

11886

FORM
PERSONAL

BUREAU HASTINGS PARK

BUREAU POWELL STREET

FILE No.

11886

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: KAWAHARA, Noboru

HOME ADDRESS: Now at Hastings Park, Vancouver, B. C.
From Chemainus, B. C.

REGISTRATION NUMBER 08562 SEX: male AGE: 38

OCCUPATION: Fish Merchant

(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: Self

MARRIED? yes

NAME OF WIFE OR HUSBAND: Sumano ⁴¹³

ADDRESS OF WIFE OR HUSBAND: Hastings Park, Vancouver, B. C.

NAMES OF ANY LIVING CHILDREN: Kazumi (M), Futae (F)

ADDRESS OF CHILDREN: Hastings Park, Vancouver, B. C.

AGE OF CHILDREN: 11 and 9 years.

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

1. LOCATION AND DESCRIPTION: Wife owns land and has already registered same so declarant states.

2. BUILDINGS AND OTHER IMPROVEMENTS:

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

4. TAXES (Amount and where payable)

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

6. OCCUPANCY AND LEASES (If vacant so state)

7. STATE WHEREABOUTS OF TITLE DOCUMENTS.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST.

9. IF FARM LAND STATE CROPS SOWN

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Lived in 8 room, 2 story, wooden frame

dwellling at Chematus, B. C.

2. LANDLORD'S NAME AND ADDRESS: Wife (Sumano) Now at Hastings Park.

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

4. STATE WHEREABOUTS OF LEASE.

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

See wife's file

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

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

CLAIM ON ANY SUCH PROPERTY

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: _____
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) _____
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) _____
8. BANK ACCOUNTS: _____
9. LIFE INSURANCE: \$1,500. 20 yr. endowment Manufacturers Life Insurance Co. Vancouver, B. C. Benef. wife (Sumano). Policy no. 770,098. Premiums \$37.15 semi-annually. Paid to date. Policy in owner's possession.
10. INTEREST IN ANY ESTATES OR TRUSTS: _____
11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: _____

2. TRADE DEBTS: _____

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 27th day of July 1942.

(Signature)

M. Kawahara

John A. Wilson
Witness

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

Date November 1st, 1944.

Our File No. 11886

Full Name KAWAHARA, Noboru
(Surname in Block Letters)

Registration No. 08562

☒ Male - Female
(check)

Age 16-10-1903

Former Address Chemainus, B. C.

Date Evacuated 17-3-42 Naturalized - Canadian-Born - National
(check)

Present Address 24 Gilead Avenue, Lemon Creek, Slocan City, B. C. (2/8/44)

RETURNED TO JAPAN

☒ Married - Single
(check) S. S. GENERAL MEIGS
2nd AUGUST, 1946

Name of Wife (Nee Kinoshita) Sumano #08554

Name of Husband _____

Name of Mother Matsue (dec'd)

Name of Father Takejiro KAWAHARA (dec'd)

Names of Children under 16 Kazumi (m) 20-12-29 Futaye (f) 20-5-32.

Requested by Addie. MacKay

Registered with Custodian YES
(Yes or No)

Additional Information Fish Merchant. Owner of House and property.

REAL PROPERTY SUMMARY

Catalogue No. 706.

File No. 11886.

Name: Noboru KAWAHARA.

Reg. No. 08562.

Address: Oak and Maple Streets, Chemainus, B. C.

Legal Description: The West 60 feet of Lots 39 and 40 of Section 18, Range 5,
Chemainus District, Plan 303.

Classification: 10-room Store and House; 5-room House.

Registered in the name of: SAKUTARO INAYOSHI.

State of Title: An unregistered Deed from above registered owner to Noboru KAWAHARA,
was not registered (to save expense). Sakutaro INAYOSHI'S title was
transmitted to Custodian, who then registered his Deed to Purchaser.

Sold to: JOHN WESLEY MORRIS for \$450.00 (Cash).

As at: October 4th, 1944.

Title (No. 148090-I) delivered to new Registered Owner on: February 16th, 1945.

Net proceeds: Nil. (See "Administration" below).

Completed statement to Evacuee sent on: March 16th, 1945.

Chattels: Not involved.

Insurance: None.

Administration: Evidence on file shows this property as having been purchased by
Noboru KAWAHARA from Sakutaro INAYOSHI for \$1500.00, under an
unregistered Agreement for Sale dated 14th February, 1939. Subsequent
to evacuation the buildings were condemned by the Reeve as unfit for
human habitation and by the Fire Marshal as a public hazard that had
to be demolished; which explains appraiser's valuation of \$450.00.
The net proceeds realized from sale were insufficient to cover out-
standing balance of Agreement for Sale but Enemy Section accepted
this residue in liquidation of Evacuee liability to their Sakutaro
INAYOSHI. The transaction was fully explained to Noboru KAWAHARA on
the 16th March, 1945.

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

18th December, 1945.



RGB/P.



July # 11886



File # 11926

103

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

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

TREASURY DEPT. CLAIM \$ 245⁰⁰

11886

Dear Sir:

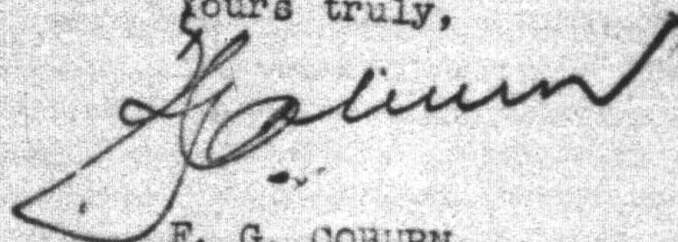
Re: KAWAHARA, Noboru #08562

This will acknowledge the sum of \$.17
received from you on account of the above mentioned which
has been accounted for by this office in the proper manner.

this instance.

There has been no No.2 Receipt issued in

Yours truly,



F. G. COBURN,
Supervising Treasury Officer.

FGC/EJ.

711 Stock Exchange Bldg.,
475 Howe Street,
Vancouver, B.C.,
Oct. 22/46

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

TREASURY DEPT. CLAIM \$ 300

Dear Sir:

Re: KAWAHARA, Noboru ¹¹⁸⁸⁶ #08562

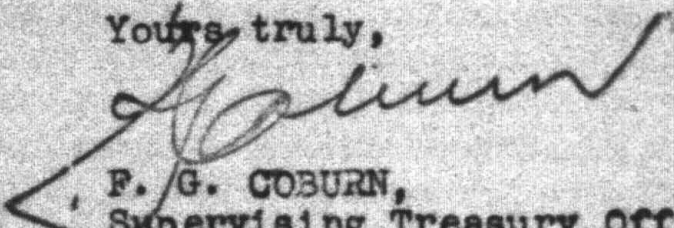
Please note that the above has been repatriated to Japan. At the time of repatriation, the following transactions took place:

Cash turned in - - - - - \$ Nil

Draft Issued - - - - - \$ 300.00

It will be seen that this Japanese is indebted to the Department on account of repatriation in the amount of \$ 300.00. Therefore should you receive further funds on this account such funds should be turned into this office. It will be applied first to recoup the expenditure made and, second, if there is any surplus such surplus will be remitted to Japan for the account of the Japanese in question.

Yours truly,


F. G. COBURN,
Supervising Treasury Officer.

FGC/EJ.

To be completed by persons of the Japanese race who are leaving for Japan.

NAME IN FULL:

REGISTRATION NO:

STATEMENT OF REAL PROPERTY

LOCATION:

LEGAL DESCRIPTION:

ENCUMBRANCES:

RENTAL ARRANGEMENTS:

Certificates of Title, original Agreements of Sale and other documents of evidence of ownership must be surrendered to a representative of the Treasury Department.

PERSONAL PROPERTY

WHERE LOCATED:

PACKED AS FOLLOWS:

Package Description
and Marks

Contents

Any requests in regard to Life Insurance

Moneys owing to you ^{3/5198} \$75.00 - NOBORO KAWAHARA - Lemon Creek Loan
\$30.00 - HARUNOBU HIGASHI - Lemon Creek Loan
\$77.25 - GIHEI KAWAHARA -
Debts owing by you ^{3/1746}

Any requests for disposition of Funds at your Credit with the Custodian or derived from Sale of Property listed above

Use reverse side for additional information

I, the undersigned voluntarily turn over to the Custodian all property which I am leaving in Canada.

C. Nishimura

Signature

NAME STANAGA, Robert

REGISTRATION NO. 0842

FILE NO. 11856

The following chattels were sold by public
auction at 771 E. Hastings St. Vancouver, B.C. on April 30th, 1946.

Proceeds

\$.25

Total

(Auctioneering fee \$.03

\$.25

Less Expenses:

(Advertising .03

\$.03

(Moving .02

Net Proceeds Credited:

\$.17

Members of Custodian Staff Present.

Mr. Mills

Extracted from Auctioneering List No.

Vancouver 63

Remarks.

11886 & 6675,
557 (Internee)
Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.
February 19, 1946

Mr. Noboru Kawahara,
Registration No. 08562,
47 Fir Avenue,
Lemon Creek,
Slocan, B. C.

Re: Sakutaro INAYOSHI - In Japan
and the West 6 Ft. of Lots 39 and 40,
Section 18, Range 5, Chomains District.
Plan 303

Dear Sir:

We are in receipt of your letter of the 23rd ultimo, and in reply wish to advise you that we agree to the settlement of the balance owing under the Agreement for Sale, made between Sakutaro Inayoshi and you covering the above-mentioned property, as set out in our letter of March 16, 1945.

Yours truly,

W. J. Johnston
Administration Department

VJJ/JF

Dept. of Secretary of State
Office of Custodian
506 Royal Oak Bldg
Vancouver, B.C.

47, Fair Ave.
Jan on Oak R.D.C.
Jan. 23/46.

EVACUATION SECTION	
Rec'd	JAN 31 1946
File No.	11886
Ans.	
Referred	Bull

See our
letter 16/3/45

Dear Sir: R.C. No. 60/14/1539400/Ref. 18
Reg. 5 Chem. Census District No. 503.

It is my intention of returning to Japan in accordance to Deportation orders. Referring to your letter of March 16th, 1945, it means that the Custodian of Enemy Property will pay in full settlement of balance due Sakutaro Inayoshi residence Japan under agreement for sale as arranged verbally with Enemy Section.

The reason I again bring this matter to your attention, that I don't intend to compensate a debt that has been paid in full for my protection. I shall appreciate the Office of Custodian of Enemy Property issue an official certified statement that the property has sold and net proceeds held by the Custodian.

If this proposition is inconvenient for your department, you can give me the task of paying the balance due Mr. Sakutaro Inayoshi.

I shall appreciate hearing from you
at your earliest convenience your opinion
or solution in regards to the above diffi-
cult problem.

Yours truly

Noboru Kanakura

11886 & 6675.

January 30th, 1946.

Mr. and Mrs. Noboru KAWAHARA,
Registration Nos. 08562 & 08554,
47 Fir Avenue,
Lemon Creek, B. C.

Dear Sir and Madam:

Re: Chattels.

We are in receipt of Mr. Kawahara's letter of the 10th instant and thank you for the list of auctioned articles which belonged to your brother, Gihai KAWAHARA (File 1746), to whose account the net proceeds (\$76.50 less share of expenses \$24.54 = \$51.96) have now been transferred.

We note that the balance of the undeclared goods listed in our letter of the 18th ultimo as sold, were yours, and the net proceeds will therefore remain in Mrs. Kawahara's account, where your other Chattels are carried.

We note your comments with reference to articles listed in our above mentioned letter as unaccounted for but would point out that you declared these items on the 27th April; you were not evacuated until the 31st August; our experience in such cases is that inventories usually changed during such intervals; no check was made by this office but the fact that you now claim proceeds from sale of articles not included in your original list would appear to prove a similar change in your case. Also, our experience shows that auctioneers have usually found it necessary to discard some listed articles as of no sale value.

In conclusion we would add that this office has taken all reasonable measures for the protection of personal goods, involving considerable expense in the employment of special staff for the purpose, but in spite of this a certain amount of breaking-in and vandalism has occurred. Burglary and theft are, of course, circumstances which sometimes happen to the most careful property owners even when the owner is in residence and after taking every precaution against such possibilities.

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

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.

47 Fir Ave.,
Lemon Creek, B. C.

Jan. 10/46.

Dept. of Secretary of State,
Office of Custodian,
Vancouver, B. C.

Dear Sir:

Re: Chattels.

I appreciate your letter of the Dec. 18th inst.
and apologize for failure to give you an early and definite reply
in clarifying my Chattels.

The following belong to Mr. Gehei Kawahara, Reg. #08696,
a brother same residence.

Lounge	\$10.00
Organ	\$25.00
Washing Machine	\$12.50
Old Engine	\$ 4.00
Sewing Machine	\$25.00

I have ownership to rest of the household effects listed
on your letter. I shall appreciate for compensation to items that
are not accounted for.

