

10510

Rokana

BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 10510

To be completed by persons of the Japanese race having no property in any protected area.

NAME: OTA Toshiyasu

HOME ADDRESS: 229 Ewen Ave., New Westminster, B.C. REGISTRATION No. 08279

SEX: Male

AGE: 25

MARRIED? No

OCCUPATION AND EMPLOYER: Shoe Repairer, Self

NAME OF WIFE OR HUSBAND: None

ADDRESS: None

NAMES OF LIVING CHILDREN: None

ADDRESS: None

ADDRESS: _____

ADDRESS: _____

I certify that the above information is true and complete and state that I have no property of any kind whatsoever in any protected area in British Columbia.

Dated this 8th day of June

1942

WITNESS: L. Allen

(Signature)

T. Ota

LIST OF LIABILITIES:

None

HOW DO YOU PROPOSE TO PAY THESE OFF?

None

FOR DEPARTMENTAL USE

10510

INFORMATION FROM R.C.M.P.

Date Aug. 25/42

Our file No. 10510

Full Name OTA, Tashiyasu
(Surname in Block Letters)

Registration No. 01279

Male - Female
(check)

Age 26.2, 1915

Form Address { 229 Queen Ave, New Westminster, B.C.
now changed to 231 Queen Ave. } 10/11

Date Evacuated 13/6/42 Naturalized - Canadian-Born - National
(check)

Print Address

New Westminster, B.C. Jan. 1947.
Aug. 30/47 - 1049-A Prud'homme Ave.
Montreal, P.Q. 285

Mated - Single
(check)

Name of Wife _____

Name of Husband _____

Name of Mother (051) Tie (Meth)

Name of Father OTA, Koroichi # 48163

Name of Children under 16 _____

Reguted by G. M.

Registered with Custodian
(Yes or No)

Additional Information

Shoe repairs.

Mr. Quon - New Westminster 2643L

GENERAL SUMMARY

File No. 10510

July 16, 1947.

Re: Toshiyasu OTA (Mr.)
Registration No. 08279
231 (formerly 229) Ewen Ave.,
Lot 2 of Lot 31, Blk. "A" of
Lot 757, Gp. 1, Map 2904,
City of New Westminster.

The Real Property covered by this file was sold direct by the four registered owners, as set out in Memorandum to Mr. Shears dated January 30, 1947.

All matters pertaining to the affairs of the above-mentioned Evacuee have been reported to him and, as there is no evidence of any dissatisfaction or claim, the file may be closed.

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

.....
Administration Department.

WJJ/HMS

10506
10510

July 19, 1947.

REGISTERED

Mr. Minoru OTA,
Registration No. 08372,
1049A Prudhomme Avenue,
Montreal 26, P. C.

Dear Sir:

Re: 231 (formerly 229) Even Ave.,
Lot 2 of Lot 31, Blk. "A" of
Lot 777, Op. 1, Map 2904,
City of New Westminster.

With further reference to our letter of the 2nd ultimo, we wish to advise you that the full amount of the purchase price received from the sale of the property at the above-mentioned address has now been credited to your Joint Account, as shown in the attached statement.

Adjustments in connection with the sale were completed by Messrs. Hamilton Read and Paterson and they have forwarded us the sum of \$4.22, which they received from Mr. Lee Guan in connection with this matter. They also forwarded us their cheque for the sum of \$13.00 covering rent for the month of October, 1943, which inadvertently had not been credited to your account at that time.

We have paid Messrs. Hamilton Read and Paterson their final account amounting to \$10.50, and Mr. Lionel Hector Collins has advised us that he has no further account to submit.

The Joint Account in our Office has been divided among the four registered owners of the property and you received one-quarter of these funds, viz. \$497.77.

Mr. Toshiyasu OTA's share of \$497.76 has been transferred to your account, in accordance with the Assignment dated March 4, 1947, which he handed into this Office on a recent visit to Vancouver. The total funds in your personal account, therefore, are included in the enclosed cheque for the sum of \$995.55.

P.T.O.

10509
10510

Mr. Minoru OTA

July 19, 1947.

We forwarded you our check for the sum of \$26.63, being credit derived from sale of your Stromberg Carlson Radio, with our letter dated May 6, 1947. On July 12, 1947, we forwarded you, prepaid, under separate cover, your Rainbow Hawk-eye Box Camera, and today we are forwarding you your Miniature Camera, Univex Model A, which we trust you will receive in good order.

We believe all matters relating to your affairs have now been attended to and, if such is the case, we would be pleased to receive a letter from you to this effect.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJS/HMS
Enc. (3)

P.S. We are also enclosing herewith copy of letter dated June 23, 1947, received from Messrs. Hamilton Read and Paterson.

10709
10710 ✓

July 11, 1947.

Mr. Toshiyasu OTA,
Registration No. 08279,
New Denver, D. C.

Dear Sir:

Re: 231 (formerly 229) Ewen Ave.,
Lot 2 of Lot 31, Blk. "A" of
Lot 757, Cp. 1, Map 2904,
City of New Westminster.

We wish to advise you that the sale of the above-mentioned property has now been completed and your personal account credited with the sum of \$497.78, being one-fourth of the funds in the Joint Account, which were derived from the rental and sale of said property.

All funds in your account have been transferred to the account of your brother, Minoru OTA, in accordance with the Assignment dated March 4, 1947, which you handed into this Office.

We are enclosing herewith, for your information, copy of letter dated June 23, 1947, received from Messrs. Hamilton Reid and Paterson, and you will note the matter of one months rent, viz. \$13.00, has been straightened out.

We believe all matters relating to your affairs have now been attended to and, if such is the case, we would be pleased to receive a letter from you to this effect.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN.

WJJ/HMS
Enc.

P.S. We are also enclosing herewith a statement of your Joint Account.

Page No. 11534
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00.00
00.00

Date	Description	Debit	Credit	Balance
1947 February 6	Total of 128 Penn Avenue from Jan, 1947, to December, 1945, (including rental for October, 1947)		572.00	
February 6	Cash from E. & T. 128 for E. & T. Collins		75.00	
February 6	Fire Insurance Premium	11.00		
February 6	1947, 1948, 1949 and 1950 Taxes	185.32		
February 6	Bill to A. E. Collins, April to June	122.00		
February 6	Expenses paid and February's legal fees	75.00		
April 29	Long distance telephone calls to New York	.25		
June 13	Expenses paid and February's legal fees	12.50		
June 26	Bill of 128 Penn Avenue, New York		1,000.00	
June 26	E. & T. 128's rent for October, 1947		12.00	
June 27	Cash deposited to 128 Penn Avenue		6.25	
July 7	Transferring E. & T. 128's portion to the account No. 128	297.77		
July 7	Transferring E. & T. 128's portion of joint account to the account No. 128	297.77		
July 7	Transferring E. & T. 128's portion of joint account to the account No. 128	297.77		
July 7	Transferring E. & T. 128's portion of joint account to the account No. 128	297.77		
		<u>1,073.00</u>	<u>1,073.00</u>	

HAMILTON READ & PATERSON
HAMILTON READ E. L. (PATERSON) READ, M.A.
BARRISTERS AND SOLICITORS
NOTARIES PUBLIC

EVACUATION SECTION	
Rec'd	JUN 12 1947
File No.	10510 / 10509
Ans.	
Referred	<i>[Signature]</i>

CODES | A. B. C.
| MORRIS & NEAL
| WESTERN UNION

1014 ROGERS BUILDING
70 GRANVILLE STREET.
VANCOUVER, B. C.
CANADA

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

June 11th, 1947

Your File No. 10510, 10509,
9808, 8997

Dear Sir :

Attention: Mr. Johnston

re; OTA, 231 Ewen Avenue,
New Westminster, B. C.

