

1644

Victoria B.C.

FILE No. 1644

1644

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 OKAMOTO, Shinkichi

HOME ADDRESS 3443 Whittier Ave., Victoria, B.C.

REGISTRATION NUMBER 09924 SEX: Male AGE 63

OCCUPATION: Labourer

(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: Private homes - several.

MARRIED? Yes

NAME OF WIFE OR HUSBAND? Mitsu

ADDRESS OF WIFE OR HUSBAND: 3443 Whittier Ave., Victoria, B.C.

NAMES OF ANY LIVING CHILDREN: Maser (M) Isami (M) Haruo (F) Tamoku (M)

Tsutomu (M) Michio (F) Susco Mary (F) Tomoko Irene (F)

ADDRESS OF CHILDREN: /B.C.
Michio in Vancouver, - rest at 3443 Whittier Ave.,
4499 Pender St., Victoria, B.C.
AGE OF CHILDREN: 32 yrs. 30 yrs. 28 yrs. 27 yrs. 24 yrs. 20 yrs. 20 yrs.
16 yrs. 14 yrs.

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

LOCATION AND DESCRIPTION: Map 344 - L. 6. 245 - 10-640.

Corp. Dist. Saanich - Royal Oak, B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 1 1/2 story - frame - 6 room
store shed, garage attached to house.

3. INSURANCE (Give particulars; state where policies are) Fire Ins. Policy No. F-71225 -
The Wawanesa Mutual Insurance - 1207 Douglas St. Victoria, B.C.
Policy in own possession.

4. TAXES (Amount and where payable) \$22.00 payable Saanich Mun. Royal Oak, B.C.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)
not paid for 1941, and 1940.

None

6. OCCUPANCY AND LEASES (If vacant so state) George Alexander going to rent.

lower part of house only. (3436 Whittier Ave Victoria)

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Registry Office City of Victoria,
B.C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: - -
2. LANDLORD'S NAME AND ADDRESS: - -
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:

Contents of 6 room house at 3443 Whittier Ave., Victoria, B.C.

including piano, Electric Singer Sewing Machine, Orthophonic Victrola,

1 range and heater, few garden tools, garden hose, etc. Carpenter
tools.

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

None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None

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1644
INFORMATION FROM R.C.M.P.

DATE Sep. 25/43

Our File No. 1644

Full Name OKAMOTO, Shinkichi
(Surname in Block Letters)

Registration No. 09924

✓
Male - Female
(Check)

Age Aug. 6, 1880

Former Address 3443 Whittier Ave., Victoria, B. C.

Date Evacuated June 14/42

✓
Naturalized - Canadian-Born - National
(Check)

Present Address c/o Mr. Kullberg, Taber, Alta.

Mar 30-1944 - Box 545, Taber, Alta.

✓
Married - Single
(Check)

nee
Name of Wife (TAKIMOTO) Misa #09925

Name of Husband -

Name of Mother OKAMOTO, Hichi (Dec'd) Name of Father Kinzo (Dec'd)

Names of Children under 18 Okamoto, Sueco (F) Nov. 25/25

Okamoto, Tomico (F) Jan. 6, 1930

Requested by G. M.

Registered with Custodian
(Yes or No)

Additional Information Labourer. Owns house & property

REAL PROPERTY SUMMARY

Catalogue No. 878.

File No. 1644.

Name: Shinkichi OKAMOTO.

Reg. No. 09924.

Address: 3443 Whittier Avenue, Saanich, B. C.

Legal Description: Lot 6 of Section 7, Victoria District, Plan 344.

Classification: 6-room, frame, Dwelling, attached wood shed and double garage.

Registered in the name of: SHINKICHI OKAMOTO.

State of Title (No. 38810-I): Clear, except for: "Subject to the conditions, exceptions and reservations contained in the Conveyance from the Hudson's Bay Company."

Sold to: GEORGE CLARENCE ALEXANDER for \$900.00 (Cash).

As at: January 19th, 1945.

Title (No. 150030-I) delivered to new Registered Owner on: April 14th, 1945.

Net proceeds (\$843.58) released to credit of Shinkichi OKAMOTO on: March 22nd, 1945.

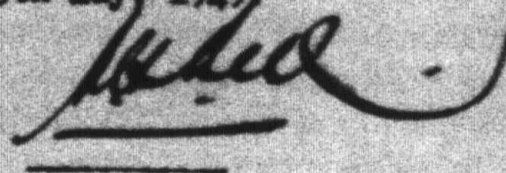
Chattels: Not involved.