I remain,

Yours truly,

"Hoboru Kawahara"

6675 & 11886.

December 18th, 1945.

Mr. and Mrs. Noboru KAWAHARA,
Registration Nos. 08562 & 08554,
47 Fir Avenue,
Lemon Creek,
Albany City, B. C.

Dear Sir and Madam:

Re: Chattels.

We are in receipt of Mr. Kawahara's letter of the 6th instant asking for the remittance of proceeds from sale of your chattels.

Your failure to reply to our letter of the 7th September, 1944, has prevented us from clarifying the position with regard to your chattels and thus freeing the proceeds now held in Mrs. Kawahara's account. As these funds will not be freed until the ownership of the articles they represent is established we hope you will give this matter your careful attention and supply us with all the information you can.

If the sewing machine declared by Mrs. Kawahara as being in Vancouver is the same as that shown in the auction sheet sent you then we need to establish the ownership of the following items sold and credited to Mrs. Kawahara's account pending clarification:

Desk	\$.50	Cupboard	\$ 2.00
Bureau	\$ 2.50	Lounge	\$20.00
Bureau	\$ 5.00	Organ	\$25.00
Cooler	\$ 1.50	Washing machine	\$12.50
Cabinet	\$ 1.00	Old engine	\$ 4.00

If you cannot supply the information we need we will remove these items from your account as not belonging there.

This would appear to leave unaccounted for the following items declared by you:

Garden Tools	Hot Water Tank
Heater	Window Blinds (6)
Tables (5)	Fire Wood
Kitchen Range	Show Cases
Records (50)	Fire Screen

(Over)

Reply filed
6675.

Mr. and Mrs. Noboru KAWAHARA,

Page 2.

December 18th, 1945.

and here again we would appreciate any information you may be able to supply towards clarification. On hearing from you we will refer this question to our Chattels Department for further investigation.

Yours truly,

R. G. Bell,
Administration Department.

RM/P.

The Custodians Office,
Dept of Supply of the Govt of Canada,
360 James St
Vancouver, B.C.

47 Fir Ave.
Lemon Creek
Hoscon City, B.C.
Dec 6/45

EVACUATION SECTION
Rec'd DEC 10 1945
File No. 11886, 6675
Ans.
Referred <u>Bell</u>

Dear Sir:-

According to file #11886 and 6675
in the name of Mrs Sumano Kawahara
#08554 There is a sum of \$102 credited to her
account obtained from Household effects
auctioned at Nanaimo B.C.

It has come to the point that
I am greatly in need of financial help
which I shall appreciate your assistance
for necessary procedure in obtaining
the above net proceeds.

The reason for the urgent help
is that after an escape of thirteen yrs
the stork will be visiting us in the Spring
of 1946, and the doctor states that, it is
necessary for the wife to have injections
& medical assistance for health reasons
& payable by the patient also there is unpaid
expenses for the new born baby.

I am employed as logger for The
Dept of Labour Japanese Division, and each

Months salary only balances the household
budget in supporting four in the family.
and lay offs not included to account
for.

It is my hope with your assistance
that some arrangements can be made
for our urgent cause.
I remain.

Yours truly.
M. Kawakura

Shipped from Hanalei, March, 1945 - KAWAHARA, N. (No. Reg. Number)

1 Show case
2 Crt. records
1 Box clothing

Original on A/180

11886-
Cat. No. 706

March 16th, 1945.

Mr. Noboru KAWAHARA,
Registration No. 08562,
24 Gilson Avenue,
Lemon Creek,
Sloven City, B. C.

Dear Sir:

Re: The West 60 feet of Lots 39 and 40 of Section 18, Range 5,
Cheminus District, Plan 303.

As you are doubtless aware the Government's policy with regard to Evacuee properties in the protected areas of British Columbia is one of orderly liquidation.

In conformity with this policy, and under instructions from Ottawa, a catalogue of such properties was issued in the Spring of last year, the above property being listed under No. 706.

In spite of the wide publicity given this sale no acceptable bid was received until recently but the property has now been sold for \$450.00, the value placed on it by a qualified independent appraiser, and we give below a statement of adjustments showing what has been done with the proceeds.

Sale price		\$450.00
Purchaser's share of 1944 taxes		\$ 8.08
Certificate of Encumbrance	\$ 1.00	
Photographs of property	\$ 4.00	
Services re Fire Hazard	\$ 5.00	
Valuation fee	\$ 8.50	
Advertising charge (share)	\$ 4.00	
Real Estate Agents Commission (5%)	\$ 22.50	
Taxes (1942-43-44)	\$121.92	
Transmission fee (L.R.O.)	\$ 2.50	
Total disbursements	\$169.42	
Net residue paid in full settlement of balance due Sakutaro INAYOSHI (Vendor) under Agreement for Sale (\$300.00 plus interest from 12/7/1940) as arranged verbally with Enemy Section	\$288.66	
	\$458.08	\$458.08

(Over)

Mr. Hebert KAWAHARA.

Page 2.

March 16th, 1945.

In view of the price at which you purchased the property (\$1500.00) the above result will possibly be very disappointing to you. We, therefore, quote the following extract from the qualified independent appraiser's report:

"This property is on the corner of Oak and Maple Sts. with 60 foot frontage on Oak St. and 120 foot frontage on Maple St. The buildings consist of an old laundry and living quarters in very bad condition, of which I consider there is no value. The other building was a fish shop and dwelling of about 6 rooms, and in very bad state of repair, of which I can see no value. I would value the property as it stands at \$450.00."

That the property was not undervalued is confirmed by the difficulty we had in finding a buyer at a time when the demand exceeded the supply. But in addition to the above report we might add that in a letter dated 11/3/1944 the Reeve, condemning certain properties, of which the above was one, wrote: "They are a menace to the health and well being of the rest of the Community of Chemainus and in our estimation they should be destroyed."

Further, for over a year we have conducted negotiations and an extensive correspondence with the Chief Fire Marshal in Vancouver to avoid the very heavy expense that would have been incurred to comply with his demand that the buildings be demolished to remove the fire hazard they constituted.

It is appreciated that the sale of any property is a matter of personal concern to the owner but every possible step has been taken to secure a fair and adequate price, and the above remarks will explain why the price in this case was not higher.

The small balance standing at the credit of your account at the present time (\$11.89) represents net proceeds from Auction Sale of chattels, of which we enclose usual statement from the Department concerned.

Yours truly,

R. G. Bell,
Administration Department.

RGR/P.
Encl.

c.c. to B. C. Security Commission,
Vancouver, B. C.

11886 & Int. 557.
Cat. No. 706.

March 13th, 1945.

Office of the Custodian,
Internee Section,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sirs:

Your Ref.: Sakutaro IHAYOSHI - P/W/in Japan.
Our Ref.: Noboru KAWAHARA — Reg. No. 08562.

For record purposes we summarise below the transaction between the above parties, which is now brought to a close by completion of sale of the Real Property involved.

Under an Agreement for Sale dated 14/2/1939 the above Internee sold to the above Evacuee the Chemsinus property known as: "The West 60 feet of Lots 39 and 40 of Section 18, Range 5, Chemsinus District, Plan 303".

The contract price was \$1500.00, of which \$300.00 was still unpaid at date of outbreak of war with Japan--7th December, 1941.

In conformity with Ottawa's policy of liquidation this property was included in the Catalogue issued by this Department about this time last year and widely advertised for sale. At the same time the valuation of a qualified independent appraiser was obtained, whose report on this property reads as follows:

"This property is on the corner of Oak and Maple Sts. with 60 foot frontage on Oak St. and 120 foot frontage on Maple St. The buildings consist of an old laundry and living quarters in very bad condition, of which I consider there is no value. The other building was a fish shop and dwelling of about 6 rooms, and in very bad state of repair, of which I can see no value. I would value the property as it stands at \$450.00."

Although the site is desirable the very poor condition of the buildings has made it very difficult to find a buyer who would pay the appraised value. Such a buyer having at last been found, and payment received, we are in a position to effect a settlement with your Department on the basis discussed with you, i.e.

(Over)

Page 2.

March 13th, 1945.

Office of the Custodian (Internee Section)

Sale price, as at 4th October, 1944		\$450.00
Purchaser's share of 1944 taxes	\$ 1.00	\$ 8.08
Certificate of Encumbrance	\$ 4.00	
Photographs of property	\$ 5.00	
Services re Fire Hazard	\$ 8.50	
Valuation fee	\$ 4.00	
Advertising charge (share)	\$ 22.50	
Real Estate Agents Commission (5%)	\$121.92	
Taxes (1942-43-44)	\$ 2.50	
Transmission fee (L.R.O.)		
Total disbursements	\$169.42	

Balance, in full settlement of
outstanding balance (\$300.00 plus
interest) of Agreement for Sale,
as arranged verbally

\$288.66	
\$458.08	\$458.08

We, therefore, enclose our cheque for \$288.66 and would appreciate
receiving your formal acknowledgment to enable us to close this transaction in
our records.

Yours very truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl.

March 7th, 1945

MEMORANDUM

TO: MRS. A. G. MCARTHUR

FROM: MR. K. V. WRIGHT

RE: Noboru KAWAHARA and Sakutaro INAYOSHI

Some confusion appears to have arisen in this matter due to avoiding registration of the conveyance from Sakutaro INAYOSHI to Noboru KAWAHARA. We have frequently stressed the desirability of recording all documents in order that the chain of title may be complete and in this you have at all times agreed. Funds from the sale are not sufficient to take care of all charges and the additional disbursements for registering KAWAHARA'S deed may have influenced our Titles Department to adopt a short-cut herein. It might be well to keep this case in mind if at any time in the future we are asked to omit registrations.

The file does not disclose that a report has as yet been made to KAWAHARA and if funds have been sent, as the Accounting Department blocked the account pending allotment. With so many sales in hand throughout the office, it is fortunate that your system of double checking avoided an erroneous report going forward to KAWAHARA.

The report to Ottawa indicates that there were no encumbrances, and that is true, insofar as INAYOSHI'S title is concerned. In our memo to you dated October 31, 1944, we might have called attention to the balance due INAYOSHI, but in this connection we relied on the memo addressed to you under date of October 23, 1944 (copies of which are on both of the above numbered files), wherein we agreed, on behalf of the enemy, to accept the net proceeds from the sale.

I was informed by the Titles Department this afternoon that the Agreement for Sale between INAYOSHI and KAWAHARA, dated 14th of February, 1939, and the conveyance from INAYOSHI to KAWAHARA, dated 14th of February, 1939, were in the hands of the Accounting Department for safe-keeping and in accordance with my request, these documents were delivered to me and have now been placed on KAWAHARA'S file.

Will you please see that the net proceeds of the sale are credited to Sakutaro INAYOSHI. (In Japan).

K. V. WRIGHT

KVW/JV

P.O. Box 103.

Chesains B.C.
10th Febry 1945.

Department of The Secretary of State.
Office of the Custodian.
Japanese Evacuation Section.

VANCOUVER B.C.

Dear Sir,

File 11886. Catalogue No 706.W 60' 39 & 40 18/5/303.
Oak and Maple Streets Chesains

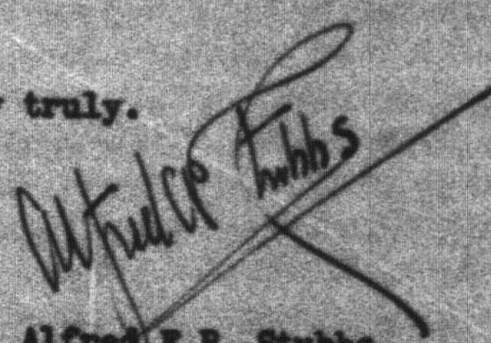
Your letter by your Mr Geo Peters of the Administration Dept to Mr John Wesley Morris, Smr has been brought to me and I am pleased to enclose cheque for \$12. 98. as per your statement of Febry 6th

Accompanying this letter is your acknowledgment re control of property as also letter regarding effects or furniture both of which bear the signature of Mr Morris.

This I think cleans up the transaction and no doubt Mr Morris will receive his Title at an early date.

In my many visits to the property I can safely say there do not appear to be any hidden chattels or furniture.

Yours very truly.


Alfred E.P. Stubbs.
Agent for Custodian.

Catalogue No. 706
File No. 11886
Oak & Maple Streets
Cheminus, B. C.
W 60' 39 & 40/18/5/303
Certificate of Title No. 148090-I

Control of property covered by Certificate of Title No. 148090-I and described above
is by me hereby acknowledged and I agree that all adjustments and incidents connected
with the sale to me of this property have been settled.

Dated at Cheminus B.C. this 9th day of February 1945.