We have to acknowledge receipt of your letter of the 27th ultimo, which the writer believed had been sooner acknowledged, and we regret the delay.

We duly received the Insurance Policy and we forwarded it to Lee Quon. In our letter to him of the 29th ultimo, we requested him to make a check of his remittances and if he found, as no doubt he would, that the rent for October, 1943, had not been paid, to remit to you the sum of \$13.00. We do not know whether Lee Quon has forwarded this amount to you in the meantime.

We note that we have not reported to you the completion of the registration of the Deed to Lee Quon. We now advise you that the Deed from :

Matsue Murata
Toshiyasa Ota

Shizue Higuchi
Minoru Ota

to Lee Quon was duly registered under number 220345E. The Certificate of Title certifying Lee Quon to be the owner was issued under this number and forwarded to Lee Quon. The matter of the transfer of the lands and premises has therefore been completed.

The costs of the preparation of the Deed and registration of the same have been paid by Lee Quon. We have, however, some charges against the Otas, and we enclose a memorandum of the same. If it is in order that these should receive your attention, we shall appreciate the latter.

Yours truly,
HAMILTON READ & PATERSON

[Signature]

Per.

ELP/VM
ENCL. 1.

10510, 9808,
10509, 8977.

March 18, 1947.

REGISTERED

Messrs. Hamilton Read and Paterson,
Barristers and Solicitors,
Rogers Building,
470 Granville Street,
Vancouver, B. C.

Dear Sirs; Re: 231 (formerly 229) Ewen Avenue,
New Westminster, B. C.
Lot 2 of Lot 31, Blk. "A" of Lot
757, Group 1, Map 2904.
Matsue OTA (Mrs. Kiyoshi MURATA),
Shizue OTA (Mrs. Yoshikazu HIGUCHI),
Toshiyasu OTA and Minoru OTA.

We are in receipt of your letter of the 15th instant.
enclosing Deed from the four registered owners of the above-
mentioned property, as shown above, to Mr. Lee Quon, and we are
returning same to you for registration as we have made no arrange-
ments to complete this transaction.

The following information is being forwarded to you in
connection with the necessary adjustments to be made between the
Vendors and purchaser:

Taxes: January 1 to December 31, 1946, paid in full.....\$49.92
(Tax Certificate enclosed herewith).

Water: Paid by tenant.

Rents: Monthly rental, \$13.00. Paid to January 31, 1947.

Insurance: "Home Fire and Marine" Policy No. 176675 for \$2,000.00;
3 years from January 27, 1946 to January 27, 1949.
Premium, \$15.60.

Date of Sale: Full purchase price received by Custodian on January
24, 1947.

As soon as we are in receipt of advice that Title has been
delivered to Mr. Quon, we will have the name of the Assured in the
above Fire Insurance Policy changed to his name and forward said
Policy to him. Kindly notify Mr. Quon accordingly.

P.T.O.

10510, 9808,
10509, 8997.

(2)

Messrs. Hamilton Read and Paterson.

March 18, 1947.

We will be vacating our Vestings in the next day or two and will telephone you as soon as Certificates have been filed at the Land Registry Office.

Yours very truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ/HMS
Enc.

HAMILTON READ & PATERSON
HAMILTON READ E. L. (PATERSON) READ, M.A.
BARRISTERS AND SOLICITORS
NOTARIES PUBLIC

1011-1014 ROGERS BUILDING
470 GRANVILLE STREET,
VANCOUVER, B. C.
CANADA

March 15th, 1947.

The Custodian of Enemy Alien Property,
Department of Secretary of State,
506 Royal Bank Building,
VANCOUVER, B. C.

Attention: Mr. Johnston

Dear Sirs:

Re: Ota
Re: 231 Even Avenue, New Westminster

EVACUATION SECTION	
Rec'd	MAR 17 1947
File No.	10510, 10509, 9808, 8997
Ass.	
Refused	<i>Johnston</i>

We have at length received the Deed from the four members of the Ota family to Lee Quon duly executed by the four Grantors and with the acknowledgments completed. The deed was forwarded by Minoru Ota from Montreal with a covering letter which states that adverse weather conditions and illness prevented one of the sisters attending to the matter, hence the delay.

Lee Quon's daughter telephoned us several days ago and enquired whether we had received the deed and requested us to register the same if it should come to our hands. We were not aware whether you had made any arrangement as to registration. In any event, we enclose the deed as you will no doubt wish to inspect it before crediting the purchase price to the Ota account.

If you have not made any arrangement for registration, we shall be pleased if you will return the deed to us.

Yours truly,

HAMILTON READ & PATERSON.

Per: *OKP*

ELP/LS
Enc.

Copies made for File No.:

10509
9808
8997

THIS DEED OF ASSIGNMENT made the 4th day of
March, A.D. 1947,

BETWEEN:

TOSHIYASU OTA of the Town of New
Denver, in the Province of British
Columbia,
(hereinafter called "the Assignor")

OF THE ONE PART

AND:

MINORU OTA of 1049A Prudhomme Avenue,
in the City of Montreal, in the
Province of Quebec,
(hereinafter called "the Assignee")

OF THE OTHER PART

WHEREAS the Assignor and the Assignee are the sons of
Tai Ota and of her husband Kenichi Ota, formerly of the City of
New Westminster, Province of British Columbia.

AND WHEREAS the said Tai Ota died at the said City of
New Westminster on the 10th day of May, A.D. 1940, intestate and
the said Kenichi Ota died at the said City of New Westminster on
the 2nd day of April, A.D. 1942, intestate.

AND WHEREAS Letters of Administration of the estate of
the said Tai Ota were granted by the Supreme Court of British
Columbia in Probate on the 29th day of April, A.D. 1942, and
Letters of Administration of the estate of the said Kenichi Ota
were granted by the said Court on the said 29th day of April, 1942,
to Toshiyasu Ota and Minoru Ota.

AND WHEREAS the Assignor is entitled to an undivided
one-sixth interest in the estate of the said Tai Ota and to an
undivided one-^{fourth}~~sixth~~ interest in the estate of the said Kenichi Ota
and the Assignor will be entitled to payment by the said estate so
soon as moneys from the realization of the said estate are received
by the said Administrators. .

AND WHEREAS the Assignor is indebted to the Assignee in the sum of Four hundred and fifty (\$450.00) dollars and has agreed to transfer all his interest in the estates of the said Tai Ota and Kenichi Ota to the Assignee in satisfaction of the said debt.

NOW THIS DEED WITNESSETH AND IT IS HERE AGREED AND DECLARED as follows:-

1. This Deed is made in pursuance of the said agreement and in consideration of the release by the Assignee of the Assignor in the sum of Four hundred and fifty (\$450.00) dollars.

2. The assignor as the owner conveys unto the Assignee all that one equal sixth part or share to which under the intestacy of the said Tai Ota he is entitled by law and all that the one equal ^{fourth} ~~sixth~~ part or share to which under the intestacy of the said Kenichi Ota he is entitled by law ^{assets} ~~of~~ all and any of the property or ~~part~~ belonging to the said estates TO HOLD THE SAME UNTO THE ASSIGNEE ABSOLUTELY.

3. IN WITNESS WHEREOF the Assignor has hereunto set his hand and seal the day and year first before written.

SIGNED, SEALED AND DELIVERED
by the said TOSHIYASU OTA
in the presence of:

Nedick E. Peterson
470 Granville Street,
Vancouver B.C.
Barrister-at-Law.

Toshiyasu. Ota

File Nos. 10510, 7808,
10509, 5977.

January 30, 1947.

