at most, and that only because houses are so scarce.

Yours faithfully,

JOHNSON, REEVE & WATSON

per

D. W. Reeve

5268

July 11th, 1944.

Attn: Mr. J. M. Anderson

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

Dear Sirs:

Re: 8861 Osler Street

We thank you for your letter of the
7th instant and agree that the steps be repaired
at a cost of \$27.00 in order that they may be put
in a safe condition. If you have insufficient
funds from rentals to pay for these repairs, please
send us the account and we will pay same from here.

Yours truly,

P. Douet,
Administration Department.

PD/ER

10491

July 5th, 1944.

Attn: Mr. J. M. Anderson

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

Dear Sirs:

Re: 8661 Osler Street,
Vancouver, B. C.

With reference to your letter of May 29th, we should be glad to know if anything has yet been done regarding the verandah at the above premises. We are writing you again on this matter as we have not yet heard from you as to what has been done, and Mr. Anderson and the writer could not get in touch with each other on the telephone yesterday.

Thanking you,

Yours truly,

F. Douet,
Administration Department.

PD/ER

10491

July 3rd, 1944.

Mr. Tsunetsuke TOKIWA,
Reg. No. 01382,
Camp No. 6,
Burns Lumber & Coal Co.,
Pasmoro, B. C.

Dear Sir:

In reply to your letter of June 28th, this is to certify that 1944 Taxes on your property at 8661 Osler Street, Vancouver, have been paid by this office from your account, the amount being \$30.49. The receipt is dated June 28th, 1944, and bears the number 09450.

On presentation of this letter to the authority in question, you will be able to avoid payment of Poll Tax.

Yours truly,

P. Douet,
Administration Department.

PD/ER

EVACUATION SECTION	
Date	JUL 3 1944
File No.	10491
Re	Mr. Daniel
Forwarded	

Camp No. 6,
 Quamash, B.C.
 June 28, 1944

Administrative Dept.,
 Japanese Evacuation Section,
 Office of the Custodian,
 Dept. of Secretary of State of Canada,
 Vancouver, B.C.

Gentlemen:
 In re property Lot 39 - Lot 165 Lot
 166 and 12 Block 6 - Dist Lots 319-324-323
 in Municipality of Point Grey.
 I should appreciate it very
 much if you will forward to me
 immediately the copy of the receipt
 of payment of Taxes for this year on
 the above mentioned property under

your administration.
I must have this to exempt
me of Poll Tax.

Yours truly,

T. Tokiwa

TSUNESUKE TOKIWA

Reg. # 0/382

13491

May 26th, 1944.

Attn: Mr. J. M. Anderson

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

Dear Sirs: Re: 8661 Osler Street

The tenant at the above address, Mr. T. O'Sullivan, informs us that the verandah is in very bad condition and we understand that he has brought this to your attention but apparently no action has been taken.

We appreciate the rent is a low one, namely \$10.00 per month, but if the property is being damaged by the state of the verandah then perhaps something should be done about this.

Will you please look into this and advise us of your views at an early opportunity?

Yours truly,

P. Douet,
Administration Department.

PD/ER

File No 10491

8661 E. 1st St.

Vancouver B.C.

April 22nd 1944

The Custodian,

506 Royal Bank Bldg.

Vancouver B.C.

✓ 10491

✓ 89-24

and

10491

EVACUATION SECTION	
Rec'd	APR 24 1944
File No.	10491
Referred	Donet

Dear Sir,

We received your letter to-day regarding the rental terms of this house. I called into your office on Monday April 17th and spoke to Mr Donet about this house and told him we had no lease. We rented it from Mr Lohiwa before he went to Hastings Park for \$10 a month and were supposed to send the money on to him. Then the property was taken over by the Custodian and we had to pay our rent to Kene Kene Real Estate.

Yours Truly

Wm S. O'Sullivan

10491

April 21st, 1944.

Mr. T. O'Sullivan,
8661 Osler Avenue,
Vancouver, B. C.

Dear Sir:

We wrote you on the 12th instant requesting you to forward us a copy of any letter or Lease you might have setting out the rental terms, etcetra, of 8661 Osler Avenue, but so far have not heard from you.

Will you please give this matter your immediate attention and if there was no written agreement, please advise us.

A stamped addressed envelope is enclosed to facilitate your prompt reply.

Yours truly,

P. Douet,
Administration Department.

PD/ER

10491

April 12th, 1944.