John Wesley Morris
S1

Return to the Custodian

Catalogue No. 705
File No. 11886

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

Dear Sirs:-

Re: Oak & Maple Sts. Chemsinus

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,

John W. Slay Morris Esq
.....Signed

Return to the Custodian

Feb 9/45

Catalogue No. 706
File No. 11886
Oak & Maple Streets, Chemsains
W60: 39 & 40/18/5/303

10856
KAWAHARA
Motome

JOHN WESLEY MORRIS
(purchaser)

EVICN TIG SECTION
February 6, 1945
<i>Peter</i>

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at October 4, 1944)

	DEBIT	CREDIT
Purchase price	\$450.00	
Cheques received		\$450.00
Registration fees on deed - \$450.00	4.90	
Purchaser's proportion of 1944 taxes - 88/365 x \$33.50	8.08	
Balance owing by purchaser		12.98
	<u>\$462.98</u>	<u>\$462.98</u>

BALANCE OWING BY PURCHASER

\$12.98

11886

February 7, 1945.

Mr. John Wesley Morris, Sr.,
Maple Street,
Chenais, B. C.

Dear Sir:

Re: Catalogue No. 706
Oak & Maple Streets
W60: 32 & 40/18/5/303

Title to the above described property has now been received
in your name and is ready for delivery.

Adjustments as of October 4th, 1944, as shown on the
enclosed sheet, have been calculated and a balance of \$12.98 has been
charged to you.

Please mail us a cheque for the above amount and at the same
time return to us the attached control receipt, duly signed, upon receipt
of which title will be sent by registered mail to you or to any person
designated by you. Will you also sign and return to us the attached chattel
release in order that if there should be any hidden chattels or furniture
discovered on the premises at a later date these may be removed by the
Custodian.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

Catalogue No. 706
File No. 11886
Oak & Maple Streets, Chemoimus
W60' 39 & 40/18/5/303

February 6, 1945.

JOHN WESLEY MORRIS
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at October 4, 1944)

	DEBIT	CREDIT
Purchase price	\$450.00	
Cheques received		\$450.00
Registration fees on deed - \$450.00	4.90	
Purchaser's proportion of 1944 taxes - 88/365 x \$33.50	8.08	
Balance owing by purchaser		12.98
	<u>\$462.98</u>	<u>\$462.98</u>

BALANCE OWING BY PURCHASER \$12.98

File No. 11886.
Catalogue No. 706.

January 16th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Sakutaro INAYOSHI
W. 60 ft. of Lots 39 and 40 of
Sec. 18, Range 5, Chemainus
District, Plan 303.

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

1. Copy of application number 148089-I, dated November 28th, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 148090-I, dated November 28th, 1944, registering the property in the name of John Wesley Morris, Senior (Deed).
3. Duplicate of Transmission dated November 4th, 1944.
4. Duplicate of Deed dated November 4th, 1944 - Secretary of State to John Wesley Morris.
5. Certificate of Indefeasible Title number 148090-I, dated December 14th, 1944, covering the above property in the name of John Wesley Morris the Elder.

D. A. Cramer

DAC:JS
Atch.

File Nos. 557 Internec
11886 Evacuees

October 20th, 1944.

MEMORANDUM

TO: MR. E. W. BRIGHT

FROM: MR. G. H. PEERS

RE: West 60 Ft. of Lots 39 & 40 of
Section 18, Range 5, Chemsinus
District, Plan 303.

TITLE Sakutaro INAYOSHI (In Japan)

Unregistered Charges: Canadian Bank of Commerce, Chemsinus hold Certificate
of Title #67913-I and Conveyance from Sakutaro INAYOSHI to Haroru KAWA-
HARA (Evacuee). The balance owing INAYOSHI is \$300.00 plus interest at 3 1/2%
from July 14, 1940. Approximately \$342.60 at this time.

TAXES: Arrears and 1944 paid October 7, 1944

\$119.63

APPRAISED VALUE: \$450.00

SALE PRICE: \$450.00

REMARKS: Owing to misinformation received from the Canadian Bank of Commerce
it appeared that there were sufficient funds from the sale price of \$450.00 to
cover the encumbrance and taxes. However corrected figures, given above, show
that there will not be sufficient to fully cover the money interest on the
property. This property is reported to be in a very dilapidated condition and
taxes are heavy at approximately \$35.00 yearly.

In view of the above should we:

1. Advise the Evacuee Section that we will accept the net proceeds of the
sale of the property in settlement of INAYOSHI'S claim.

2. Request the Canadian Bank of Commerce to send the title and conveyance
to this office as suggested in their letter of the 17th instant.

GHP/O'B

G. H. PEERS

C O
O P
P P
Y

CANADIAN BANK OF COMMERCE

CHEMAINUS, B.C.

17th October 1944.

Your File No. 11886 Ev.
557 Int.

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

Dear Sirs:

re Sakutaro INAYOSHI, (Japan) and
Nororu KAWAHARA, Evacuee

Referring to your letter of 16th instant, our letter dated 12th September 1944 was written to you under a misapprehension by a relieving officer while the writer was on furlough. There has been no payment made on the agreement held by us and the amount therefore remains at \$300.00, plus interest at 3 1/3% per annum from 14th July 1940.

This would appear to make it \$314.00 as at 7th Dec., 1941 and \$342.60 to date.

We should be glad to have your instructions to forward the papers to you. We have no monetary interest in the transaction.

Yours faithfully,

" Signature illegible "

Manager.

11886 Evacuee

~~547-2-1-1-1-1~~

509 Royal Bank Bldg.,
Vancouver, B. C.,
October 16th, 1944.

The Canadian Bank of Commerce,
Cheminus, B. C.

Dear Sirs:

RE: Sakutaro INAYOSHI, (Japan) and
Nororu KAWAHARA, Evacuee and
West 60 Ft. of Lots 39 & 40 of
Section 18, Range 5, Cheminus
District. Plan 303.

In your letter of September 12th last you informed us that the sum of \$98.87 plus interest was owing by KAWAHARA to INAYOSHI in regard to the purchase of the above noted property.

However, in your letter of the 13th instant you advise us that no payments were received by you since your letter of May 26, 1942, at which time you informed us that \$300.00 plus interest at 3 1/3% from July 14, 1940 was payable.

Will you kindly let us have the correct amount owing by Nororu KAWAHARA to Sakutaro INAYOSHI, as at the outbreak of war on December 7, 1941. If there has been any change in this amount since that time, please advise us as to disposition of the funds reducing the amount due at the outbreak of war and also kindly notify us of the correct balance owing at this time.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

GWP/OVB

Rec'd OCT 16 1944
File No. 11886
Ans. ☒
General Delivery. *Peters*

Cheminus B.C.
12th Octbr 1944.

Office of The Custodian.
Dept of The Secretary of State.
Japanese Evacuation Section.
Vancouver B.C.

attention Mr F.G. SHEARS.

Dear Sir,

File 11886.

re Catalogue #706. Oak & Maple Streets
W 60' 39 & 40 18/5/303.

In reply to your letter my occupation is that of Tailor and I
have attached thereto a small business of Cleaning and Pressing all done
by hand.

I thank you for the receipt for \$407. 50 which you enclosed with your
letter and shall be glad to hear as soon as possible that Ottawa can
advise acceptance of my offer.

Yours very truly.

John W. Morris
John W. Morris Senr.

11886

October 4, 1944.

Mr. John W. Morris, Sr.,
General Delivery,
Cheminus, B. C.

Dear Sir:

Re: Catalogue No. 706
Oak & Maple Streets
W60'3240/18/5/303

This will acknowledge receipt of your letter of September 27th in which you enclosed your certified cheque for \$407.50. We have now received a total of \$450.00, 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 John Wesley Morris, Senior, of Maple Street, Cheminus, B. C., British Subject. Kindly state the occupation of the proposed registered owner.

Upon receipt of this information, and 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.

[Handwritten signature]

EVACUATION SECTION	
Rec'd	SEP 29 1944
File No.	11886
Ans.	
Referred	General Delivery

Chemainus B.C. 27th Septbr /44

Office of The Custodian.
Dept of The Secretary of State.
Japanese Evacuation Section.
Vancouver. B.C.

Attention File 11886 Mr F.G. Shears.

Dear Sir,

Catalogue No 706. Oak & Maple Streets.
W 60' 39 & 40 18/5/303.

I have been out of Town until last evening hence the delay in dealing with yours of Septbr 18th.

I note that you are prepared to recommend acceptance of my offer and, as requested, enclose certified cheque on the Bank of Commerce here for the sum of Four hundred and seven dollars and 50 Cents (\$407. 50.)

My full name is JOHN WESLEY MORRIS (Senr) of Maple Street Chemainus and I am a British Subject being a native of Bristol England with 40 years residence in this Country. The property is to be registered in my name as above.

When, in due course, Ottawa, advises the result of your recommendations and if these are acted upon, - I shall be ready to fall in with your requirements as regards registration &c. I am familiar with the E. & N. reservations as to all Titles coming within their original jurisdiction.

Apologising for the delay in writing you.

I am,

Yours truly,

J.W. MORRIS (Senr)

Encl Chk. No 173. \$407. 50

Deposit of \$45.50 previously recd.

P.O. Box 103.

Chemainus B.C.
27th Septbr 1944

EVACUATION SECTION

Rec'd *Sept 29 1944*

File No. *11886*

Ans.

Referred *Bell*

Office of The Custodian.
Dept of The Secretary of State.
Japanese Evacuation Section.
Vancouver B.C.

Attention Mr R.G. Bell File 11886.

Dear Sir,

Re Noboru Kawahara. Reg 08562. Catalogue No 706.

I have your letter of Septbr 21st and have today seen Mr Morris who has just returned from a holiday.

Mr Morris wishes me to thank you for the detailed information you have given but his Son has been called to Victoria which temporarily disrupts his plans for demolition so in the meantime he will do nothing pending his Documents being received from Ottawa unless some other unforeseen opportunity crops up for obtaining help: should such be the case I will at once advise and if necessary make use of the copy of your letter above referred to. Mr Morris quite understands his position as contained in the last paragraph in your letter.

With compliments,

Yours very truly.

Alfred E. Stubbs
Alfred E. Stubbs.

673, 1746 & 11886.

September 23rd, 1944.

T. W. G. Parsons, Esq.,
Commissioner of Provincial Police,
Criminal Investigation Department,
Victoria, B. C.

Dear Sir:

Re: Champlain Properties.

We are in receipt of your letter of the 22nd instant, together with enclosure referred to therein.

All the Champlain properties under the care of this office are listed for sale under our Catalogue Nos. 702-707. Of these all but Nos. 705 and 707 are in course of delivery to purchasers. No. 707 is not affected and No. 705 is the subject of correspondence at the present time.

For your information, we enclose copy of our letter of the 14th instant to Mr. F. A. Walker, Fire Marshal, Vancouver, reporting on the present position. We also enclose copy of our letter of the 19th instant to Mr. E. W. Smith of Dunsmuir with regard to Catalogue No. 705.

We might add that the procedure followed with sales is (1) to submit bids received to an Advisory Committee appointed by Ottawa; (2) advise prospective purchaser (A) that his bid is not acceptable, and why, or (B) that his bid is acceptable and that all documents will be prepared by this office as soon as possible and forwarded to Ottawa for signature; (3) on the return of the completed documents from Ottawa, to effect adjustment of purchase price, taxes, insurance, etc., with the purchaser, and (4) register the property in his name. Once buyers are advised that their bid is acceptable, they are usually anxious to obtain possession and procedure is expedited as much as possible with all such properties, which run into hundreds. Some time can be gained by giving individual cases a priority rating and we are extending this treatment to Champlain properties in order to expedite delivery to buyers.

Yours very truly,

R. G. Bell,
Administration Department.

RGP/P.
RGP.

c.c. to Mr. F. A. Walker.

11886.

September 21st, 1944.

Alfred E. P. Stubbs, Esq.,
P. O. Box 103,
Chenais, B. C.

Dear Sir:

Re: Noboru KAWAHARA - Reg. 08562.
Catalogue No. 706.

We are in receipt of your letter of the 16th instant and note that Mr. Morris is anxious to take advantage of a passing opportunity to secure labour to demolish certain buildings in conformity with the demands made by the local Fire Marshal.

Mr. Morris has been advised that his bid on this property is being recommended for acceptance and he has been asked to remit the balance of the purchase price, on receipt of which the necessary documents will be prepared in this office and forwarded to Ottawa for signature.

Mr. Morris will not become the legal owner of the property until the completed documents are received back from Ottawa and title has been transferred into his name.

In the meantime, we do not wish to stand in the way of Mr. Morris if he desires to carry out his proposal entirely at his own risk and expense, and on the understanding that in the event of non-acceptance by the Custodian, it is agreed that the Custodian's right of re-entry shall immediately accrue. We enclose a carbon copy of this letter, which we would ask you to have Mr. Morris sign and return to us should he decide to proceed under these terms and conditions.