Insurance: Transferred to Purchaser.

Administration: This property consisted of a 6-room semi-bungalow on a fenced city lot (60' x 120') on Whittier Street, Victoria. It was rented @ \$10.00 per month from date of owner's evacuation to and through date of sale to the same tenant, who became the purchaser.

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

5th May, 1949



RGB/P.

REG.
NO.

07924

NAME

OKAMOTO, Shinkichi

FILE
NO.

1644

COMPANY

POLICY NO.

AMOUNT

EXPIRATION

MONTH

DAY

YEAR

PROPERTY

Hawinsaw Mutual Ins.Co. C37855

\$1,500.00

June

17

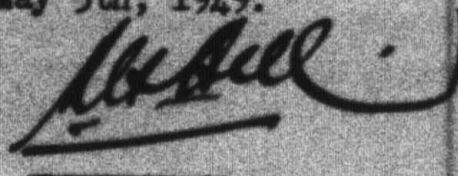
1945

3443 on E. side of Whittier Ave
Wash. of Sennich, B. C.*Policy transferred to J. J. Owens 3/13/45*

TRANSFERRED TO PURCHASER.

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

May 5th, 1949.



RGB/P.

GENERAL SUMMARY

File 1644.

Shinkichi OKAMOTO

Reg. No. 09924

This 63-year old Labourer, a Naturalized-Canadian, from Victoria, B. C., signed a Custodian "JP" form on the 28th March, 1942. He was evacuated on June 14th, 1942.

His wife, Misu, File 859, signed a Custodian "JP" form on the 31st March, 1942. She was evacuated on June 14th, 1942.

The following is a summary of the contents of this file as disclosed by a review made today.

Real Property: See Real Property Summary, dated May 5th, 1949, for particulars of Saanich property (Cat. 878) sold (January 19th, 1945) for \$900.00, Cash. Net proceeds (\$843.58) released to credit of this account March 22nd, 1945.

Chattels: See Chattels Schedule for particulars of chattels disclosed in this file.

Specified Articles: None.

Bills Receivable: None.

Bonds, Shares, etc.: None.

Bank Accounts: None.

Life Insurance: None.

Liabilities: See Liabilities Summary for particulars of only debt (\$137.95) recorded, which was paid by this office.

Funds: None in Custodian hands.

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

5th May, 1949.



RGB/P.

LIABILITIES SUMMARY

File 1644.

Shinkichi OKAMOTO

Reg. No. 09924.

(1) \$137.95 Craig's Grocery. Statement and letter (Dec. 7/42).
Acknowledged (Jan. 19/43) by Debtor. Paid by
this office as follows:

\$ 60.00 paid Oct. 5/43
30.00 paid Apr. 4/44
30.00 paid Oct. 3/44
17.95 paid Apr. 4/45

\$137.95

There are no other claims recorded in this file.

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

5th May, 1949.

[Signature]

MB/P.

14th April 1942.

G. W. McPherson, Esq.,
Authorized Deputy of the Secretary of State,
and/or Custodian,
506 Royal Bank Building,
VANCOUVER, B.C.

Dear Sir:-

Re: Shinkichi Okamoto. Registration No. 09924.
File No. 58

In accordance with your request I have investigated the following property as recorded on the above man's registration form dated the 28th March 1942.

Real Property:

Land and 1½ storey frame house, six rooms and storeshed; garage attached to house.

Personal Property:

Contents of six room house at 3443 Whittier Ave., Victoria, B.C. including piano, electric Singer Sewing Machine, Orthophonic Victrola, 1 range and heater, few garden tools, garden hose etc. carpenter tools.

In connection therewith I have to report as follows:-

1. Location:

3443 Whittier Avenue, Corporation District of Saenich, Royal Oak, B.C. Legal Description, Lot 6 of section 7, Victoria District, Plan 344.

2. Ownership:

This property is registered in the name of Shinkichi Okamoto and is free of encumbrances. Certificate of Indefeasible Title # 38810-1 on file at L.R.O., Victoria, B.C.