MEMORANDUM

TO: Mr. J. G. Shears

FROM: Mr. H. J. Johnston

Re: Special sale of real property at
231 Esplan Avenue (formerly 229 Esplan
Avenue), being Lot 2 of Lot 31,
Block "A" of Lot 757, Group 1, Map
2904, City of New Westminster.

With reference to our discussion with Mrs. McArthur on Thursday, the 23rd instant, at which time it was agreed that, in view of the fact the tenant, Mr. Lee Quon, had made an offer to purchase this property direct from the registered owners through Mr. Lionel Hector Collins, the sale should be completed by Mr. Hamilton Read, Solicitor for Mr. Collins and also for the Estates of the deceased parents of said owners, I wish to advise you of the progress made at this date to bring this matter to a successful conclusion.

The above real property consists of a city lot, 66' by 157', on which is situated a large frame dwelling with a shed at the rear of same. This property has never been advertised or catalogued by us for the reason that until recently it was held in trust by said Hector Lionel Collins for the four children of Kenichi OTA and Tai OTA, his wife, who both died prior to Evacuation. These children are presently all over the age of 21 years and their names, registration numbers and addresses are as follows:

MURATA, Matsue (Mrs. Kiyoshi)	Reg. No. 11614	185 Denville Street, Geydon, P. Q.
HIGUCHI, Shimue (Mrs. Yoshikazu)	Reg. No. 08094	Fingal Hostel, Fingal, ONTARIO.
OTA, Minoru	Reg. No. 08372	3458 Jeanne Mance, Montreal, P. Q.
OTA, Toshiyasu	Reg. No. 08279	New Denver, B. C.

Certificate of Encumbrance on file dated May 17, 1943, showed the registered owner at that time as being Hector Lionel Collins in Trust, subject to Certificate of Vesting in Custodian filed No. 25585, covering the interest of Toshiyasu OTA, only. All four of the above children applied for Letters of Administration but the two daughters renounced their right to administer. Letters were granted appointing the two sons, Toshiyasu and Minoru, as Administrators who conveyed by Deed to Lionel Hector Collins, in Trust. After considerable delay we were successful in having Mr. L.H. Collins deed the property to the above four evacuated children, beneficiaries in

P.T.O.

File Nos. 10510, 9808,
10509, 8997.

January 30, 1947

equal shares, being apparently the sole heirs-at-law.

This Deed was handed to us by Mr. Hamilton Read and we registered same at the Land Registry Office, New Westminster. An additional Certificate of Vesting was filed covering the interests of all four children under No. 28511.

In consequence of the above, a new Certificate of Encumbrance dated December 27, 1946, showed this property registered in the names of Matsuo MURATA, Shisue HIGUCHI, Toshiyasu OTA and Minoru OTA and subject to Certificates of Vesting in the Custodian filed Nos. 25585 (old vesting) and 28511.

No other registered charges appear on the Certificate of Encumbrance and relative files do not reveal any unregistered interests.

Mr. L. H. Collins, who was well known to the OTA family, advised us some considerable time ago that Mr. Lee Quon, tenant of the above property since Evacuation and who is purported to have known the OTA family for approximately 30 years, would like to purchase said property and we stated we had no objection to him forwarding Mr. Quon's offer to the four OTA children for their approval.

Mr. Collins accordingly forwarded Mr. Quon's offer to Mr. Toshiyasu OTA, who likewise communicated with the other three interested children regarding the matter, and we now have on file the originals of the following letters which were handed to the writer by Mr. Hamilton Read, Solicitor for Mr. L. H. Collins:

1. Mr. Lee Quon's offer to purchase dated November 25, 1946.
2. Mr. Toshiyasu OTA's acceptance of said offer dated December 1, 1946.
3. Mrs. Matsuo MURATA's acceptance dated December 15, 1946.
4. Mr. Minoru OTA's acceptance dated December 15, 1946.
5. Mrs. Shisue HIGUCHI's acceptance dated December 19, 1946.
6. Mr. L. H. Collins' letter dated December 27, 1946, to Mr. Hamilton Read requesting him to conclude the above transaction.

We also have on file a copy of a letter dated December 1945, made in this Office from the original letter produced by Mr. Collins, to whom it was addressed, in which Mr. Toshiyasu OTA acknowledged having received an offer to purchase from Mr. Quon and expressed his willingness to conclude a sale if same were possible.

Mr. Lee Quon called at our Office on January 24, 1947, and handed us his cheque for the sum of \$1,700.00 in payment of the full purchase price of the property at 231 Bevan Avenue, New Westminster, which is the same as the offer contained in his letter dated November 25, 1946. A copy of our receipt appears on File No. 10510 and the above funds are being held in Real Property Suspense Account.

P.T.O.

File Nos. 10510, 9669,
10509, 8977.

January 30, 1947.

Also, on January 24, 1947, we were advised by Mr. Hamilton Read that a Deed in favour of Lee Guea had been drawn and forwarded to Mr. Yoshiyasa Ota for his signature with instructions regarding completion of the document by the other three Grantors.

When the above Deed is completed and returned to Mr. Hamilton Read, it will be registered by him at the Land Registry Office, New Westminster, after we have vacated our Vestings.

Subsequent to the above registration, the funds held in Suspense Account will be released to the Joint Account of the four above-named beneficiaries and, from the Joint Account, each beneficiary will have one fourth of said funds transferred to his or her personal account. Respective files may then be reviewed and if no outstanding liabilities are found, cheques covering funds to which they are entitled will be forwarded to them after the approval of the Department of Labour, Japanese Division has been obtained, where necessary.

WJ/MS

.....
Administration Department

P.S. The assessed values of the above-mentioned property as shown in the 1947 Assessment Notice received from the City of New Westminster are as follows:

Land.....	\$675.00
Improvements..	712.00
Total.....	\$1387.00
Purchase Price.....	\$1700.00 (Cash)

c.c. Mrs. A. G. Hartman.

[Handwritten signature]

10510, 10509,
9808, 14019

January 28th, 1946.

MEMORANDUM

To: Mr. Shears,

From: Ian Macpherson.

Re: Lot 2 of Lot 31, Blk. "A" of
Lot 757, Gr. 1, Map 2904.

Title to this property stands in the name of
LIONEL HECTOR COLLINS, In Trust, for the interest of four
Japanese beneficiaries in the Estates of Kenichi OTA, Reg-
istration number 08163 who died 2nd April 1942 intestate,
and his wife Tai OTA who died 10th May 1940, intestate.

The four beneficiaries, Toshiyasu, son, Minoru, son,
Matsue, daughter and Shisue, daughter, applied for Letters of
Administration, the daughters renouncing their right to
Administer. Letters were granted appointing the two sons
Toshiyasu and Minoru as Administrators who conveyed by Deed
to Lionel Hector Collins, in Trust, (1) the Estate of Tai
OTA to Kenichi OTA.

We now have from Mr. COLLINS a Deed conveying this
property from himself in Trust to the four beneficiaries. The
interest of Toshiyasu OTA has already been vested in order
to prevent any transaction in connection with the property and
a Vesting of the interests of the other three heirs is attached
for your signature, and this Vesting will be filed along with
the Deed from Mr. COLLINS.

JM

IM:ML

*Note: Both Kenichi and Tai OTA
died in the City of New Westminster, B.C.
on above dates.*

*Re: Kenichi OTA - Ltr. of Adm. - No. 28616
Tai OTA - " " - No. 28617.*

*Both Ltrs. granted Apr. 28/42.
" " dated Apr. 29/42.*

Woff

COPY

Kaslo, B.C.,
Dec. 1, 1945.

My dear Mr. Collins:

This is a very wet winter but I hope you are all well. I believe the past war period is keeping you as busy as ever.