Yours very truly,

R. G. Bell,
Administration Department.

RM/P.
Encl.

*Discussed with
9 passed by Mr. Knight
JLB*

11886

September 18, 1944.

Mr. John W. Morris, Sr.,
General Delivery,
Cheminus, B. C.

Dear Sir:

Re: Catalogue No. 706
Oak & Maple Streets
W60:398/0/18/5/303

Your letter of August 30th, enclosing cheque for \$42.50 and offer to purchase the above property for the sum of \$450.00 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, \$407.50.

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 be prepared, including registration fees, and forwarded to you.

We wish to call your attention to the reservation of minerals, etc., in favour of the Esquimalt and Nanaimo Railway Company. The purchase of the above property is subject to this charge.

Yours truly,

F. G. Shears,
Director.

GP:EB

Septbr 16th 1944.

P.O. Box 103 Chemainus B.C.

Department of The Secretary of State
Office of the Custodian.
Japanese Evacuation Section.
Vancouver B.C.

EVACUATION SECTION	
Rec'd	SEP 19 1944
File No.	11886
Ans.	
Referred	Full

Attention Mr R.G. Bell please

Dear Sir,

Reference Japanese Listed Properties No 706.

Mr Morris, who has I understand purchased this property, is very anxious to get started tearing down and burning up the residue as required by the local Fire Marshall and wishes me to enquire if his position warrants commencing this work before he receives his Title Deeds; he is quite willing to deposit with me at the Bank here, in escrow, any further monies that may be due.

Mr Morris gives me to understand he has an opportunity to obtain, temporarily, some help for this work hence his probably appearing somewhat hasty in endeavouring to obtain authority to go ahead. Personally, Mr Bell, I do not know of anyone here or in the immediate neighbourhood now unemployed but I do know of many men in the Forces coming in and out on their 14 day leaves.

May I please have your re-action at your convenience.

With compliments,

Yours very truly

Alfred E. Phillips

1746, 673 & 11886.

September 14th, 1944.

W. A. Walker, Esq.,
Fire Marshal,
623 Vancouver Block,
Vancouver, B. C.

Dear Sir:

Re: Cheminus Properties.

With reference to our letter of the 25th May and subsequent exchange of correspondence ending with your letter of the 6th instant, the position today is as follows:

(A) Catalogue No. 704 (File 1746): Lots 21-23 & 27-29, Section 18, Range 5, Plan 303, Cheminus District. Buildings: 20 buildings, detached and semi-detached. This property has been sold to Mr. and Mrs. Frank Crucil, P. O. Box 57, Ladysmith, B. C., who are aware of your requirements and whose plans for the property will, we believe, very much more than meet them. Date of adjustment of payments has been set as the 22/8/1944 but we would add that title documents must be signed in Ottawa and transfer of the property cannot be completed until these are received.

(B) Catalogue No. 705 (File 673): Lots 39-40 of Section 18, Range 5, Plan 303, except the West 60 feet of said Lots. Buildings: Store, 5-room Bungalow and 3 sheds. This property is still unsold and has been the subject of further negotiations with the local Assistant Fire Marshal, the last letter received from our local representative being dated the 6th instant. We are replying to this today as the prospects of an early sale are not bright and we are faced with the necessity of reducing as much as possible the dead loss that will result from demolition of condemned buildings.

(C) Catalogue No. 706 (File 11886): West 60' of Lots 39-40, Section 18, Range 5, Plan 303. Buildings: 10-room Store and living quarters and 5-room House. The sale of this property has been held up by the need for obtaining a re-appraisal and a revised bid based on the conditions created by the demands of your department. Mr. John W. Morris, Sr., General Delivery, Cheminus, has now filed an acceptable bid and the process outlined in (A) above will be set in motion immediately certain figures (statement of balance of principal and interest on Agreement for Sale) are received and adjustment of payments worked out.

We are doing everything we can to expedite the liquidation of these properties which is at the same time the most practical means of meeting your

5

File. As a matter of possible interest, we would mention that of the specimens
properties listed in our Catalogue (under Nos. 701 to 707, inclusive) all
but Nos. 705 and 707 are in course of delivery to buyers.

WGP/P.

H. G. Bell,
Administration Department.

Yours very truly,

regardments, as we hold no funds in these accounts, and your co-operation in
extending the time needed to do this work is much appreciated.

September 14th, 1944.

Fire Marshal, Vancouver, B. C.

Please address all
communications to
"The Manager"

The Canadian Bank of Commerce

Chernainus B.C.

September 12, 1944.

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

EVACUATION SECTION	
Rec'd	SEP 13 1944
File No.	11886
Assn	
Released	Bill out to you

Dear Sir:

Re: Hoboru Kawahara - Reg. No. 08562.

Referring to your letter of 9th instant we append below
the required information re the above named:

- (A) amount of principal \$98.87
(B) amount of interest \$.50

Yours truly,

A. E. Cromarty
A. E. Cromarty,
pro manager.

Mr. Cromarty

*All letters G.C. Saunders, Manager,
Oct 25/44. and Oct 17/44.*

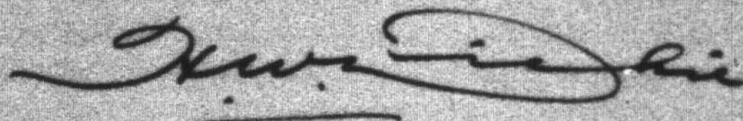
Catalogue #706

11886

West 60 feet, Lots 39 & 40, Map 303, Chemainus.

This property is on the corner of Oak and Maple Sts. with 60 foot frontage on Oak St. and 120 foot frontage on Maple St. The buildings consist of an old laundry and living quarters in very bad condition, of which I consider there is no value. The other building was a fish shop and dwelling of about 6 rooms, and in very bad state of repair, of which I can see no value.

I would value the property as it stands at \$450.00.



Valuator.

11886.

September 9th, 1944.

The Manager,
The Canadian Bank of Commerce,
Chenaius, B. C.

Dear Sirs

Re: Noboru KAWAHARA - Reg. No. 08562.

We would refer to your letter of the 26/5/1942 and will be obliged if you will let us have a statement showing (A) amount of principal and (B) amount of interest due, both as at the end of the present month (30/9/1944).

The property involved, for which you hold Certificate of Title and Deed of Conveyance from Sakutaro IMAYOSHI to Noboru KAWAHARA, is listed under No. 706 in our Catalogue of properties to be sold and we hope to complete the sale of this parcel in the near future. It is in this connection that we require the information asked for.

Yours very truly,

R. G. Bell,
Administration Department.

RGB/P.

Date... September 7th, 1944.

REAL PROPERTY MEMORANDUM

File No. 11886.

Name..... Noboru KAWAHARA..... Registration No. 08562...

Re: Catalogue No. 706.

Address: Oak and Maple Streets, Chemainus, B. C.

Legal Description: The W.60' 39 & 40, Sec. 18, Tp. 5, Map 303.
(Store with living quarters, dwelling).

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 67913-I Whereabouts: Canadian Bank of Commerce,
Chemainus, B. C.

Registered owner: Sakutaro INAYOSHI Reg. No. —

Property: The West 60 feet of Lots 39 and 40 of Section 18, Range 5,
Chemainus District, Plan 303.

B. Charges.

Registered: 55359-G. Reservations of minerals, etc., in favour of the
Esquimalt and Nanaimo Railway Company.

Vesting: 50518.

Unregistered: The Canadian Bank of Commerce, Chemainus (26/5/1942), holds
Agreement for Sale (14/2/1939) from Sakutaro INAYOSHI (Int. File
557) to Noboru KAWAHARA (Evacuee File 11886) together with Deed of Conveyance
from Vendor to Purchaser and Cert. of Title No. 67913-I, all of which they are
ready to hand over against payment of outstanding balance (\$98.87) of purchase
taxes: \$32.63 (1942) Unpaid. Arrears: \$42.29 price (\$1500.00) and interest
(1942); 73¢ (1941) @ 3 1/3% (50¢ to 12/9/1944).
paid 10/10/44
+ 1944

Water: —

Insurance: —

Assessed Value: Land: \$250.00. Improvements: \$1750.00.

Valuation by Appraiser: \$450.00.

Amount of Bid: \$450.00.

Approved by Advisory Committee: 7/9/1944.

Paid as shown in attached letter: \$450.00 paid in full.

Name of transferee as attached letter: John Wesley Morris, Senior,
Maple Street, Chemainus, B.C.

ADMINISTRATION.

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

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

Chattels: Particulars of those stored on the premises.

Chattels sold.

Named Agent: J. H. Whitton & Co. Ltd., Duncan, B. C.

R. G. Bell.

11886
6675

September 7th, 1944

Mr. Noboru KAWAHARA,
Registration No. 08562,
24 Gilead Avenue,
Lemon Creek,
Slocan City, B.C.

Dear Sir:

In answer to yours of August 21st, we confirm that your household effects at Chemainus have now been disposed of at auction. We are enclosing particulars herewith, from which you will see that net proceeds of \$102.15 were received and credited to your wife's account, as it was she who declared your joint belongings.

We notice on this list some items which she did not declare, namely -

a lounge	10.-	} 8/17/46 see 10/1/46.
an organ	25.-	
sewing machine	12.50	
washing machine	12.50	

Old cup 4.-

Perhaps these belonged to friends and were left stored with you, in which case, kindly give us the full name of such friends in order that we may make the necessary transfer to their accounts.

Yours truly,

H. F. Green,
Protection Department.

HFG/MHO
encl.

In absence of
answers, ? do not
follow further - see
this copy on right
file

General Delivery.

Chemainus B.C.
30th Augst 1944.

706

Office of The Custodian.
Japanese Evacuation Section.
506 Royal Bank Building.
VANCOUVER B.C.

Rec'd	SEPT 1 1944
File No.	11886
Ans.	
Referred	Transp.

Dear Sir,

Your file 11886. Attention Mr F.G. Shears.

Catalogue No 706. W 60' Lots 39 and 40. Sectn 18. T.N. 5.
Map 303 Chemainus B.C.

I appreciate your letter of 26th Augst and thank you for the detailed information therein contained.

I have been over the property with the local Fire Marshal and understand now thoroughly what he requires; there is considerable tearing down to be done and also repairs and renewals in the store and rooms over. I will however thank you to receive this, my firm offer, for the two part lots and such buildings and erections as are thereon in the sum of \$450. 00 and I further agree to carry out the requirements of the local Fire Marshall as pointed out by him and to his entire satisfaction.

It is understood that my offer is for Title free of all guarded incumbrances, arrears of local or municipal Taxes and so forth and it is quite agreeable to me that you place my deposited cheque towards the stated price of \$450. 00. and, if you can let me know what further is due, you may rely upon receiving cheque so soon as you let me know the Title is ready.

I am anxious to get to work so soon as is possible before the days close in and the rainy weather starts but I see you are prepared to accept my offer, as above, and know you will lose no time; the Fire Marshall has told me it appears quite possible to obtain a suitable location for burning up the refuse &c.

Awaiting your reply just so soon as you can make it convenient.

Yours very truly.

J.W. Morris
John W Morris Senr.

accept.
Yes
Deposit received
42.50

11886

1st September, 1944.

H.W. Dickie Esq.,
Duncan, B.C.

Dear Sir:

Re: Catalogue No. 706
W.60' of Lots 39 & 40
Channing, D.C.

We wrote to you on August 16th advising you that we had now made arrangements for the sale of the property covered by our Catalogue No. 704 and asked for your further co-operation for the demolition on properties Nos. 705 and 706.

We are pleased to report that we are now recommending the acceptance of an offer made by Mr. J.H. Morris, Esq. for the purchase of Catalogue No. 706. This will only leave the property on 705 which will have to be dealt with and if necessary we shall be glad if you will see the local Fire Marshal in connection with this matter and let us have your further suggestions.

Yours truly,

F. G. Shears,
Director.

FOG/PMB

Mr. N. F. Green
Butechign West,
506 Royal Bank Bldg
N. W. 1st & Granville.
Vancouver, B.C.,

EVACUATION SECTION	
SEP 5 1944	
Rec'd.	
File No.	11886
Ans.	6/9/44
Referred	Green

24 Giked Ave.
Lemon Creek
Lacrosse City, B.C.
August 28/44

Dear Sir,
Recently I sold that individual
household effects at Okanagan Vancouver
House, were sold at auction.
Kindly at your earliest convenience
give information in regards to my
property & belongings at Okanagan B.C.,
Thanking you in advance.

Yours truly,
N. Kawashima

11886

26th August, 1944.

Mr. John W. Morris, Sr.,
General Delivery,
Cheminus, B.C.