3. Building:-

This is a six room one and a half storey frame house with small lean-tos, an attached wood shed and double garage (15' x 26'). The property has a frontage of 60' on Whittier St., and a depth of 120'. There is a small, but well cared for, rock and flower garden in front of the house. There are seven fruit trees (4 apple, 1 cherry, 1 peach and 1 plum) in rear and the ground upon which these are has been prepared for planting. The

3. Building continued:

dwelling (26' x 42') contains the following rooms on the first floor:-

1 Bedroom	12' x 18'
1 Bedroom	8' x 16'
Dining room	12' x 12'
Kitchen	8' x 15'
Combined greenhouse and store room 14' x 9'	

The front door leads into a hall from which admission is gained into the house proper.

The upstairs consists, as already stated, of a half storey containing two bedrooms (10' x 12' and 14' x 16') one of which is painted, the other not.

There is a small basement covering about half the area of the house. It is in process of construction with about one-quarter of the surface cemented.

The roof is being re-shingled and about one-half is already completed. If time permits the owner intends to repaint the house. If evacuation does not allow of this he has made arrangements for the prospective tenant to do so.

The fences enclosing this property are partly built of wood and partly of wire. The front fence i.e. the one on Whittier Street, is the only one belonging to the owner. It is of wood and unpainted.

The house is supplied with running water and electricity and has an inside toilet. There are no hot water facilities. There is no furnace, the dwelling being heated by means of the kitchen stove and a small stove in the dining room.

Detached and back of the house is a shed (26' x 10') originally built as a chicken house but now used as a work shop. The house and shed were built in 1907 and the estimated sale value is \$1500.00.

4. Inventory:

I have prepared the following inventory of the contents of the house and of the garden and other tools, etc. The amounts shown are estimated realizable values:

4. Inventory continued:

Piano (upright H-Bord of Paris)	-	\$ 60.00
and stool	-	175.00
Singer electric Sewing Machine	-	10.00
2 Dressers	-	8.00
2 Piano Lamps	-	15.00
1 Buffet	-	8.00
6 Framed pictures	-	5.00
Set (10 Vols) Colliers Encyclopedia	-	

The above will be left on the first floor and will be cared for by the incoming tenant.

The following will be stored in the attic:-

1 Card Table	-	3.00
1 Gramophone (Victrola)	-	15.00
1 Dresser	-	1.00
6 Beds (4 double with mattresses one of which is in poor condition)	-	25.00
3 Book cases	-	2.00
10 Kitchen chairs	-	
1 rocking chair	-	5.00
1 Box containing kitchen utensils	-	25.00
1 Box of chinaware including knives, forks and spoons	-	25.00
Kitchen range 4 hole (Marouart 1899) in poor condition	-	5.00
1 Small stove (Charles Fawcett of Sackville, N.B.)	-	10.00
2 Tennis rackets and presses	-	10.00
4 Pairs ice skates and boots	-	12.00

To be placed in store house:-

1 Broad Axe	}	
1 Felling Saw 7'		
1 Rip Saw		
1 Screw jack		15.00
1 Shovel	}	
1 Rake		
1 Large furnace shovel		
1 Spading fork		
1 Mattock		5.00
2 Pipe dies ($\frac{1}{2}$ " & $\frac{3}{4}$ ")	}	
1 Pipe vise		
1 Pipe cutter		
2 Wrenches (Stillson)		10.00
		<u>\$446.00</u>

Carpenter tools not listed will be taken by owner on evacuation.

5. Insurance:

Fire insurance is carried as follows:-

House	-	\$ 1000.00
Furniture	-	400.00
Store shed	-	100.00
Total	-	<u>\$ 1500.00</u>

5. Insurance continued:-

The Wawanesa Mutual Insurance Company of Wawanesa, Manitoba, carries this policy which is numbered F 71225 and expires the 17th June 1942. This will be renewed from rentals received.

6. Liabilities:-

The taxes on this property due to the Corporation of the District of Saanich are \$22.00 per annum. These have not been paid since 1939; but it is the desire of the owner that the arrears be met out of rentals received. There are no other outstanding accounts.

7. Recommendations:- I recommend:-

(1) that this property be rented partially furnished to Mr. George Alexander of 3436 Whittier St., Victoria, B.C., for the sum of \$10.00 per month.

(2) that the request of the owner to pay insurance renewal and meet outstanding taxes from rentals be acceded to.

The owner is still in occupation of the premises.

Yours faithfully,

H. G. Hinton

HGH:VMS

Ref. 878.

SUMMARY OF REAL PROPERTY OR INTEREST THEREIN:

OWNED BY Shinkichi OKAMOTO REG. NO. 09924.