Now I am giving you a big headache. I received this letter from Mr. Lee, making a complaint and an offer to purchase the property.

We left it in your care, so I wondered what would be the best thing to do. Your decision, however is final and will be very agreeable to us.

To save time and correspondence, this is our position. It is very unlikely that we can return to the coast for a long time, and we being single do not know where we will finally reside. So to us, the house is now like a port in a storm which is beyond our reach. If such a thing as selling can be done, I would be willing to part with it. Minoru wrote some time ago that I might use my decision on anything that we left behind without consulting him.

Our neighbors' few belongings are in the rear small house so I am writing to them to either sell or give it all to me, for it hasn't passed through the Custodian. And after four years in the damp place, it must be almost totally ruined anyway.

I am sorry to take a lot of your busy time but please do this, another favor for us. If it is to be sold, your estimate of price and terms is good with us.

Minoru's address is,

Minoru Ota,
3458 Jeanne Mance,
Montreal, P.Q.

Thank you very much,

very sincerely,

"Toshiyasu Ota"

This copy was made by me on Dec. 11, 1945, from the original letter brought to the Office of the Custodian by Mr. H.L. Collins.

Anthony Lyden

Requested by:
W. J. Hurston.

H. L. Collins'
phone is Pac. 3928
- address - 212 Metropolitan
Blvd.

8977, 7808,
10509, (10510)
& 14019.

November 28th 1945.

REGISTERED

Mr. L. H. Collins,
Metropolitan Building,
837 West Hastings Street,
Vancouver, B. C.

Dear Sir:

Lot 231 (formerly 229) Esplanade Ave.,
New Westminster, B. C.
Lot 2 of Lot 31, Blk. "A" of
Lot 797, Op. 1, Map 2904.
Matsuo OTA (Mrs. Kiyoshi MURATA),
Shimizu OTA (Mrs. Yoshikazu HIGUCHI),
Toshiyasu OTA and Minoru OTA.

On February 8th 1945, we wrote to Messrs. Hamilton Reid and
Paton, Barristers and Solicitors, as follows:

"This office is proceeding with the orderly liquidation of
Japanese owned properties in the Protected Area and it is the desire of
the Custodian that the above-mentioned property, presently registered in
the name of Lionel Hector Collins, 'In Trust', be conveyed to the above
four evacuated children of Kenichi OTA, deceased, and Tai OTA, his wife,
deceased, beneficiaries in equal shares under the Letters of Administration
granted to the sons Toshiyasu and Minoru, who subsequently joined in the
conveyance to said Lionel Hector Collins.

"The interest of the beneficiaries, including Toshiyasu and
Minoru, are vested in the Custodian by virtue of P. C. 1665 and 2483, and
the Custodian therefore requires an itemized statement of all rents re-
ceived in connection with this property, together with a record of dis-
bursements and any other transactions which may have been made. In this
connection we might refer you to 'Revised Regulations Respecting Trading
with the Enemy (1943)' with special reference to Regulation 28, Sections
1, 2 and 5.

"As we wish to include this property in an advertisement for
tenders at an early date would you kindly arrange to have your client,
Mr. L. H. Collins, make this conveyance as soon as possible."

8977, 9808,
10509, 10510,
& 14019

- 2 -

Mr. L. H. Collins.

November 28th 1945.

From time to time since the date of the above letter we have been in communication with Mr. Read and he has stated on several occasions that you would be calling at his office and he would present a Deed to you for your signature. In view of the fact that we wished to give you every opportunity to co-operate with this office we have not pressed the matter, but as action cannot be further delayed, we are writing to inform you that unless a signed document is made available to us by Monday, December 3rd, 1945, we will presume that you refuse to sign a Deed and will consequently take whatever steps we deem necessary under the Revised Regulations, which govern such cases.

Yours truly,

W. J. JOHNSTON
ADMINISTRATION DEPARTMENT

WJ5/HMS

Dec. 4/45.

*Mr. Collins called at our
office & agreed to forward
Deed, duly completed, and
Co-operate in selling property.
(Made off. Dec. 3)
by phone.*

No JF

5997, 9808,
10509, 10510,
& 11019

February 8th, 1945.

Messrs. Hamilton Read and Paterson,
Barristers and Solicitors,
Rogers Building,
470 Granville Street,
Vancouver, B. C.

Dear Sirs:

Re: 231 (formerly 229) Ewen Ave.,
New Westminster, B. C.
Lot 2 of Lot 31, Blk. "A" of
Lot 757, Op. 1, Map 2904.
Matsue OTA (Mrs. Kiyoshi MURATA),
Shizue OTA (Mrs. Yoshikazu HIGUCHI),
Toshiyasu OTA and Minoru OTA.

This office is proceeding with the orderly liquidation of Japanese owned properties in the Protected Area and it is the desire of the Custodian that the above-mentioned property, presently registered in the name of Lionel Hector Collins, "In Trust", be conveyed to the above four evacuated children of Kenichi OTA, deceased, and Tai OTA, his wife, deceased, beneficiaries in equal shares under the Letters of Administration granted to the sons Toshiyasu and Minoru, who subsequently joined in the conveyance to said Lionel Hector Collins.

The interest of the beneficiaries, including Toshiyasu and Minoru, are vested in the Custodian by virtue of P. C. 1665 and 2483, and the Custodian therefore requires an itemized statement of all rents received in connection with this property, together with a record of disbursements and any other transactions which may have been made. In this connection we might refer you to "Revised Regulations Respecting Trading with the Enemy (1943)" with special reference to Regulation 28, Sections 1, 2 and 5.

As we wish to include this property in an advertisement for tenders at an early date would you kindly arrange to have your client, Mr. L. H. Collins, make this conveyance as soon as possible.

P.T.O.

Messrs. Hamilton Read and Paterson.

Feb. 8th, 1945.

If you should wish to have further information in connection with the position of the Custodian regarding this matter, Mr. K. W. Wright of this office, Counsel to the Custodian, will be glad to discuss same with you.

Yours very truly,

W. J. Johnston,
Administration Department.

WJJ/HMS

RECEIVED
 Rec'd JAN 15 1945
 File No.
 Ans'd
 Refer'd

January 12, 1945.

Files 14019, 10510, 10509,
 8997, 9808

MEMORANDUM.

To: Mr. Wright.

From: A. B. McArthur.

Re: Kenichi OTA, #08163, formerly of 229 Even
 Ave., New Westminster, Deceased April 2, 1942,
 prior to Evacuation, and
 Tai OTA, his wife, who deceased him on May 10,
 1940.

Kenichi Ota did not declare property to the Custodian
 nor was he evacuated.

Both he and his wife died intestate leaving four
 surviving children, namely - all evacuees:

Matsume OTA (Mrs. Kiyoshi MURATA) age 32 yrs.
 Shizue OTA (Mrs. Yoshikazu HIGUCHI) age 30 yrs.
 Toshiyasu OTA, age 29 years.
 Minoru OTA, age 24 years.

Administration of the Estates of Kenichi Ota and his
 wife was applied for by Hamilton Reed and Patterson, Barristers, and
 Letters of Administration were granted to the sons Toshiyasu and Minoru
 on April 28, 1942. The four children were named Beneficiaries in equal
 shares. The estate of the mother Tai, consisted of a half interest in
 Lot 2, Blk. 31, of Blk. A, Lot 757, G.I. Map 2904, City of New Westminster,
 valued at \$500.00. The estate of the father Kenichi, consisted of a
 half interest in the above described property and other assets which, less
 certain liabilities, left a total net estate of \$2080.12 according to the
 inventory supplied to the Court.