Dear Sir:

Re: Catalogue No. 706
W. 60' of Lots 39 & 40,
Sec. 18, Tn. 5, Map 303
Cheminus, B.C.

With reference to our previous correspondence in connection with your tender for the purchase of the above property for the sum of \$625.00.

As there seems to be some doubt as to the matter we wish to point out that the property covered by our Catalogue No. 706 consists of the westerly 60' of Lot 39 and also the westerly 60' of Lot 40.

The indication which the writer had in a telephone conversation with Mr. Stubbs some while ago was to the effect that you thought that the whole of lot 40 was included in this parcel.

For your information we are informed that certain buildings on this property cannot remain in their present condition and must either be demolished or satisfactory arrangements made with the local Fire Marshal for their reconditioning.

It would appear to us that the appraised value under these circumstances is \$450.00 and if you are prepared to make a definite offer for this amount, accepting the responsibility for meeting the requirements of the local Fire Marshal, we would be prepared to recommend the acceptance of your offer.

Yours truly,

F. G. Shears,
Director.

FCS/TMH

File 11886

673, 1746, 11886

August 16th, 1944

Peters

Constable E. Hain,
Fire Marshal,
Damon, D.C.

Re: Catalogue Nos. 704 - 705 - 706
Chemical Properties

Dear Sir:

We thank you for your co-operation with us in regard to your requirements for demolishing certain buildings at Champlain. I understand that Mr. Dickie has been in touch with you and that you are aware that we are endeavoring to make arrangements in accordance with your request.

We have just received an acceptable offer to purchase the lots 21 to 23 and lots 27 to 29, which are covered by our catalogue no. 704. The purchaser is fully aware of your requirements and we understand will proceed to do the necessary work. We feel that having a personal owner strictly interested in this property will place the matter of carrying out your requirements on a very satisfactory basis. As soon as our deal is complete, we will advise you the name of the purchaser so that you may be in a position to make direct contact with him.

We are again writing to Mr. Dickie in regard to properties covered by Catalogue Nos. 705 and 706, asking him to co-operate with you and suggest some arrangements that will be mutually satisfactory.

Yours truly,

F. G. Shears,
Director.

FGS/MSG

673, 1746, 11886

August 16th, 1944

Mr. H. W. Dickie,
Duncan, B.C.

Re: Catalogue Nos. 704 - 705 - 706
Chemical Properties

Dear Sir:

Thank you for your efforts in connection with arranging for the demolition of certain buildings condemned by the Fire Marshal; your letter of the 12th instant in this connection has been received.

It happens that today we have received an offer to purchase the property covered by our Catalogue No. 704. The offer is satisfactory and the tenderer is fully aware of the situation regarding the condition of some of the buildings. We consider it very desirable to accept this offer as it will relieve us of the problem of rasing these buildings and doubtless, the new purchaser will be in a better position than ourselves to do this work. We are writing to the authorities, advising them of this matter, and enclose a copy of their letter.

Your continued co-operation is asked in regard to the other properties which have been condemned and it will be appreciated if you will see what arrangements can be made in regard to them. We understand, of course, that you are doing this work on our behalf and if you will submit your account for expenses, we will be pleased to reimburse you.

Yours truly,

F. G. Shears,
Director.

FGS/MHG
encl.

1746/673/11886

Mr. H.E. Dickie,
Duncan, B.C.

Dear Sir:

Re: Catalogue Nos. 704, 705 & 706
Uniqueness of Consign

I am enclosing a copy of the letter written to the Fire Marshal at Vancouver which is self-explanatory. Your report on this property indicates that you are in agreement that certain of the buildings are valueless and should be destroyed.

You will please take immediate steps to have this done on our behalf. In the City we are usually able to have buildings demolished for the value of the salvage, but would ask you to kindly make the best arrangements possible and have this work done immediately.

Could you also please contact Constable Hahn the local assistant Fire Marshal at Chemsins and show him a copy of the letter I have written to Mr. Walker, Fire Marshal at Vancouver, and see if the suggestion made in regard to leaving the stove and double dwelling standing would be satisfactory.

In view of the official order to demolish all the buildings and our promise to the Fire Marshal to have this work started at once, it would be appreciated if you would kindly give this matter your immediate attention - and I suggest contacting Constable Hahn without delay.

Yours truly,

F.G. Shearo,
Director

FGS:lm

Rec'd	July 28/44
File No.	11886
Ans.	
Entered	

General Delivery.

Chamainus B.C.
26th July 1944.

The Custodian.
206 Royal Bank Building.
Vancouver B.C.

Dear Sir,

Catalogue No 706 Chamainus B.C. W 60 ft Lots 39 & 40
Section 18 Range 5 Map 303.

May I enquire please what is the present position as regards the sale of the above? you were good enough to advise of the receipt of my offer and of the value put upon the whole property to which I replied and suggested you might feel disposed to let me know just what was the lowest figure that would be considered for the two part lots in question.

I have not heard further from you and if my offer is within an acceptable figure would appreciate advice as I require to look around for the necessary building materials &c. If you would drop me a line I would certainly appreciate it and also, as I stated above, could you let me know what is the reserve price on Catalogue No 76.

Perhaps you will let me hear from you please.

Yours very truly.

John W. Morris

1746/873/1886
Sub. No. 704/705/706

July 20th, 1944

Mr. W.A. Baker,
Fire Marshal,
623 Vancouver Block,
Vancouver, B.C.

Dear Sir:

Re: Chamaine Properties

Your letter of the 17th instant addressed to Mr. R.G. Bell has come to my desk for attention. Mr. Wright and the Writer called at your office yesterday morning in connection with this matter, namely removal of buildings at Chamaine on account of fire hazard.

The order received from the office of the local Assistant Fire Marshal at Chamaine calls for the removal of all buildings on Lots, 21, 22, 23, 27, 28 and 29, Plan 303, Block 60 of Lots 29 & 40, Block 60 of Lots 29 & 40. Municipality of Coquitlam, with the exception of the James Hall on Lot 29.

We explained to you that Mr. Dickie who inspected and appraised these properties on our behalf reported that in his opinion if some of the buildings were demolished, the store and double dwelling would not constitute a fire hazard, and if some expenditures were made for improving these buildings it would be desirable to avoid demolition.

We agreed to write to Mr. Dickie instructing him to make arrangements to demolish those buildings which should definitely be removed, and to contact your local Officer to see if it would be satisfactory to leave the store and double dwelling standing.

We explained to you that this work would not be completed by the expiring date of the order and with attention from you providing arrangements were started without delay.

We thank you for your consideration and will be pleased to cooperate and expedite this matter as soon as possible.

Yours very truly,

FGS:ln

F.G. Shears,
Director

Rec'd	JUL 5 1944
File No.	
Ans.	
Referred	

General Delivery.
Chemainus B.C.
30th June 1944.

Dept of The Secretary of State
Office of The Custodian.
Japanese Evacuation Section.
Vancouver B.C.

MR SHEARS

---- FILE 11886 ----

Dear Sirs,

Catalogue No 706. Chemainus B.C.

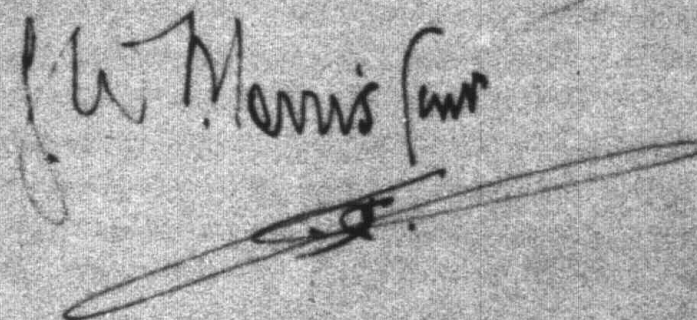
I have your letter of June 27th and note that my revised bid of \$625. 00 for Catalogue No 706 was duly received.

It is appreciated that you offer me the opportunity to submit an offer on the adjoining parcels 703, 4, 5, and 7 but I am not in a position to do this but am interested in the one upon which I bid; my position is that the present buildings will require considerable expenditure before they are habitable and also the Bylaws of the Municipality will have to be complied with .

My thought is that the sum of \$625. 00 was a reasonable one taking everything into consideration but I would appreciate the chance to reconsider this if my previous bid is approximate to your set price and thus entitles me to further consideration.

I shall be glad to hear from you again in the matter.

Yours very truly.

J. W. Morris


6668, 1746, 873,
11886, 5410.

June 27, 1944.

REGISTERED

Mr. J. D. Long,
Chenainus, B.C.

Dear Sir:

Re: Catalogue Nos. 703, 704, 705, 706 & 707,
Chenainus, B.C.

We have received your tenders on the above properties. The only one which might be acceptable is that covering parcel 703. The values which we have on these properties and your various offers are as follows:

<u>Cat. No.</u>	<u>Valuations</u>	<u>Offers</u>
703	\$750.00	\$800.00
704	\$3300.00 (this might be slightly reduced)	\$2000.00
705	\$1500.00	\$400.00
706	\$450.00	\$400.00
707	\$3000.00	\$1200.00
	\$9000.00	\$4800.00

We have other individual offers on some of these properties which are in excess of the amounts you have offered and our policy is to give any person who tenders an opportunity to revise their offers up to the appraised valuation. Before we accept any other offer we are prepared to hold this matter in abeyance so that you may have an opportunity of considering whether you wish to revise your offers in line with the above valuations.

We are aware, as doubtless you are, that certain of the buildings have been condemned by the authorities. Our appraiser was also notified in regard to this matter. We

11886

June 27, 1944.

Mr. John W. Morris Sr.,
General Delivery,
Chenainus, B.C.

Dear Sir:

Re: Catalogue No. 706,
Chenainus, B.C.

We received your letter of the 13th of June in which you tender the sum of \$425.00 for the purchase of the above property and in which you enclose your cheque for \$42.50. We understood from a telephone message received from Mr. Stubbs prior to the opening of tenders, that you wish to increase your offer to \$625.00.

We have other tenders on this property and also tenders which cover all the adjacent parcels, namely 703, 704, 705 and 707. The total valuation on parcels 703 to 707 inclusive, is close to \$9000.00. No acceptable tender has at present been received and the other parties have been written to asking if they wish to revise their offers in line with the appraised valuation.

We would be obliged if you could let us know if by any chance you could be interested in making an offer covering all the above parcels. In the meantime we are holding your deposit of \$42.50 and if we do not receive a satisfactory offer on all of these parcels as a group, your individual offer on parcel 706 will be given further consideration.

Yours truly,

F. G. Shears,
Director.

FGS:AS

15th June, 1944.

MEMORANDUM

Mr. Stubbs of Chesham 'phoned on Wednesday, June 14th, stating that a Mr. J. Morris had made a tender on property Catalogue No. 706. He had read the catalogue as referring only to 60' of each lot and now understands it is the W.60' of Lot 39 and the whole of lot 40. He wishes to increase his tender by \$200.00.

The message was 'phoned not having time to mail a letter to reach here prior to the closing date of tenders.

F. G. Shears

F. G. Shears,
Director.

Chemainus, B.C.
June, 14, 1944.

Secretary of State as Custodian,
506 Royal Bank Bldg.
675 West Hastings St.
Vancouver, B.C.

Dear Sir,

Enclosed please find check for \$80.00 being ten percent deposit on my tender to purchase Japanese property in Chemainus listed in your catalogue as follows -

Catalogue No. 706.
Lots W.60' 39 & 40.
D.L. or Sec. 18.
Tp. 5.
Map or plan 303.
1 Store with living quarters, dwelling.
J.H. Whitton & Co. Ltd. Duncan, B.C.
Custodian file No. 11886.

\$400.00 705
706

AND

Catalogue No. 705.
Chemainus, B.C.
Lot Ex. W60' 39 & 40.
D.L. or Sec. 18.
Tp. 5.
Map or plan 303.
2 dwellings
J.H. Whitton & Co. Ltd. Duncan, B.C.
Custodian File No. 673.

\$400.00

Full price to be \$800.00 and if accepted balance to be paid in cash and title, free of encumbrance, to be made in the name of John Donald Long address Chemainus, B.C.

Yours very truly,

J. A. Long

Chemainus, B.C.
June, 14, 1944.

Secretary of State as Custodian,
506 Royal Bank Bldg.
675 West Hastings St.
Vancouver, B.C.

Dear Sir,

Enclosed herewith certified check for \$470.00 being
ten percent deposit on my tender to purchase Japanese prop-
erties in Chemainus listed in your catalogue as follows -

Catalogue Nos. 703, 704, 705, 706, & 707.
Custodian File Nos. 8888, 1748, 873, 11886, & 5410.

Full price to be \$4,700.00 and if accepted balance to be
paid in cash and titles, free of encumbrance, to be made
in the name of Irene Viola Long address Chemainus, B.C.