Mr. T. O'Sullivan,
8661 Osler Avenue,
Vancouver, B. C.

Dear Sir:

On checking through the file relating to 8661 Osler Avenue, owned by Tsunesuke TOKIWA, we find we have nothing in writing with regard to your tenancy of these premises. If you have any letter of Lease setting out the rental terms, etcetra, we shall be glad if you will provide us with a copy.

Yours truly,

P. Douet,
Administration Department.

PD/ER

10491

November 3, 1942.

Mr. Tsunesuke Tokiwa,
Registration No. 01382,
Slocan, B. C.

Dear Sir:

We draw your attention to our letter
of September 18th to which we have had no reply.

Our purpose is to offer protection to
your chattels, but without your co-operation this
will be difficult.

Please comply with our former request
and sign and return the copy of our letter for our
record.

Yours truly,

G. B. Spain
Protection Department

GBS:MS

10491

September 18th, 1942

Mr. Tsunesuke Tokiwa,
Registration No. 01382,
Slocan, B. C.

Dear Sir:-

With reference to your personal property left at 8661 Osler Avenue, now occupied by Mrs. T. O. Sullivan, our agent has visited the property and we are satisfied at present regarding the articles which you left boarded up in the attic. Three fishing nets were checked in the basement. The tenant we understand has the use of one table and one gramophone cabinet.

If this is all in accordance with your arrangements, please sign and return the attached copy of this letter.

We understand you have no other personal property in the protected area of British Columbia.

Yours truly,

Geo. B. Spain
Protection Department

*4. 2. have not been sold - see last letter
1-9-42*

Enc.
GBS:IF

*Answer correct in regard to
answer, but NETS, sold*

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PACIFIC 3241-3242-3243

KER & KER LIMITED

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THE CASUALTY COMPANY
OF CANADA

September 3, 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
SEP 4 1942

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

Dear Sirs: Re: File No. 10491 - Tsumosuke, TOKIWA
8661 Celer Avenue

This is to notify you that Mr. Geo. Fisher
purchased four fishing nets from Mr. Tokiwa for the
sum of \$10.00.

He evidently did this business direct with
Mr. Tokiwa and quoted as his authority, a letter that
he had received from the Custodian's Office signed by
Mr. Green.

We would, therefore, ask you to adjust
your records accordingly.

Yours very truly,

KER & KER LTD.

Jim Anderson
Rental Manager

JMA:HD

noted

3

10491

July 30, 1942

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

Dear Sirs:

Re: Tsunesuke TOKIWA

In reference to your letter of the 21st instant in connection with the rental of the property of the above at 8661 Osler Street.

We have written to Mr. G. W. Belliar and he will not undertake the administration of this property. The collection of rents etc. will therefore remain in your hands. Please administer this property for us in the usual way, reporting and remitting to us each month.

Yours truly,

F. G. Shears,
Assistant Manager.

FGS/PMH

10491

July 30, 1942

G. W. Helliard Esq.,
1525 West 8th Avenue,
Vancouver, B. C.

Dear Sir:

Re: Tsunetsuke TOKIWA

On reviewing our file I notice that we sent to you a second form letter in connection with your acting on behalf of the above.

We notice that you returned our previous notification and advised us that you did not wish to undertake the administration of this property. This is perfectly alright and we are placing the matter in the hands of the Real Estate firm of Ker & Ker Ltd. and we regret having written to you a second time in connection with this matter.

Yours truly,

F. G. Shears,
Assistant Manager.

FGS/PMB

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PACIFIC 3241-3242-3243

**KER & KER
LIMITED**

475 HOWE STREET
VANCOUVER, B. C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

July 10th 1942

RECEIVED
JUL 11 1942

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SCOTTISH METROPOLITAN
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THE CASUALTY COMPANY
OF CANADA

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

Attention Mr. R.E. Alexander

Dear Sir:-

Re: File Number 10491, Reg. No. 01382
TOKIWA, Tsunesuke
8661 Osler Street, Vancouver, B.C.

In reply to letter under date of June 27th 1942 from
Mr. C.L. Drewry, Manager, Department of the Secretary of State, Office
of the Custodian, for a Report on the above, we herewith attach our
Report in duplicate as requested.

If there are any further instructions which you see
fit to give us arising out of the information contained in this Report,
we would be pleased to receive them at your earliest convenience.

We enclose our Statement in duplicate, covering the
cost of this Report.