The two administrators joined in a conveyance to Lionel
 Hector Collins, In Trust for these four beneficiaries, and according to
 the Certificate of Encumbrance dated 17th March, 1943, the property now
 stands in the name of Lionel Hector Collins "In Trust".

The Administrators provided Collins with funds for
 payment of taxes etc. and the rents from the property, namely \$10 per
 month, have been paid in to Messrs. Hamilton Reed & Patterson for the
 credit of Collins "In Trust". A copy of the Trust, Filing 24095, appears on
 our File 10510, Toshiyasu OTA. The title is subject to vesting No. 25585
 filed March 18, 1943 covering the interest of Toshiyasu Ota, #08279. This
 property has not been advertised.

Please advise as to the Custodian's rights to act with
 regard to these estates.

AGM:AS

Wm

*Prop. to sell for
 1/10 share Dec 28 1942
 Collins to let's him convey to the 4 children
 Collins to let's him convey to the 4 children
 Collins to let's him convey to the 4 children*

10510 & 10509.

August 20th, 1943.

Honors. Hamilton Road & Paterson,
Barristers and Solicitors,
1011-1014, Rogers Building,
470 Granville Street,
VANCOUVER, B. C.

Dear Sirs:

Re: Toshiyasu Ota.

In reply to your letter of the 14th instant and with reference to our telephone conversation of even date, we would suggest that further particulars be obtained from Mr. Ota at Kaslo regarding the storage of goods by other Japanese at his house in New Westminster.

It is quite possible that an Evacuee named Murakami, registration number 08207, now at Kaslo, B. C., has requested certain personal goods to be shipped to him from 229 B-va Avenue, New Westminster.

On receipt of further information from you, we will be in a better position to answer your enquiry.

Yours very truly,

W. J. Johnston,
Administration Department.

WJ/T.

10509, 10510, 9808, 8777.

Dec. 17, 1942.

Hamilton Reed & Peterson,
1011-1014 Rogers Building,
470 Granville Street,
Vancouver, B. C.

Dear Sirs:

Re: Toshiyuki Ota and Eizora Ota, now of Kala, B.C.

Thank you for your letter of 9th December and we confirm the writers telephone conversation with Mr. Reed of yesterday, 16th December.

The situation is that Mr. Collins has been and is acting as trustee and administrator of lot 2 as described in your letter, the four children taking equally.

The Custodian has the duty of protecting all Japanese interests in this area and such interests are automatically vested in him. In consequence, all properties affected by Japanese interests must be administered through the Custodian.

We shall be obliged therefore, if you will cause to be sent to this office:

(a) a notarially certified copy of the Trust Deed executed by Mr. Collins in favour of the four children.

(b) an account of receipts and disbursements in respect of the trust property.

(c) a remittance covering the balance of such account.

If Mr. Collins has not registered the Trust Deed, it is thought that this should be done. This office will file a vesting order covering the four Japanese interests.

(over)

This will put the matter in order and the administration of the property can continue as at present.

Alternatively, if Mr. Collins wishes, we will appoint an agent to handle the property. This course would relieve him of that burden, leaving him merely ^{as a} trustee as title holder.

We shall await your further word on the matters outlined.

Yours truly,

P. H. Russell.
Administration Department.

TH:AS

Copy.

December 5th, 1942.

The Custodian of Japanese Property,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re: Toshiyasu Ota and Minoru Ota now of Kaslo B. C.

We are solicitors for the above named two Japanese and also solicitor for Mr. Lionel H. Collins of the Metropolitan Building, Vancouver, and beg to inform you as follows:

Some time prior to the 28th April 1942, we were consulted by the above named Japanese and their two sisters with reference to the estates of their parents Kenichi Ota (father) and Tai Ota (mother). Kenichi Ota had died on the 2nd day of April 1942 and Tai Ota had predeceased her husband on the 10th day of May 1940.

Both Kenichi Ota and Tai Ota had died intestate and we accordingly advised that Letters of Administration would have to be obtained in both estates. On the 28th April 1942, Letters of Administration were granted by the Supreme Court of British Columbia to the above named Toshiyasu Ota and Minoru Ota and the respective probate numbers are 28616 and 28617 Vancouver Registry.

The estate of Tai Ota (died first) consisted of an undivided one-half interest in and to Lot 2 of Lot 31 Blk. A Lot 757 G.I., D.N.W. Map 2904 situate in the city of New Westminster and the value is shown in the probate papers as \$500.00.

The estate of Kenichi Ota is shown as follows:

An undivided one-half interest in said real estate	\$500.00
An undivided one-sixth interest in " " "	166.66
Cash on deposit with Japanese & Canada Trusts Savings Company	5.40
Cash in Royal Bank of Canada, New Westminster	104.41
Policy of Insurance of Manufacturers' Life Insurance Company	1000.00
1 Canadian Bond	50.00
Household goods and furniture	650.00
Total gross estate	\$2474.17.

P.T.O.

Page 2.

Forward	\$2474.17
The debts as shown in Inventory X	<u>394.05</u>
Leaving a net estate of	<u>\$2080.12</u>

The probate papers show that each of the children were entitled to a one-quarter interest as follows:

Toshiyasu Ota
Minoru Ota.
Matsue Murata described as of 138-6th Avenue West,
Vancouver B.C.
and Shizue Higuchi, whose address we do not appear to have.

By two deeds dated respectively the 16th day of May 1942 the said Toshiyasu Ota and Minoru Ota as administrators respectively of Kenichi Ota and Tai Ota conveyed respectively an undivided one-half interest in the said real estate to the said Lionel Hector Collins. By Trust Deed dated the 19th May 1942 and executed by Mr. Collins and after reciting the said debts and the ownership of the lands and the respective administrations and the Renunciation by the two daughters referred to in the preceding paragraph of this letter, and that the said lands were conveyed to the said Lionel H. Collins as trustee for the four children, and the said Lionel H. Collins declared that he held the said lands and premises in trust for the four children.

On the 2nd day of June 1942, Mr. Lionel H. Collins received from the before named Toshiyasu Ota and Minoru Ota the sum of \$75.00 to be used if necessary for the purpose of paying taxes or insurance premiums in respect to the said real estate and otherwise the amount was held by him in trust for the Otas.

Mr. Collins then handed the amount to us in order that a special trust account should be opened by him. We paid the amount into our trust account and the same is still there. The real estate in question is rented to a Chinese by the name of W. Lee Quong at a rental of \$10.00 per month and these rents are being paid to us and we have them on hand for payment to Mr. Collins.

We believe that we have fully disclosed to you the circumstances re the two estates and the facts subsequent to the administration but if there is any further information we can furnish you, we shall be pleased to do so.

Yours truly,

HAMILTON READ & PATERSON

Per

"Hamilton Read"

HR/

File Nos. 8777, 9008, 10539,
and 10540.

April 15th, 1946.

MEMORANDUM

TO: Mr. E. J. Johnston.

FROM: Mr. L. A. Gower

SATSUMA OYA (Mrs. Kiyochi Murata),
SHIZUKU OYA (Mrs. Yoshikazu Higuchi),
TOMIYAMA OYA and NIKOMU OYA,
City of New Westminster
Lot 2 of Lot 24, Blk. "A" of Lot 777,
Dist. 1, New 1904.

With reference to the registration of the above described
property in the New Westminster Land Registry Office, we attach
herewith the following documents:

1. Copy of application number 190333-E, dated February 19th,
1946, registering Deed from Linnal Sector Calling "In
Trust" to SATSUMA OYA (Mrs. Kiyochi Murata), SHIZUKU OYA
(Mrs. Yoshikazu Higuchi), TOMIYAMA OYA and NIKOMU OYA.
2. Duplicate of Deed dated December 11th, 1945, covering
the above application.
3. Certificate of Indefeasible Title No. 190333-E, dated
April 11th, 1946, covering the above property in the
names of SATSUMA OYA, SHIZUKU OYA, TOMIYAMA OYA and
NIKOMU OYA.