(1) Nature of Interest:

(a) Owner: Certificate of Title or unregistered Deed held by L.R.O., Victoria ("JP").

(b) Part owner (joint or in common)

Co-owners

(c) Holder of the right to purchase --- Equity \$ ---

Vendor

(d) Holder as Mortgagee --- Equity \$ ---

Mortgagor

(2) Cert. of Title No. 38210-I In the name of Shinkichi OKAMOTO.(3) Property address 3443 Whittier Avenue, Saanich. Mun. Corp. of Dist. of Saanich.(4) Legal description Lot 6 of Section 7, Victoria District, Plan 344.L.R.O. Victoria.(5) Vested in the Custodian 50326. Certificate of Encumbrance Nov. 20, 1942.(6) If Agricultural Lands: Type of Farm ---

Acreage

Crops

S.S.B. No.

(7) ASSESSED VALUE: LAND \$ 255.00. IMPROVEMENTS \$ 640.00.(8) Appraised value if any: Land \$ --- Improvements \$ ---(9) Taxes: Current \$ 22.56 (1944) Paid. Arrears \$ ---(10) Water or other rates: Current \$ --- Arrears \$ ---(11) Encumbrance: --- Dated --- Amount \$ --- Matures ---Payments: Prin. \$ --- Due --- Bal. owing \$ ---Int. rate --- Due --- Total owing \$ --- (R.2.)(12) Judgments or other charges Subject to the conditions, exceptions and reservations contained in the Conveyance from the Hudson's Bay Company.(13) Leased or rented to R. G. Alexander Amount \$ 10.00 per month.All or part partly furnished Chattels included ---Terms month-to-month(1 1/2 storey 6-room Frame House) Total owing \$ ---(14) Insurance: Agent H. G. Hinton Company Wawanesa Mutual Ins. Co.Pol. No. 037855. Amount \$ 1500.00 Premium \$ 12.00 Exp. date 17/6/1945.(15) If liquidated: Amt. realized \$ --- Cash \$ --- Outstanding \$ ---(16) Agent H. G. Hinton, Victoria, B. C.Dated this 19th day of December, A.D. 1943.

Rec'd. by Accounting Dept.

Compiled by:

A.D. 1943.

H.G.

P.O. Box 545,
Taber, Alta.,
March 18, 1944.

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

EVACUATION SECTION	
Rec'd	MAR 20 1944
File No.	1644
Ans.	20/3
Referred	<i>Green</i>

Dear Sir:

We received a letter from Mrs. Alexander telling us of your intentions to remove all our goods and effects from our former residence at 3443 Whittier Ave., on March twenty-second and put them in Central Storage.

We would like to know what your reasons are for taking such steps as it undoubtedly means extra expense for storage. Is it possible that you are intending to dispose of them by sale?

Mrs. Alexander wishes to buy the piano and I am willing to sell it for thirty-five dollars (\$35.00). She wanted to buy the sewing machine also but we do not want to sell it. Please ship the sewing machine out to us.

Please let me know what is still owing Mr. Craig and other expense if any. #77-75

I would like to hear from you at your earliest convenience as there may be other things I would like to have sent.

Yours truly,

Shinkichi Okamoto

Shinkichi Okamoto

File No. 1644

Reg. No. 09924

GEORGE A. TOUCHE & Co.
CHARTERED ACCOUNTANTS

DONOVAN M. TOUCHE E. JAMES BENNETT
 JOHN PANTON GEORGE L. G. TOUCHE
 FRANK P. TURVILLE J. HAYDN YOUNG
 HAROLD G. HESTON

EDWARD S. READ

CABLE ADDRESS ALL OFFICES "RETECO"
 CODE: BENTLEY'S A.B.C. WESTERN UNION

ENGLAND, LONDON AND BIRMINGHAM.

CANADA, MONTREAL, TORONTO, WINNIPEG, REGINA, CALGARY,
 EDMONTON, VANCOUVER, VICTORIA.

U. S. A., NEW YORK, CHICAGO, CLEVELAND, DETROIT, ST. LOUIS,
 MINNEAPOLIS, LOS ANGELES.

BANK OF TORONTO BUILDING.

VICTORIA, B.C.

18th March 1944.