Yours truly,

Irene Viola Long

Handwritten notes and stamps:
- "Irene Viola Long" (diagonal)
- "The State of B.C." (diagonal)
- "Vancouver, B.C." (diagonal)
- "June 14, 1944" (diagonal)
- "703" (vertical)
- "704" (vertical)
- "705" (vertical)
- "706" (vertical)
- "707" (vertical)
- "8888" (vertical)
- "1748" (vertical)
- "873" (vertical)
- "11886" (vertical)
- "5410" (vertical)
- "Total \$4,700.00" (diagonal)
- "Paid \$470.00" (diagonal)
- "Balance \$4,230.00" (diagonal)
- "Irene Viola Long" (diagonal)
- "The State of B.C." (diagonal)
- "Vancouver, B.C." (diagonal)
- "June 14, 1944" (diagonal)

File 11886

Chernianus, June 13/44

Secretary of State as Custodian.

✓ answered. B.P.

706

Dear Sir:-

27/6/44
AS.

Please find enclosed
Check for \$305.00

My tender for parcel No. 706
is \$300.00

This is described in your
Catalogue as follows.

North Cowichan

● 706 Chernianus B.P. ex W 60' 39" 40' L 18 TP 5
Custodian file No. 11886.

Yours truly

Gilbert M. Eachern

Chernianus

B.P.

27/4/44
B.

General Delivery.
Chamaimus B.C.
13th June 1944.

The Custodian.
706 Royal Bank Bldg.
Vancouver B.C.

Dear Sir,

Catalogue No 706 Chamaimus B.C. W 60' Lots 39 & 40
Section 18 Range 5 Map or Plan 303.

1 Store with living quarters; dwelling.

I submit my tender for the above in the sum of Four
Hundred and Twenty Five (\$425. 00) Dollars and enclose my
accepted cheque herewith in the sum of \$42. 50 being 10%
deposit as outlined in your instructions.

It is my understanding that should my tender be accepted
the balance is to be paid in cash and upon your receiving such
balance as may be due from anyone tendering, clear Title will
be forthcoming free of any arrears of Taxes &c but subject to
any existing tenancy.

I await your advice in due course

Yours very truly.

John W Morris Sr.
John W Morris Snr.

Encl Regd Mail

1746, 673 & 11886.

May 25th, 1944.

Constable E. Holm,
Local Asst. Fire Marshal,
Cheminus, B. C.

Dear Sir:

Re: Cheminus Properties.

We are in receipt of your letter of the 23rd instant giving cover to an order of the same date requiring the removal by 25/7/1944 of all buildings except Japanese Hall on:

- (A) Lots 21-23 & 27-29, Section 18, Range 5, Plan 303, Cheminus District. Buildings: 20 buildings, detached and semi-detached. (File 1746. Catalogue No. 704).
- (B) Lots 39-40 of Section 18, Range 5, Plan 303, except the West 60 feet of said Lots. Buildings: Store, 5-room Bungalow and 3 shacks. (File 673. Catalogue No. 705).
- (C) West 60' of Lots 39-40, Section 18, Range 5, Plan 303, Buildings: 10-room Store and living quarters and 5-room House. (File 11886. Catalogue No. 706).

All these properties have been advertised for sale, the closing date for bids being 15/6/1944, and we shall arrange, if possible, to have bids adjusted to cover properties on the basis of (1) Value of Land plus (2) Demolition value of buildings thereon.

We hope to see these sales completed in time to allow of your demand being met by the date mentioned (25/7/1944).

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.

c.c. to Messrs. J. H. Whittome & Co. Ltd.,
Duncan, B. C.

Fire Marshal,
823 Vancouver Block,
Vancouver, B. C.

11686.

February 4th, 1944.

Mr. Noboru KAWAHARA,
Registration No. 08562,
47 Fir Avenue,
Lemon Creek,
Slocan City, B. C.

Dear Sir:

Your undated letter, received on the 1st instant, has been passed on to this department for reply to your enquiry regarding your property at Chomains.

All efforts to find a tenant for either or both the buildings have failed and they remain vacant. This is in part due to lack of demand and there are no indications of any improvement in this situation in the near future.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.

11886

February 2nd, 1944.

Mr. Noboru KAWAHARA,
Registration No. 08562,
Slocan Extension, B.C.

Dear Sir:

We received your undated letter on the 1st inst. wherein you admit the correctness of the two claims submitted to you in ours of the 19th ult. It is noted that you are unable to pay these claims at the present time.

We are reporting what you say to the creditors, and are taking no further action pending future developments.

It may be that you can make monthly payments to apply on these accounts, and if so we shall be glad to receive them and shall apply such payments to the accounts indicated by you.

Yours truly,

B. R. Dusenbury,
Claims Department.

~~RECEIVED~~

11886

February 2nd, 1944.

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

Dear Sirs:

re: \$87.93 - M. Ebisusaki Co. v.
Noboru KAWAHARA

We submitted the above claim to KAWAHARA for payment
and have received reply admitting the same to be correct.

We quote from his letter as follows:

"The amount shown on your letter are correct.
As you may know the wages here is not what you call
good and find it very difficult to undertake in paying the
above accounts."

In view of the foregoing we shall leave the collection
of this account in abeyance, pending future developments. His
address is:

Registration No. 08562,
Slocan Extension, B.C.

should you wish to contact him.

Yours truly,

~~BRIDGE~~

B. R. Dusenbury,
Claims Department.

47 Fie Ave
Lynnbrook
Staten City Bk

Custodian of Camp Property
Washg & Grandville
Vancouver Bk

EVACUATION SECTION	
Rec'd	FEB 1 1944
File No.	11856
Att.	
Referred	James J. [unclear]

Dear Sir,

In reply of your letter of the 19th inst.
The amount shown on your letter is correct.

As you may know the wages here is
not what you call good & full it very
difficult to undertake in paying the above
amount.

Over in business before evacuating
I have claims also but find it difficult
collecting from various individuals. If
you will undertake the job it will be OK
indeed.

While at Kd Camp you refused in renting my
apartment at Chennamus which I quoted a price of
\$20 per month no definite reply. I have given up
Thinking you in advance I am

Yours very truly
W. K. [unclear]

W. K. [unclear] W. K. [unclear]

11886
6675

January 19th, 1944.

The Canadian Credit Men's
Trust Association Limited,
602 West Hastings Street,
Vancouver, B.C.

Dear Sirs:

re: \$30.76 - Mackay, Smith Blair & Co. Ltd. v.
Noboru KAWAHARA, Reg. No. 08562

We received your letter of the 12th inst. enquiring about
the above claim and the prospects for payment of same.

In reviewing this file the writer observes a letter to you dated
July 16th, 1942 by our Mr. Shears, reporting on the situation as at that
time.

It appears that KAWAHARA purchased under an agreement for sale
a certain piece of property at Chemainus, B.C., on which there was due
as July 1st, 1940 the sum of \$300.00, and this bearing interest at the
rate of 3 1/3%, the payments on which were to be made at the rate of
\$50.00 and interest per month. Since the time of the departure of
KAWAHARA from Chemainus the property seems to have remained vacant,
notwithstanding various attempts to rent it, and much correspondence
in an endeavour to do so.

Presently KAWAHARA has no funds on hand with the Custodian.
The claim will remain on file pending future developments.

Yours truly,

B. R. Dusenbury,
Claims Department.

ND:DE

Your File No. _____



EVACUATION SECTION	
Rec'd	OCT 12 1943 No.
File No.	11886
Ans.	MA
Referred	<i>[Signature]</i>

SUBJECT:

Chemainus B.C.
October 8th. 1943.

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

Dear Sirs:

RE: KAWAHARA, Noboru - #08562 - Lemon Creek B.C.

With reference to Custodian Release Order of the 21st. ultimo, and footnote thereon by C.W.Fisher, Transportation dated 27th. ultimo, in connection with the shipping of two cartons of kitchenware to the above-named, I beg to advise.

On even date two cartons of kitchenware was shipped to the above-named by Rufus Smith for B.C.Police, owing to both Const. E. Helm and the undersigned being unable to attend to the matter. Bills of Lading and Shipping Expense will be forwarded to you by the Agent of E.&N. Ry and A.E.P. Stubbs, Custodian, as has been done in the past.

The two cartons comprise the contents of three boxes of kitchenware found at the former residence of the above-named and it was decided to ship the three. These were divided so that the breakable articles were packed in one carton and the unbreakable in the other.

Yours truly,

F. J. Clunk
F. J. Clunk, Const.,
Chemainus Det.,
B.C.Police.

Custodian

EVACUATION SECTION	
Rec'd	SEP 28 1943
File No.	11886
Ass.	118
Referred	G-165-A <i>Green</i>

BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

Address 47 Fir Avenue
LEMON CREEK, B. C.

Date September 21/43

To: The Secretary of State, acting in his
capacity as Custodian, Vancouver, B.C.

I, KAWAHARA Noboru, Police Registration No. 08562

hereby request you to release to me the under-noted property
stored at House #1, Chemainus, B. C.

in possession of The Custodian

and I release you from any claim whatsoever with respect to
such property.

Description of Property:

2 boxes Kitchenware

Original Address Chemainus B. C.

Date Evacuated to Vancouver March 14, 1942

Date Evacuated to Present Address August 6, 1942

Number in Family - 12 years and over 4

Number in Family - 5 to 11 years old

Number in Family - under 5

TOTAL NUMBER IN FAMILY FOUR

I agree to pay all charges as required by the British Columbia
Security Commission.

APPROVED:
BRITISH COLUMBIA SECURITY COMMISSION

Per: _____

Noboru K. Kawahara
Claimant Signs Here

Vancouver, B.C. September 27th, 1943.

118
Chemainus, B.C.

118
Lien Property, Royal Bank Bldg. Vancouver, B.C. ✓

118
All you kindly ship two boxes to Lemon Creek, not Slocan, the freight charges
minus to our account, the C.P.R. Agent to send us two copies of his statement
two copies of the billing as soon as shipment made. If there are any shipping
charges, please have two copies mailed the day shipment is made, showing name and
no.

B.C. SECURITY COMMISSION

Per: C.W. Fisher

C.W. Fisher, Transportation

EVAC. FILE 11886

File 557
Legal Department

912 Royal Bank Bldg.,
Vancouver, B. C.
August 30th, 1943

The Corporation of the District of North Cowichan,
Duncan, B. C.

Re: West 60 Feet of Lots 30 and 40,
Section 18, Range 5, Chemainus District
Map 303

Gentlemen:

With reference to your letter of the 27th instant, regarding the above property in which you state that this property is subject to Tax Sale, we would refer you to Section 51, of the Consolidated Regulations Respecting Trading with the Enemy (1939) which reads as follows:

"No property vested in the Custodian shall be forfeited for default in doing any act or making any payment in respect thereof, or attached, seized or taken under any legal process or any distress, or foreclosed, or sold under any mortgage, lien, pledge or charge, or sold for any tax or assessment. (P.C. 2512, R.44 Am.)"

The above property is vested in the Custodian and therefore is subject to the Regulation above quoted.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

GHP/JF

3-2

11686

"L" G-165-A

BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

Address 47 Fir Avenue
LEMON CREEK, Slocan, B. C.

Date July 23, 1943

To: The Secretary of State, acting in his
capacity as Custodian, Vancouver, B.C.

I, KAWAHARA Noboru, Police Registration No. 08562

hereby request you to release to me the under-noted property
stored at House #1, Chemsinus, B. C.

in possession of The Custodian

and I release you from any claim whatsoever with respect to
such property.

Description of Property:

☒ 1 small cook stove (2 covers) only 1 cover (pipe & cover
& pipe to
send)
☒ 4 Sad Irons left at
(No 2 House #0)

Original Address Chemsinus, B. C.

Date Evacuated to Vancouver March 14, 1943 (family left April 21)

Date Evacuated to Present Address August 6, 1942

Number in Family - 12 years and over 4

Number in Family - 5 to 11 years old

Number in Family - under 5

TOTAL NUMBER IN FAMILY Four

I agree to pay all charges as required by the British Columbia
Security Commission.

APPROVED:
BRITISH COLUMBIA SECURITY COMMISSION

Per: [Signature] Noboru Kawahara
Claimant Signs Here

Office of the Custodian, Vancouver, B. C.

August 10th, 1943

Constable E. Holm, B. C. Police, Chemsinus

11886 & 6675

February 10, 1943.

Mr. Alfred Stubbs,
P. O. Box No. 103,
Cheminus, B. C.

REGISTERED MAIL

Dear Sir:

Re: Mr. & Mrs. Noboru KAWAHARA

We do not appear to have received any reply to our letters of September 23rd, November 2nd and 24th, 1942, and should be glad if you would kindly let us know whether it is possible to rent the property of the above or not. If not, then there is no useful purpose served in our writing to you.

We take it that the furniture is still safely stored.