L. A. Gower

Enc. 3
L.A.G.

Toshiyama OTA
Minoru OTA
Shimizu (Mrs. Yoshikazu) HIGUCHI
Matsume (Mrs. Kiyoshi) MURATA

File Nos. 10510
10509
9808
8997

Reg. Nos. 08279
08372
08094
11614

Civic Address: 231 Eden Avenue (formerly 229), New Westminster, B. C.

Legal Description: Lot 2 of Lot 31, Block "A" of Lot 757, Group 1, Map 2904,
in the City of New Westminster, B. C.

Classification: Dwellings

This property is being held "In Trust" by Lionel Hector Collins.

File Nos. 10510, 10509,
9808, 8997.

May 27, 1947.

MEMORANDUM

TO: Mr. G. Peters

FROM: Mr. W. J. Johnston

Re: Direct Sale of Real Property at 231 Ewen Ave.,
(formerly 229 Ewen Ave.), described as Lot 2 of
Lot 31, Blk. "A" of Lot 757, Sp. 1, Map 2904, in the
City of New Westminster. (Dwelling).

In view of the fact that the above-mentioned property
was registered in the name of Lionel Hector Collins "In Trust", it was
not advertised or offered for sale in any way, by the Custodian.

We were, however, instrumental in having said Trustee
convey this property from himself in Trust to the under-mentioned four
children, who were the heirs-at-law of the Estates of Kenichi OTA and
Tai OTA, his wife, who both died prior to Evacuation:

MURATA, Matsuo (Mrs. Kiyoshi)	Reg. No. 11614,	File No. 8997
KIMUCHI, Shizuo (Mrs. Yoshikazu)	Reg. No. 08094,	File No. 9808
OTA, Minoru	Reg. No. 08372,	File No. 10509
OTA, Toshiyasu	Reg. No. 08279,	File No. 10510.

Mr. Lee Quon, tenant of this property, made an offer to
purchase same for \$1,700.00 cash through the agency of Mr. Collins, who
forwarded same to the four beneficiaries for their approval. Written
consent in each case was obtained by Mr. Collins and these letters were
forwarded to this office.

The full purchase price of \$1,700.00 was paid into this
office by Mr. Lee Quon on January 24, 1947.

Messrs. Hamilton Read and Paterson, Solicitors for Mr.
Collins and the above Estates, completed this transaction, including
adjustments. They have advised us that relative Certificate of
Emancipation has been delivered to Mr. Lee Quon, 231 Ewen Avenue, New
Westminster, B. C.

Further particulars regarding this matter are contained
in memorandum dated January 30, 1947, to Mr. F. G. Shears, who approved
of the above sale as shown in copy of said memorandum on File No. 10510.

WJJ/MS

CC for Mrs. A. Hansen.

may 31/47
copy made
W. J. Johnston
ADMINISTRATION DEPARTMENT

REG.
NO.

08279

NAME

OTA, Toshiyasu

FILE
NO.

10510

ASSURED

THE SECRETARY OF STATE OF CANADA ACTING IN HIS CAPACITY AS CUSTODIAN

COMPANY

Home Fire and Marine
Insurance Company

POLICY NO:

176675

AMOUNT

\$2,000.00

PREMIUM

\$15.60

RATE

.78%

TERM

3 Yr.

EXPIRATION

January 27, 1949

PROPERTY INSURED

Lot 2 of Lot 31, Block "A" of Lot 757, Group 1,
Map 2904, City of New Westminster

LOCATION

231 Esen Avenue, New Westminster, B. C.

LOSS PAYABLE

THE SECRETARY OF STATE OF CANADA ACTING
IN HIS CAPACITY AS CUSTODIAN

INSURANCE AGENT

Bell-Irving Insurance
Agencies Limited

RENTAL AGENT

ENDORSEMENTS

*Transferred to new owner. Mr. Irwin.
May 19/47.*

[illegible]

TOSHIYASU OTA
MINORU OTA
MATSUE MURATA and
SHIZUE HIGUCHI.

EVACUATION SECTION	
Rec'd	FEB 6 1947
File No.	
Ass.	
Refused	

In Account With

HAMILTON READ & PATERSON
BARRISTERS AND SOLICITORS
1011 ROGERS BUILDING
VANCOUVER B. C.

Re: 231 Ewen Avenue, New Westminster

1942					\$75.00 *
June 3	By cash M. & T. Ota for L.H. Collins				
20	" " Lee Quon - Rent				8.00
Aug 29	" cheque " " "				10.00
Sept 1	" " " " "				15.00
Oct 17	" " " " "				11.00
Dec 2	" cash " " "				13.00
1943	January to September, inclusive, rent for 9 months				117.00
	November and December, rent, two months				26.00
1944	January to December, inclusive, 12 months rent				156.00
1945	January to December, inclusive, 12 months rent				156.00

Disbursements

1943					
March 3	To cheque, Bell-Irving Agencies, insurance premium	14.60			
June 30	To cheque, New Westminster City Corporation, taxes 1942 + 1943 Taxes	94.26			
1944					
May 5	To cheque, L. H. Collins	120.00 *			
June 17	" " New Westminster City Corporation, taxes, \$44.80 less .55¢ interest on overpayment	44.25			
1945					
June 29	To cheque, New Westminster City Corporation, taxes	44.80			
	TO OUR FEES (as per bill of costs herewith)	79.00			
	To Balance due you - cheque herewith.	190.09			
		587.00		587.00	

HAMILTON READ & PATERSON

February 4th, 1947.

Per:

Wick Paterson

* Oct. rent paid June 21/47. See ltr. dated June 23/47.

TOSHIYASU OTA
MINORU OTA
MATSUE MURATA and
SHIZUE HIGUCHI

TO

HAMILTON READ & PATERSON
BARRISTERS AND SOLICITORS
1011-14 ROGERS BUILDING
VANCOUVER B. C.

1942
June to
December
1945

Commission for collection of rents
including correspondence as to same 39.00

Correspondence with you, with Mr.
Collins and with the Custodian and
numerous attendances 25.00

Drawing two Deeds and special ack-
nowledgments and including attendances
and instructions 15.00

TO OUR FEES \$79.00

This is our bill

HAMILTON READ & PATERSON

Per: *Mark L. Paterson*

February 4th, 1947.

EVACUATION SECTION

Rec'd. JAN 24 1947

File No. 10510

Ans.

231 Ewen Avenue,
New Westminster, B.C.
November 25, 1946.

Belman RE: Lot 2 of Lot 31 Block "A" of Lot 757
Group 1 Map 2904 City of New Westminster

Mr. L. H. Collins,
212 Metropolitan Bldg.,
Vancouver, B. C.

Dear Mr. Collins: RE: Ota Estate,
231 Ewen Avenue, (formerly 229 Ewen Ave.)
New Westminster, B.C.

L.R. Confirming my verbal offer for above property, being ~~two~~ *one* lot on Ewen Avenue, Lulu Island, New Westminster, I hereby offer One Thousand Seven Hundred Dollars (\$1700.00) cash for same, which I understand you are accepting on behalf of the Ota Family. *T. 2*

Please let me know as soon as possible and have agreement prepared, so as to complete the deal.

Any personal effects of the family still housed on the property can be left, if desired, and I will look after them.

Yours truly,

Lee Leon

OK
25th Dec
Consent as in Summary etc.
for time being

This Indenture

Made the 24th day of January in the year of our
Lord one thousand nine hundred and forty-seven

In Pursuance of the "Short form of Deeds Act"

Between

Insert full Name,
Street Address and
Occupation of
Grantor and of
Grantee.