EVACUATION SECTION	
Rec'd	MAR 21 1944
File No.	G/185/1
Ans.	21/3
Referred	Green

H. F. Green, Esq.,
 Protection Department,
 Office of the Custodian,
 506 Royal Bank Building,
 Vancouver, B. C.

Your File G/185/1

Dear Sir:

re S. Okamoto- Registration No. 09924 *151644*
 File No. 58

With reference to my letter to you of the 14th instant, I beg to inform you that the tenant of the premises at 3443 Whittier Avenue, Mr. George Alexander, informs me that he has written to Okamoto with a view to buying the articles enumerated below from the latter. These items form part of the inventory taken of the personal possessions of this Japanese and are stored on the premises.

	Estimated Value
1 Piano (Upright, H. Bord of Paris) and Stool	\$ 60.00
2 Pipe Dies ($\frac{1}{2}$ " and $\frac{3}{4}$ "))
1 Pipe Vise)
1 Pipe Cutter)
2 Wrenches (Stillson)) 10.00

Should Okamoto agree to the offer made may I be informed whether this transaction meets with your approval.

Mr. Alexander also asks that he be permitted to retain in his possession an outboard motor and certain fishing tackle as security against a loan made by him to Okamoto. Please see attached letter from this Japanese who is desirous of this being done.

H. F. Green, Esq. - 2.

18th March 1944.

Pending receipt of your decision regarding the above, I am postponing the removal of the personal possessions of this Japanese to Central Storage in order to avoid unnecessary transport charges.

Yours faithfully,

H. F. Green

EWP:MHK
Enc. 1.

March 4th 1943.

COPY

Mr. & Mrs. George Alexander,
3443 Whittier Ave.,
Saanich, B. C.

Please hold my fishing tackle, outboard motor and other personal property and if I am unable to pay back the money I owe you, within six months after the end of this war, you may sell same to recover aforesaid sum owing.

"Macer Okamoto"

R. R. # 1,

Essex, Ont.

1644

March 22nd, 1944

Mr. H. G. Hinton,
The Bank of Toronto Bldg.,
Victoria, B. C.

Dear Sir:-

Re: Shinkichi OKAMOTO

Thank you for yours of March 18th. We have just heard from this Japanese that he is willing to sell his piano to Mrs. Alexander for \$35.00. As this disposes of the piano without the expense of moving to auction and is in accordance with his wishes, we will raise no objection and the sale may be consummated. If more convenient, you may hold it up until we have heard about the other items.

This Japanese will also require some things shipped to him and we have told him to apply in the usual manner.

It is in order for Mr. Alexander to hold the son's (Macer's) fishing tackle, outboard motor, etc., as security for his loan.

Under the circumstances, we agree that you should postpone the removal of this Japanese' possessions until the above-mentioned matters have been completed.

Yours truly,

H. F. Green
Protection Department

HFG:IF

BRITISH COLUMBIA SECURITY COMMISSION

CUSTODIAN RELEASE FORM

RECEPTION SECTION	
Rec'd	APR 12 1944
G-165-B	
No.	
Ans.	
Referred	

Address:

*P.O. Box 545**Taken. Recd.*

Date:

Mar. 30, 1944

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

I, *Shinichi Kamato*, Police Registration No. _____

hereby request you to release to me the under-noted articles stored at

in possession of _____

and I release you from any claim whatsoever with respect to such
articles, and ship same through the B.C. Security Commission.

Description of articles wanted:

*Electric Singer sewing machine, silverware (knives,
forks, etc.) 2 ^{Knives} tennis rackets, balls and pusses,
for C.C. H. plates, red stamp albums and photographic
books, three boxes "Pat" games, all cook books,
and chromium plated smoker set.*

Original Address:

3443 Whittier Ave.

Date Evacuated to Present Address:

June 16, 1944

Total number in Family:

*5 (in Japan)*CHARGES:

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

Deposit received: *5.00*

Approved:

BRITISH COLUMBIA SECURITY COMMISSION

Per: _____

Shinichi Kamato
(Claimant Signs Here)

Rec'd	DEC 4 1944
File No.	1644
Ans.	
Retired	

Cordova Bay
Via Victoria B.C.
1st, December, 1944.

Reference File No 1644

Dept. of the Secretary of State
Office of the Custodian
Japanese Evacuation Section

Dear Sir:

Re: Catalogue No 878
3443 Whittier Avenue, Saanich
Lot 6, Sec. 7, Map 344

I received your letter of the 13th of November, instructing me how I might proceed in the purchase of the above property.

I have inspected the property and find it suitable for my needs.