Your advices will be much appreciated.

Yours truly,

P. Douet,
Administration Department.

PD:NDE

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
SEP 21 1942

P.O. Box 103.

Chenaimus B.C.

17th Septbr 1942.

Mr P Doust.
Administration Dept.
Office of The Custodian.
Japanese Evacuation Section.
Vancouver B.C.

*Not
out to Mr Atthey*
*File
11886-*

Dear Sir,

your File *6675* *675*

Mrs Noboru Kawahara No 0 8554.

I must apologise for the delay in attending to your requests in this matter; I can only do this work after my regular duties are taken care of which means in the evenings and on Sundays and I have been busy trying to find a tenant for an evacuated property some 2 1/2 miles out of Town too far away for proper surveillance if left untenanted.

I have again seen Mr Morris and explained to him that there could be no possibility of a ground rent being payable but I am afraid he is not interested either on a rental or purchase basis.

As you state there are two buildings on the land; one the Fish shop and general Japanese food-stuff store with rooms over and behind for living accommodation & behind - almost communicating - what we might term a 5 room cabin.

This 5 room cabin was occupied by Japanese and has been empty since the general evacuation from Chenaimus; to realise what you are wishful to rent you really should have one of your Staff inspect the property though by now you no doubt have the report by the Surveyors of the Soldier Settlement Board were they not who came round about a month ago?

I checked up with Mr Saunders, the Bank Manager, on his return and the facts given by Mr Shears in his letter of Augst 25th are correct.
You may rest assured that I will not let any opportunity pass of securing a tenant for either or both of the properties.

Yours veru truly.

Alfred E. Stubbs
Alfred E. Stubbs.

✓
Albreda Camp,
Albreda, B. C.
July 12th, 1942

C O P Y

Mr. K. W. Wright,
Department of the Secretary of State,
501 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

Re: Your file 557 Legal Section

I have received your letter of 6th instance and am glad that you have suggested the satisfactory arrangement in connection with my property. The sum of \$20.00 for interest on my principal of \$300.00 to July 14th will be forwarded to you from my wife now staying in Hastings Park and have instructed my wife to do so on this mail since I left my financial end to her. The mail service, however, is very slow on account of this censor but trust you will receive same by the 14th or inside of week.

About the another arrangement thereby, I was to pay semi annually a sum of \$50.00 on the principal, I wish to ask your favour as follows: *Mr*

Mr. Morris, who operates Cleaning & Pressing Establishment in Chemainus (Maple Street) wish to lease my store for a period of about 2½ years and since the same is not in use, it would help me out a great deal by leasing it to Mr. Morris of Chemainus. If this could be done, I wish all the rental be paid into you as payment of my balance of principal. If Mr. Morris decides not to lease my store, I wish you would advertise so that someone else might use my place. The payment of \$50.00 even though your kind suggestion is quite steep since I am working in this Camp so, if you could make arrangement as per above, I would appreciate very much.

Trusting to hear from you again, I am,

Yours faithfully,

"N. Kawahara"

11th July 1942.

P.O. Box 103.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
Chemsinus B.C.

Office of the Custodian.
Dept of The Secretary of State.
Japanese Evacuation Section.
Vancouver B.C.

RECEIVED

Your File 6675.

By Mr F.G. Shears.

JUL 14 1942

Dear Sir,

re Mrs Noboru Kawahara.

I regret I overlooked replying to your communications in this case. The property in question was a general Japanese merchandise, mostly food stuffs, and fresh Fish store with a living room behind the store and certain living rooms above; the property practically backs onto the Japanese locality and from this centre what business was done came.

I believe the Japanese operated a Fish truck in the District, mostly amongst their own Nationals and do not think there is much possibility of my finding a Tenant but will naturally lose no opportunity of doing so. This "Town" relies on its fresh fish supply from the boats at the Government Wharf which come in here 1-2 the Season once or twice a week, the days of which known to their Customers.

I have interviewed Mr Saunders the Bank Manager and apparently all he is interested in is to get rid of the Title to the property which he holds one might say "in Escrow" until such time as the balance owing on the purchase is paid off; understand there was a rental purchase agreement drawn up before the Owner left for Japan three or four years ago and naturally now the intended purchaser has been evacuated, there is no more monies being received by the Bank and they hold the Title in trust and are likely to do so for some indefinite period; according to the Bank S Inayoshi (in Japan) should be entitled to any monies received and there it would appear the question of Enemy Alien crops in. Possibly Mrs Noboru Kawahara is related to Inayoshi but what power of Attorney or legal Status does she hold?

I shall be pleased to take any steps in the matter you may direct but the place is certainly better protected boarded up than it would be otherwise do you not think?

Yours very truly.

Alfred E. Smith

6675

July 7, 1942

Alfred Stubbs Esq.,
Chemainus, B. C.

Dear Sir:

Re: Mrs. Noboru Kawahara

On May 4th we sent you our authorization to investigate the property of the above situated at the corner of Oak and Maple Street in Chemainus. We do not appear to have had any report from you in connection with this matter.

The Canadian Bank of Commerce at Chemainus have some interest in this property. Has any effort been made to make this property revenue bearing? The report which we have from them is that at the present time the windows and doors are still boarded up.

We will be glad if you will give us any information which you possibly can in connection with this property.

Yours truly,

F. G. Shears,
Assistant Manager.

FGS/PMH

COPY

557
Legal Section

501 Royal Bank Bldg.,
Vancouver, B. C.
July 6th, 1942.

Mr. Noburu Kawahara,
Albreda Camp,
Red Pass Junction, B. C.

Dear Sir:

Re: Property West 60 feet of Lots 39 and 40, of
Section 18, Range 5, Chemainus District,
Plan 303

I received your letter of the 28th ult. and note the terms under which you purchased the property.

Under the circumstances, all future payments must be made to the Custodian and I would therefore be obliged if you would send us your cheque for \$20.00, being interest on the remaining sum due for principal, amounting to \$300.00, from July 14th, 1940, to July 14th, 1942, at the rate of 3 1/3 %.

I am quite prepared to assist you in this matter but it will be necessary for you to make a small payment on account of principal every six months. I suggest that this amount be fixed at \$50.00. I would be glad to hear from you in this connection.

Yours truly,

K. W. WRIGHT

For the Authorized Deputy of the Secretary
of State and/or Custodian

KWW/CM

The Canadian Credit Men's Trust Association Limited

British Columbia Division

JOHN COWAN, Manager

CABLE ADDRESS: "CREDITMEN"

TELEPHONE:

PACIFIC 4321



FOR TRADE CREDITORS
AND BANKS SPECIAL INFORMATION
CONTAINED HEREIN
AND ADVISORY NOTE

602 WEST HASTINGS ST.

Vancouver, B.C.

July 2, 1942

HEAD OFFICE
101 WEST WASHINGTON ST.
VANCOUVER

J. B. CHISHOLM, M.C.I.
CHIEF MANAGER

BRANCHES AT

HALIFAX, N.S.
ST. JOHN, N.B.
MONTREAL, QUE.
TORONTO, ONT.
WINDSOR, MAN.
WINNIPEG, MAN.
SASKATOON, SASK.
CALGARY, ALTA.
EDMONTON, ALTA.

MANAGER

F. M. FAIRMAN
CANADIAN CREDITMEN ASSOCIATION CO. LTD.

VICE-PRESIDENT

H. B. HALL, M.C.I.
NORTH WEST DIV.

BOARD OF GOVERNORS:

W. A. TAPP
VANCOUVER, BRITISH COLUMBIA

W. A. BROWN, M.C.I.
MONTREAL, QUEBEC

W. J. FORTER, M.C.I.
TORONTO, ONT.

W. D. WHELAN, M.C.I.
WINDSOR, MAN.

F. HAYWARD
SASKATOON, SASK.

W. H. BROWN, M.C.I.
EDMONTON, ALTA.

W. H. WATKINS, M.C.I.
CALGARY, ALTA.

W. H. WATKINS, M.C.I.
WINNIPEG, MAN.

W. H. WATKINS, M.C.I.
TORONTO, ONT.

W. H. WATKINS, M.C.I.
VANCOUVER, B.C.

COLLECTION DEPARTMENT.

To the Custodian of Alien Property,
504 Royal Bank Building,
Vancouver, B.C.

Dear Sir:

Re: Mackay, Smith Blair Co. Ltd. vs.
No. Kawahara. (#08562) \$30.76

On behalf of the above creditor this claim was filed with you on or about April 30th. He was formerly in business at Chemainus, B. C. and according to the Registration Division of the Mounted Police he is now evacuated to Albrechts Camp, Red Pass Junction, B. C.

Do you have any assets in your possession for disposal which would enable the paying of his indebtedness? We will appreciate this information at your early convenience.

Yours truly,

THE CANADIAN CREDIT MEN'S TRUST ASSOCIATION LIMITED

Per

H. C. Hepburn.

HCH/GR.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUL 3 1942

6675

COPY

Albreds Camp,
Albreds, B. C.,
June 28th, 1942.

Mr. Edgar T. Read, For
(G. W. McPherson),
Authorized Deputy of the Secretary
of State and/or Custodian,
501 Royal Bank Bldg.,
Vancouver, B. C.

(Your File #557)

Re: Property West 60 feet of Lots 39
and 40 of Section 18, Range 5,
Chemainus Dist., Plan 303

Dear Sir:

I have received today your letter in regard to my above property at Chemainus, B. C. As the owner of the said property is in Japan and the agreement which calls for the payment of \$50.00 per month plus interest was not paid because the said monthly payment was not accepted by the Bank of Commerce since July 12th, 1940 when I made the last payment. The Canadian Bank of Commerce to which I have been making monthly payment of \$50.00 did not accept further payment on this property since then and it was on account of exchange being frozen between Canada and Japan. If the bank accepted my monthly payments, the property could have been paid off long ago.

Kindly look after this property and as for the interest of $3 \frac{1}{3}\%$ from 14th of July, 1940, kindly let me know how much interest do I owe to this date, on this property. I may be able to meet the interest and would like to keep the principle down to \$300.00.

Hoping to hear from you at an early date, I am

Yours very truly,

NOBORU KAWAHARA,

(Signed)

Please address all
communications to
"The Manager"

This is
not 501

The Canadian Bank of Commerce

Chernainus, B.C.

23rd June 1942

Rec'd	JUN 25 1942
File No.	
Ans.	
Referred	

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

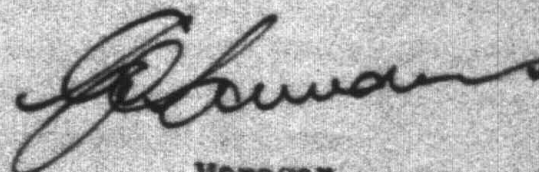
Dear Sir:

Re Legal Section File No 557
Noburu Kawahara Reg. No 06562

Referring to your letter of 18th instant, we believe the Kawahara house is not yet rented. The windows and doors are still boarded up. We shall be glad to be of assistance in the handling of the rent if a tenant is found.

We are advised by the Provincial Police that the furniture is still in the house.

Yours truly,



Manager.

18th June, 1942.

MEMO - MR. SHEARS

Re: Noburu Kawahara
Registration No. 08562.

This man apparently is purchasing the Westerly 60' of Lots 39 and 40, Section 18, Range 5, Chemainus District, Plan 303. This property is registered in the name of Sakutaro Inayoshi who is in Japan. He left a conveyance in favour of Kawahara dated 14th February, 1939 with the Canadian Bank of Commerce at Chemainus on the understanding that when Kawahara had paid \$1,500.00 he was to receive title and the conveyance.

The bank states (see letter in Enemy File 557) that \$1,200.00 and interest has been paid and that there is still \$300.00 with interest at 3-1/3% from July 14, 1940 outstanding. The agreement calls for payments of \$50.00 and interest each month. I have written to the Canadian Bank of Commerce to find out who was occupying the property and what arrangements, if any, regarding rental are in effect. Kawahara's address is Blue River and I think registration forms should be sent to him so that he can complete them. I also think that Mr. Spain should be asked to try and see if Mrs. Kawahara is in the Park so that she can complete registration forms. Following this the case should be reviewed and in view of the arrangements made with the Bank of Commerce it might be better for them to collect the rent instead of our usual agent in Chemainus. Would you please see that a reference to the Enemy file is shown on our file.

*already
registered
6675
Success
this
property*

CLD:LF

01254
4675 ✓

18th June, 1942.

The Manager,
The Canadian Bank of Commerce,
Cherninus, B. C.

Dear Sir:

Re: Legal Section File No. 557
Noburu Kawahara. Reg. No. 08562.

You have had some correspondence with the Legal Section of this office regarding the interest of S. Inayoshi in the property described as the Westerly 60' of Lots 39 and 40, Section 18, Range 5, Cherninus District, Plan 303, which is being purchased by Mr. Kawahara. As Mr. Kawahara has been evacuated his interest in the property has now vested in the Custodian and will be handled by the Evacuation Section.