NATSUE OTA (Mrs. Kiyoshi Murata),
SHIZUE OTA (Mrs. Yoshikazu Higuchi),
TOSHIYASA OTA and MINORU OTA, all
care of The Custodian of Enemy Property,
The Royal Bank Building, in the City of
Vancouver, in the Province (hereinafter called the "Grantor")
of British Columbia

AND

LEE QUON of 231 Ewen Avenue, in the
City of New Westminster, in the
Province of British Columbia,
Merchant (hereinafter called the "Grantee")

WITNESSETH, that, in consideration of

One thousand seven hundred (\$1,700.00) - - - - -
Dollars of the lawful money of Canada now paid by the said Grantee to the said
Grantor (the receipt whereof is hereby by him acknowledged) he, the said Grantor,
DOTH GRANT unto the said Grantee, his heirs and assigns FOREVER:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying
and being in the City of New Westminster, in the Province of British
Columbia, and more particularly known and described as Lot 2 of
Lot 31 of Block A of Lot 757, Group 1, New Westminster District,
according to Map Numbered 2904, deposited in the Land Registry
Office at the said City of New Westminster.

TOGETHER with all buildings, fixtures, commons, ways, profits, privileges, rights, easements and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto; and the estate, right, title, interest, property, claim and demand of him, the said Grantor, in, to, or upon the said premises.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever; Subject nevertheless to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown, and subject to all taxes, rates and local improvement assessments whether already or hereafter assessed.

THE said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee, notwithstanding any act of the said Grantor and that the said Grantee shall have quiet possession of the said lands, free from all encumbrances, save as aforesaid.

AND the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

AND the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands.

AND the said Grantor Releases to the said Grantee All His Claims upon the said lands.

WHEREVER the singular or masculine is used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body corporate or politic where the context or the parties hereto so require.

IN WITNESS WHEREOF the said parties hereto have hereunto set their hands and seals on the date first above mentioned.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Signature
of Witness

Street Address

City or Town

Occupation of Witness

FOR MAKER

I HEREBY CERTIFY that, on the

oath of
before me and acknowledged to me that
the maker thereof, and whose name
contents thereof, and that
years.

day of 19 at
, in the Province of British Columbia,
(whose identity has been proved by the evidence on
, who is personally known to me, appeared
the person mentioned in the annexed instrument as
subscribed thereto as part that know the
executed the same voluntarily, and of the full age of twenty-one

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

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

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

FOR WITNESS

PROVINCE OF BRITISH COLUMBIA }
TO WIT:

I,
of

make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by the part thereto, for the purposes named therein.
2. The said instrument was executed at
3. I know the said part, and that
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at
in the Province of British Columbia, this 19
day of

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

ACKNOWLEDGMENT OF OFFICER OF CORPORATION
I HEREBY CERTIFY that, on the

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

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

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

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

NOTE—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.
A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

HAMILTON READ & PATTERSON
BARRISTERS & SOLICITORS
1011 ROGERS BUILDING
VANCOUVER, B.C.

THE WILLSON CANTONMENT CO., LTD., VANCOUVER, B.C.
Legal Forms for the Peace Officers' Provinces

Deed of Land

LEE COON

MATSO OTA (Mrs. Kiyoshi Murata)
JOTZO OTA (Mrs. Yoshitatsu Higuchi)
YOSHITAKA OTA, TO and MICHIO OTA

Dated 24th January, 1946

I HEREBY CERTIFY that, on the

FOR ATTORNEY

day of

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

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

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

NOTE—Where the person making the acknowledgment is personally known to the Officer taking the same, strike out the words in brackets.
A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

CANADA
PROVINCE OF BRITISH COLUMBIA }
To wit:

I, _____
of _____
of the _____
in the Province of British Columbia,

DO SOLEMNLY DECLARE THAT

1. I am the attorney named in the Power of Attorney referred to in the above acknowledgment.
 2. At the time of the execution of the annexed instrument, I had not received any notice or information of the revocation of the said Power of Attorney by death or otherwise.
- AND I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the CANADA EVIDENCE ACT.

DECLARED before me at

in the Province of British Columbia, this
day of _____

A.D. 19 _____

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

This Indenture

Made the 11th day of December in the 1945 year of our Lord one thousand nine hundred and forty-five.

In pursuance of the "SHORT FORM OF DEEDS ACT"

BETWEEN

State Full Name
Address and
Occupation.

LIONEL HECTOR COLLINS of 837 Hastings Street
West in the City of Vancouver in the Province
of British Columbia, Lumberman. In Trust.

(hereinafter called the Grantor),

AND

State Full Name
Address and
Occupation.

NATSUE OTA (Mrs. Kiyoshi Murata), SHIZUE OTA
(Mrs. Yoshikazu Higuchi), TOSHIYASA OTA and
MINORU OTA, all care of The Custodian of
Enemy Property,

(hereinafter called the Grantee)

WITNESSETH that in consideration of and for the sum of One Dollar (\$1.00) and other valuable consideration

RECEIVED of the lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged), he the said Grantor DOTH GRANT unto the said Grantee, his heirs and assigns, FOREVER:

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the City of New Westminster in the Province of British Columbia, and more particularly known and described as Lot 2 of Lot 31 of Block A of Lot 757 Group 1 New Westminster District according to Map Numbered 2904.

TOGETHER with all buildings, fixtures, commons, ways profits, privileges, rights, easements and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto and the estate, right, title interest, property, claim and demand of the said Grantor in, to or upon the said premises.

TO HAVE AND TO HOLD unto the said Grantee, his heirs, and assigns, to and for his and their sole and only use forever; SUBJECT NEVERTHELESS, to the reservations, limitations, provisoes, and conditions expressed in the original grant thereof from the Crown.

THE said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee, notwithstanding any act of the said Grantor, and that the said Grantee shall have quiet possession of the said lands, free from all encumbrances.

AND the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

AND the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands.

AND the said Grantor RELEASES to the said Grantee ALL HIS CLAIMS upon the said lands.

THE ATTACHED DEED OF LAND IS A COPY OF THE ONE BETWEEN LIONEL HECTOR COLLINS, LUMBERMAN, OF CITY OF VANCOUVER, PROVINCE OF BRITISH COLUMBIA, AND MATSUE OTA (Mrs. Kiyoshi Murata), SHIZUE OTA (Mrs. Yoshikazu Higuchi), TOSHIYASA OTA AND MINORU OTA, c/o CUSTODIAN OF ENEMY PROPERTY. I HEREBY CERTIFY THAT THE ACTUAL PARTICULARS AS TYPED IN ARE CORRECT. I ALSO CERTIFY THAT THE PRESENT CLAUSES ALTHOUGH NOT WORDED EXACTLY AS IN THE ORIGINAL GIVE THE SAME REMEDIES.

DATED this 24th day of January, A.D. 1946, at Vancouver, B. C.

[Signature]
A Notary Public in & for the Province of British Columbia

WHEREVER the singular or masculine are used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body corporate or politic where the context or the parties hereto so require.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their hands and seals.

Signed, Sealed and Delivered
IN THE PRESENCE OF

"Hamilton Road"

State Full Name
Address and
Occupation.

470 Granville Street,

Vancouver, B. C.

Barriester-at-Law.