Yours very truly,

KER & KER LTD.

Per

ANK.DR
Encl.

July 10th 1942.

File Number 10491

Registration Number 01382

TOKIWA, Tsunesuke.

8661 Osler Street, Vancouver, B.C.

LOCATION AND NATURE OF PROPERTY:

8661 Osler Street, Vancouver, B. C.
Lot 39, Lots 1 to 5 inclusive of Lots
1 to 6 and Lot 12, Block "C", D.L. 319
and part of 323.

OWNERSHIP:

TOKIWA, Tsunesuke.

BUILDING:

A small frame dwelling situated on the west side of Osler Street between 70th and 71st Avenues. A small verandah across the front. The front door opens into living-room running from north to south side of the house. Door from living-room to kitchen and dining-room combined. Off kitchen and dining-room to the left is small room which contains sink, toilet and cupboard room. At the rear of the house off the kitchen are two bedrooms. There is an attic upstairs with no stairway to same. Partial basement no concrete floor, no concrete walls. The house is frame and has been added to from time to time, developing from a one room dwelling. There are fir floors and some of the walls are not plastered but merely V-jointed.

LAND:

The size of the Lot is 33 x 139 1/2.

TAXES:

No arrears:
1942 taxes, Gross \$31.51, rebate \$1.26, nett \$30.25

ASSESSMENT:

Assessment of Land	\$ 280.00
Assessment of Building	\$ 650.00
Total Assessed Value	\$ 930.00

INSURANCE:

As the owner had been evacuated it was impossible to obtain any particulars in connection with the Insurance. We are therefore writing the Insurance Company to forward us the expiry date, etc. Upon receipt of this information we will once again advise your Department.

In this connection we feel it would be advisable to write the owner and obtain the Insurance Policy so that same may be kept on file by the Agent in the event of any loss to the dwelling.

FINANCIAL POSITION:

As previously stated the owner had already been evacuated and it was impossible to check the financial position of the property. On the J.P. Form it shows that the Certificate of Title is in the owner's possession and we presume this is correct.

Regarding the personal financial position, there is nothing in this connection which we have to report on.

FURNITURE:

There is a considerable amount of furniture shown on the J.P. Form but we were unable to check all of it. The articles which we found on the premises are as follows:

1 table in use by the Tenant.
1 Gramophone Cabinet in use by the Tenant.
(not on your form)

In the Basement:
5 fishing nets: 1 spring, 1 echoe, 1 sakoe.

Sold 3-9-42

The other articles, namely, 1 heater, 12 chairs, 4 beds, 1 chest of drawers, kitchen utensils, have apparently been boarded up in the attic along with many other articles. This attic trap door has been solidly nailed and it would necessitate a carpenter to cut his way into it. If the Office of the Custodian so desires we will employ a carpenter to open up this attic and make an inventory of the furniture. Will you kindly advise.

REMARKS:

The owner apparently arranged for the renting of this dwelling through Mr. G.W. Hellain of 1525 W. 8th Avenue to a Mr. T.O. Sullivan at a rental of \$10.00 per month as from the 6th day of June. Mr. Sullivan is employed by the B.C. Electric Railway Co. at Lake Bunson as a Guard on the Power Plant. Mrs. Sullivan advises that she had already paid her rent from June 6th to July 6th to Mr. Hellain but to date has not paid July rent. She informed the writer that Mr. Hellain was not a Real Estate Agent but was a construction man and did a considerable amount of work in the wrecking of houses, etc.

Mrs. Sullivan pointed out that she was not entirely satisfied with the house and that incidently the roof leaked. The house is in ramshackle condition and considerable money would have to be spent on the roof to prevent leaking. We note from your form that she agreed to rent the dwelling for the duration. We do not know whether it was a written agreement or not.

RECOMMENDATIONS:

In view of the owner making the above arrangement prior to his evacuation we recommend that the matter be allowed to stand with the exception that as Mr. Hellain is not a bona fide real estate agent, we should therefore be instructed to advise the tenant to forward her rent to this office so that same may be remitted to the Office of the Custodian.

THE RENTAL VALUE:

In our opinion the rental value of this property would not be more than \$12.00 per month.

THE SALE VALUE:

We feel that the maximum sale value on today's market would be in the neighborhood of \$700.

This property was inspected on July 9th 1942 by the writer.

KER & KER LTD.

Per

Alan N. Ker