Would you be good enough to let me know if Mrs. Kawahara rented her house upon being evacuated and if so, would you please give me as full information as you are able to obtain regarding the terms of the leasing, the name of the tenant, the amount of rental paid and to what date. Would you also indicate if the Bank would be prepared to collect this rent and remit it to this office periodically, less the usual collection charge. The rents will, of course, be applied on taxes and other carrying charges, and will be applied to pay out the claim of Mr. Inayoshi as Unpaid Vendor but will be held by the Custodian in view of the enemy interest.

Can you advise us what Mrs. Kawahara did with her furniture which was in the house?

Yours truly,

C. L. Drewry
Manager

CLD:LF

COPY

THE CANADIAN BANK OF COMMERCE

Chemainus, B.C.

26th May 1942.

The Custodian,
Department of the Secretary of State,
501 Royal Bank Building,
Vancouver, B. C.

*Original in
Int. file 587.*

Dear Sir:

Referring to your letter of 20th instant, we hold Certificate of Title No. 67913-I registered in the name of Sakutaro Inayoshi, of Chemainus, B. C., Mill Hand, and covering "West sixty feet of Lots 39 and 40, of Section 18, Range 5, Chemainus District, Plan 303". With this title we hold a Conveyance executed by Inayoshi to Noburu Kawahara of Chemainus, B. C., Fish Merchant, dated 14th February 1939. ✓

With these documents we hold an agreement, dated 14th February 1939, whereunder Kawahara is to receive the title and conveyance on the payment of \$1,500. The agreement indicates that \$1,200 and interest has been paid and that there is still owing \$300 with interest at 3 1/3% from 14th July 1940. The payments were to have been \$50. and interest per month. The last payment was made July 12th 1940. ✓

Yours truly,

(Signed Manager).

This Agreement, made in duplicate this **Fourteen**th

day of February in the year of Our Lord one thousand nine hundred and thirty nine
BETWEEN

SAKUTARO INAYOSHI, of Chemainus, British Columbia
(Retired)

hereinafter called the "said Vendor," of the one part,
AND

NOBORU KAWHARA, of Chemainus, British Columbia,
fish merchant

hereinafter called the "said Purchaser," of the other part.

WHEREAS, the said Vendor has agreed to sell to the said Purchaser and the said Purchaser has agreed to purchase of and from the said Vendor the lands and hereditaments hereinafter mentioned, that is to say:—ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Chemainus District, in the Municipality of North Cowichan in the Province of British Columbia and more particularly known and described as :-West Sixty feet (60) of Lots Thirty-nine (39) and Forty (40), of Section Eighteen (18), Range Five(5), Chemainus District, Plan 303, registered in the Land Registry office in the City of Victoria in the said Province

TOGETHER with all the privileges and appurtenances thereto belonging at or for the price or sum of
Fifteen hundred (\$1500.00) Dollars
of lawful money of Canada, payable in manner and on the days and times hereinafter mentioned, that
is to say: the sum of Five hundred (\$500.00) Dollars
on the execution of this agreement (the receipt whereof the said Vendor doth hereby admit and
acknowledge), and the balance payable as follows:
Fifty (\$50.00) dollars on the fifteenth day of each and
every month thereafter.

NOW IT IS HEREBY AGREED by the parties hereto, in the manner following, that is to say: THE
said Purchaser DOETH COVENANT, PROMISE AND AGREE, to and with the said Vendor that
he or they shall or will well and truly pay, or cause to be paid, to the said Vendor the said sum of
money above mentioned, together with the interest thereon at the rate of 3 and 1/3 per cent.
per annum, on the days and times in manner above mentioned; all sums in arrear for interest from
time to time shall bear interest at the rate aforesaid from due date until payment: AND also shall and
will pay and discharge all taxes, rates and assessments wherewith the said land may be rated or
charged from and after this date, including local improvement assessments and sewer rates, whether
already or hereafter assessed.
IN CONSIDERATION WHEREOF, and on payment of the said sum of money, with interest thereon
as aforesaid, the said Vendor DOETH COVENANT, PROMISE AND AGREE, to and with the said
Purchaser to convey and assure, or cause to be conveyed and assured, to the said Purchaser, by a
good and sufficient deed in fee simple, ALL THAT the said piece or parcel of land above described,
together with the appurtenances thereto belonging or appertaining, FREED AND DISCHARGED
FROM ALL ENCUMBRANCES, save and except local improvement assessments or taxes and sewer
rates, and subject to the conditions and reservations in the original grant thereof from the Crown, and
such deed shall be prepared at the expense of the said Purchaser and shall contain the usual statutory
covenants, but the said Vendor shall not be required to furnish any abstract of title, or proof or evidence
of title, or any deeds, papers or documents or copies of any deeds, papers or documents relating to
the said property other than those which are now in the possession of the said Vendor.
AND ALSO shall and will suffer and permit the said Purchaser to occupy and enjoy the same until
default be made in the payment of the said sum of money, or interest thereon, or any part thereof,
on the days and times in the manner above mentioned, subject, nevertheless, to impeachment for
voluntary or permissive waste.
AND it is expressly agreed that time is to be considered the essence of this Agreement, and unless the
payments above mentioned are punctually made at the times and in the manner above mentioned, and
as often as any default shall happen in making such payments the said Vendor may give the said
Purchaser days' notice in writing, demanding payment thereof,
and in case any default shall continue, these presents shall, at the expiration of such notice, be null and
void and of no effect, and the said Vendor shall have the right to re-enter upon and take possession of
the said land and premises; and in such event any amount paid on account of the price thereof shall be
retained by the said Vendor as liquidated damages for the non-fulfilment of this Agreement to purchase
the said land and pay the price thereof and interest, and on such default as aforesaid the said Vendor
shall have the right to sell and convey the said lands and premises to any purchaser thereof.
THE SAID PURCHASER shall and will during the continuance of this Agreement, and so long as
any money remains unpaid thereunder, insure and keep insured against loss or damage by fire all
buildings or other erections erected on the said lands, or which may be hereafter erected thereon, in
the sum of not less than
with some insurance Company to be approved of by the said Vendor, and will pay all premiums and
sums of money necessary for such purpose as the same shall become due; and will assign, transfer and
deliver over unto the said Vendor the policy or policies of assurance, receipt and receipts, thereto
appertaining, and if the said Vendor shall pay any premiums or sums of money for insurance of the
said premises, or any part thereof, the amount of such payments shall be added to the amount unpaid
hereunder and shall bear interest at the rate aforesaid from the time of such payment and shall be
payable forthwith.

AND ALSO, it is hereby agreed that the said Purchaser may at any time within the above-mentioned period pay the balance of the purchase money of the said lands and the interest thereon, at the rate aforesaid up to the date of such payment.

AND IT IS HEREBY DECLARED that any demand or notice which may be required for the purposes of these presents, or any of them, shall be well and sufficiently given if delivered to the said Purchaser or mailed at any Post Office, under registered cover, addressed as follows:

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisos and agreements, rights, powers, privileges and liabilities contained in this Agreement shall be read and held as made by and with, and granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places; AND wherever the singular and the masculine pronoun are used, the same shall be construed as meaning the plural or the feminine where the context or the parties hereto so require.

In the event of this Agreement being registered and in the event of default being made in any payment or in respect of any of the covenants herein contained, whether before or after such registration, it is expressly agreed that the said Vendor shall be at liberty to cancel, remove and determine such registration on production to the Registrar of a satisfactory declaration that such default has occurred and is then continuing.

THE VENDOR SHALL HAVE THE RIGHT at all times and without the consent of the Purchaser, to assign or transfer all his right, title and interest in this Agreement for Sale to any person whomsoever, provided however, that the Vendor shall forthwith give notice thereof in writing to the Purchaser, specifying the name of such person and the full address at which subsequent payments hereunder shall be made by the Purchaser.

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

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

Signed, Sealed and Delivered
in the presence of

[Signature]

A Notary Public in and for
the Province of British Columbia
residing at Chemainus

Sakutara Inayoshi

Notaru Kanakara

Attendant of Witness

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 _____ therefor, 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 _____ 19____

A Notary Public in and for the Province of British Columbia

Victoria Printing and Publishing Co., Victoria, B.C.

Agreement For Sale of Land

AND

Dated _____ 19____

15th / 19th

Date Paid	Principal	Interest	Paid to
Mar 14 1929	1,000	1.00	Mar 14 1929
Apr 15 1929	850	1.55	Apr 15 1929
May 12 1929	850	2.21	May 12 1929
Jun 15 1929	800	2.64	Jun 15 1929
Jul 20 1929	750	2.56	Jul 20 1929
Aug 20 1929	700	2.19	Aug 20 1929
Sept 19 1929	650	1.86	Sept 19 1929
Oct 23 1929	600	5.64	Oct 23 1929
Nov 18 1929	550	1.76	Nov 18 1929
Dec 23 1929	500	2.05	Dec 23 1929
Jan 24 1930	450	1.60	Jan 24 1930
Feb 11 1930	400	1.76	Feb 11 1930
Mar 14 1930	350	1.24	Mar 14 1930
Apr 12 1930	300	92.11	Apr 12 1930
May 12 1930	250	1.2	May 12 1930
Jun 12 1930	200	1.2	Jun 12 1930
Jul 12 1930	150	1.2	Jul 12 1930
Aug 12 1930	100	1.2	Aug 12 1930
Sept 12 1930	50	1.2	Sept 12 1930
Oct 12 1930	0	1.2	Oct 12 1930

I HEREBY CERTIFY that on the _____ day of _____ 19____ at _____ British Columbia

_____ of _____

IN TESTIMONY whereof I have hereto set my hand and Seal of Office at _____ this _____ day of _____ 19____

_____ and _____

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

This Indenture, made the **Fourteenth**day of **February**in the year of Our Lord one thousand nine hundred and **thirty nine** in pursuance of the
"Short Form of Deeds Act,"**Between****SAKUTARO INAYOSHI, of Chemainus, British Columbia**
(Retired)

(hereinafter called "the said Grantor") of the one part

And**NOBORU KAWAHARA, of the same place, fish merchant**

(hereinafter called "the said Grantee") of the other part

Witnesseth, that in consideration of the sum of **Fifteen hundred**
Dollars (\$ 1,500.00)of lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof
is hereby by him acknowledged), the said Grantor ~~Doth~~ **Grant** unto the said Grantee, his heirs and
assigns **FOREVER:****All and singular the** certain parcel or tract of land and premises situate, lying and being
in the Chemainus District, in the Municipality of North Cowichan,
in the Province of British Columbia and more particularly known
and described as; -West Sixty feet (60), of Lots Thirty-nine (39)
and Forty (40), of Section Eighteen (18), Range Five (5), Chemainus
District, Plan 303, registered in the Land Registry office in the
City of Victoria in the said Province.**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, rights, 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, provisions, and conditions expressed in the original grant thereof from the Crown. And subject also to the reservations and exceptions recorded in favor of the Esquimaux and Hanabito Railway

And 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 the said Grantee shall have quiet possession of the said lands, free from all incumbrances.

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.

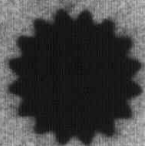
And it is further agreed that the words in this indenture which import the singular number shall be read and construed as applied to each and every Grantor or Grantee, male or female, and to his or her heirs, executors, administrators and assigns, and in the case of a corporation, to such corporation and its successors and assigns, and that in case of more than one Grantor the said covenants, provisions, conditions and agreements shall be construed and held to be several as well as joint.

In Witness Whereof the said parties hereto have hereunto set their hands and seals

Witness, Seal and Signature

in the presence of

A Notary Public in and for the Province of British Columbia residing at Chemainus



Notary Public

Affidavit for Witness

To Wit:

I, _____, of the _____
of _____, 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 purpose 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 _____ 19____

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

for Maker of a Deed

I HEREBY CERTIFY that, on the fourteenth day of February, 1929
at Chemainus, in the Province
of British Columbia

SAKUTARO INSYOSHI

~~(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
the person mentioned in the annexed instrument as the maker thereof, and whose name
is is subscribed thereto as party, 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 hereto set my hand and Seal of Office at
Chemainus, this 14th day of
February, in the year of our Lord one thousand nine hundred
and Thirty nine

[Signature]
A Notary Public in and for the Province of British Columbia.
~~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.

Dated February 14th, 1932

FROM

SAKURO INAYOSHI
Cheminus, B.C.

TO
NOBORU KAWAHARA
Cheminus, B.C.

DEED OF LAND

(CONVEYANCE)

DESCRIPTION

Lots Thirty nine (39) and
Forty (40)
Range Five (5)
Section Eighteen (18)
Cheminus District