"Lionel H. Collins"

FOR MAKER (INCLUDING MARRIED WOMEN)

I hereby Certify that on the
at the City of Vancouver
Lionel Hector Collins

11th

day of November December 1945 "H. R."

in the Province of British Columbia,

(whose identity has been proved by the evidence on oath of

who is) personally known to me, appeared

before me and acknowledged to me that he is the person mentioned in the annexed instrument as the
Maker thereof, and whose name is subscribed thereto as party and that he knows the contents thereof,
and that he executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office at

Vancouver in the Province of British Columbia this 11th

day of November December
nine hundred and forty-five.

in the year of our Lord one thousand "H. R."

"Hamilton Road"

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

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

FOR WITNESS

PROVINCE OF BRITISH COLUMBIA
TO WIT:

I, _____, of the _____, in the Province of British Columbia, make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by the part thereto, for the purposes named therein.
2. The said instrument was executed at _____
3. I know the said part _____, and that _____ of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at _____
in the Province of British Columbia, this _____
day of _____ 194 _____

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

Murphy & Chapman Ltd. Law Printers and Stationers, Vancouver, B.C.	D.L.	Block	Lot	SITUATE IN	Form No. 27	TO	Dated _____ 194 _____
Deed of Land							

FOR ATTORNEY

I **Hereby Certify** that, on the _____ day of _____, 194 _____, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence _____, who is) personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name of _____ (Maker) to the annexed instrument as the maker thereof, that the said _____ is the same person mentioned in the said instrument as the maker thereof, and is still alive to the best of his belief, and that he, the said _____ knows the contents of said instrument, (Attorney) and subscribed the name of the said _____ (Maker) thereto voluntarily as the free act and deed of the said _____ (Maker) under authority of a power of attorney which has not been revoked.

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

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

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

CANADA
PROVINCE OF BRITISH COLUMBIA
To Wit: }

I, _____ of the _____, in the Province of British Columbia,
of _____

DO SOLEMNLY DECLARE THAT

1. I am the attorney named in the Power of Attorney referred to in the above acknowledgment.
 2. At the time of the execution of the annexed instrument, I had not received any notice or information of the revocation of the said Power of Attorney by death or otherwise.
- AND I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the CANADA EVIDENCE ACT.

DECLARED before me at _____
in the Province of British Columbia, this _____
day of _____ A.D. 194 _____

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

This Indenture

Made the 11th day of December in the "H.L."
November
year of our Lord one thousand nine hundred and forty-five.

In pursuance of the "SHORT FORM OF DEEDS ACT"

BETWEEN

State Full Name
Address and
Occupation.

LIONEL HECTOR COLLINS of 837 Hastings Street
West in the City of Vancouver in the Province
of British Columbia, Lumberman. In Trust.

(hereinafter called the Grantor),

AND

State Full Name
Address and
Occupation.

MATSUE OTA (Mrs. Kiyoshi Murata), SHIZUE OTA
(Mrs. Yoshikazu Higuchi), TOSHIYASA OTA and
MINORU OTA, all care of The Custodian of
Enemy Property,

(hereinafter called the Grantee)

WITNESSETH that in consideration of and for the sum of One Dollar (\$1.00) and other valuable
consideration—

~~whereof~~ of the lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt
whereof is hereby by him acknowledged), he the said Grantor DOTH GRANT unto the said Grantee,
his heirs and assigns, FOREVER:

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in
the City of New Westminster in the Province of British Columbia, and more particularly
known and described as Lot 2 of Lot 31 of Block A of Lot 757 Group 1 New Westminster
District according to Map Numbered 2904.

TOGETHER with all buildings, fixtures, commons, ways profits, privileges, rights, easements and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto and the estate, right, title interest, property, claim and demand of the said Grantor in, to or upon the said premises.

TO HAVE AND TO HOLD unto the said Grantee, his heirs, and assigns, to and for his and their sole and only use forever; SUBJECT NEVERTHELESS, to the reservations, limitations, provisoes, and conditions expressed in the original grant thereof from the Crown.

THE said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee, notwithstanding any act of the said Grantor, and that the said Grantee shall have quiet possession of the said lands, free from all encumbrances.

AND the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

AND the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands.

AND the said Grantor RELEASES to the said Grantee ALL HIS CLAIMS upon the said lands.

THE ATTACHED DEED OF LAND IS A COPY OF THE ONE BETWEEN LIONEL HECTOR COLLINS, LUMBERMAN, OF CITY OF VANCOUVER, PROVINCE OF BRITISH COLUMBIA, AND MATSUE OTA (Mrs. Kiyoshi Murata), SHIZUE OTA (Mrs. Yoshikazu Higuchi), TOSHIYASA OTA AND MINORU OTA, c/o CUSTODIAN OF ENEMY PROPERTY. I HEREBY CERTIFY THAT THE ACTUAL PARTICULARS AS TYPED IN ARE CORRECT. I ALSO CERTIFY THAT THE PRESENT CLAUSES ALTHOUGH NOT WORDED EXACTLY AS IN THE ORIGINAL GIVE THE SAME REMEDIES.

DATED this 24th day of January, A.D. 1946, at Vancouver, B. C.

Lionel H. Collins
A Notary Public in & for the Province of British Columbia.

WHEREVER the singular or masculine are used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body corporate or politic where the context or the parties hereto so require.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their hands and seals.

Signed, Sealed and Delivered
IN THE PRESENCE OF

"Hamilton Read"

State Full Name
Address and
Occupation.

470 Granville Street,
Vancouver, B. C.
Barrister-at-Law.

"Lionel H. Collins"

FOR MAKER (INCLUDING MARRIED WOMEN)

I hereby Certify that on the 11th day of November December 1945 "H. R." at the City of Vancouver, in the Province of British Columbia, Lionel Hector Collins (whose identity has been proved by the evidence on oath of who is) personally known to me, appeared before me and acknowledged to me that he is the person mentioned in the annexed instrument as the Maker thereof, and whose name is subscribed thereto as party and that he know the contents thereof, and that he executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office at Vancouver in the Province of British Columbia this 11th day of November December in the year of our Lord one thousand nine hundred and forty-five. "H. R."

"Hamilton Read"

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

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

FOR WITNESS

PROVINCE OF BRITISH COLUMBIA
TO WIT.

I,
of

, of the

, in the Province of British Columbia, make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by the part thereto, for the purposes named therein.
2. The said instrument was executed at
3. I know the said part, and that of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at
in the Province of British Columbia, this
day of 194

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

Murphy & Chapman Ltd., Law Printers and Stationers,
Vancouver, B.C.

D.L.

Block

Lot

Deed of Land
SITUATE IN

Form No. 27

—TO—

Dated

194

FOR ATTORNEY

I hereby Certify that, on the

day of

194

at

, in the Province of British Columbia,

(whose identity has been proved by the evidence

(Attorney)
on oath of

, who is) personally known to me, appeared before me

and acknowledged to me that he is the person who subscribed the name of

(Maker)

to the annexed Instrument as the maker thereof, that the said
is the same person mentioned

(Maker)

in the said Instrument as the maker thereof, and is still alive to the best of his belief, and that he, the said
knows the contents of said Instrument,

(Attorney)

and subscribed the name of the said

(Maker)

thereto voluntarily as the free act and deed of the said

under authority of a power of attorney which has not been revoked.

(Maker)

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office
at in the Province of

British Columbia, this

day of

one thousand nine hundred and forty

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

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

CANADA
PROVINCE OF BRITISH COLUMBIA
To Wit:

I,
of

of the

in the Province of British Columbia,

DO SOLEMNLY DECLARE THAT

1. I am the attorney named in the Power of Attorney referred to in the above acknowledgment.
2. At the time of the execution of the annexed instrument, I had not received any notice or information of the revocation of the said Power of Attorney by death or otherwise.

AND I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the CANADA EVIDENCE ACT.

DECLARED before me at

in the Province of British Columbia, this

day of

A.D. 194

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