Therefore, I have approached Messrs. Hagar & Swayne Ltd., of Victoria, as you advised, and showed them your letter. I told them I wished to buy the property and would offer the sum of \$ 900.00. They advised me to leave with them a cheque for \$ 90.00. which they would forward to you immediately. I left the cheque as requested, the understanding being that I shall pay the balance immediately upon your request.

I trust you may consider my offer worthy of acceptance.

In the event that you have received any other offer on this property, I would, if you deem it necessary, raise my offer to \$ 925.00.

Thanking you for your courtesy, and hoping to hear from you at your early convenience, either directly or through Messrs. Hagar & Swayne Ltd.

Yours truly,

Harry Beveridge

Harry Beveridge.

Hagar & Swayne, Ltd.

INSURANCE AND REAL ESTATE
NOTARY PUBLIC

TELEPHONE: GARDEN 4121-2-3

CENTRAL BUILDING

VICTORIA, B. C.

December 2, 1944.

Rec'd	DEC 5 1944
File No.	1644
Ans.	
Referred	

The Custodian,
506 Royal Bank Bldg.,
675 West Hastings St.,
Vancouver, B.C.

Dear Sir:

Re Catalogue No. 878,
3443 Whittier Ave., Seaside.

On behalf of Mr. Harry Beveridge, we
beg to tender his certified cheque for \$90.00 being
10% of the full cash price, viz \$900, for the purchase
of this property, and if this price is accepted, the
balance will be paid immediately.

Awaiting your favored reply, we are,

Yours very truly,

HAGAR & SWAYNE LTD.,

Per:

Frank S Ball

Real Estate Dept.

FSB:AW

Enc.

3957 Albert Street,
Vancouver, B. C.

December 6th, 1944.

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

Dear Sirs:

I hereby make an offer of \$900.00 (Nine hundred Dollars) on the property known as 3443 Whittier Avenue (your Catalogue No. 878—Lot 6 of Section 7, Victoria District, Plan 344).

If my offer is acceptable I am prepared to pay cash as required.

Yours truly,

M. Schlappé

Mike Schlappé.

3427 Whittier ave.

Dec. 7th 1944.

Dept. of Sec. of state
Office of the Custodian

Mr. R. G. Bell
Administration Dept.

Dear Sir,

Lot 878

EX-100-10000
1644
Referred

Referring to your letter of Nov. 14.

Re: Shinkichi Okamoto - Reg. 09924.

House no. 3443 Whittier ave. Victoria.

I am enclosing herewith an offer of \$900.⁰⁰
for Lot 6. house, ^{stable &} some lumber in the old stable
which I understand belonged to Shinkichi
Okamoto, as the upstairs in this house is not
finished, this lumber could be used to finish
same.

Also find enclosed cheque for \$90.⁰⁰ which is
10% of purchase price, balance will be cash
on acceptance of offer.

Yours truly

J. Chiko.

I want title for Martha Chiko.

Dept. of Secretary of State
Office of the Custodian
Japanese Evacuation Section.

Offer for house no. 3443, Whittier Ave
(Lot 6. of Section 7, Victoria District
Plan 344) Re. Shinkichi Okamoto
Reg. 09924. which is listed under no. 878
in your catalogue of Properties.

I am offering \$900.⁰⁰ for the property.

\$90.⁰⁰ cheque herewith enclosed balance

Cash upon acceptance of offer.

Taxes to be paid up to date, & rent transferred
to us

Yours truly

Martha Chiko.

Your file no. 1644

Cot. no 878

Mr. R. G. Bell

Administration Dept.

1644.
Cat. No. 878.

December 8th, 1944.

Messrs. Hagar & Swyno, Ltd.,
Central Building,
Victoria, B. C.

Dear Sirs:

Re: Shinkichi OKAMOTO - Reg. No. 09924.

We confirm our conversation over the telephone and note that you held an offer of \$900.00 Cash from Mr. R. G. Alexander, the tenant of this property (Lot 6 of Section 7, Victoria District, Plan 344--3443 Whittier Avenue).

This offer is in line with the appraised value and is being recommended for acceptance, subject to Mr. Alexander paying not less than 50% now and the balance on receipt of Ottawa's reply.

As you know we have other offers on this property but in conformity with our policy, other things being equal we are giving the tenant's offer preference.

Please forward Mr. Alexander's payment as soon as received.

Yours very truly,

R. G. Bell,
Administration Department.

RGB/P.

*In reply to
phone call. 14/12
Mr. Bell stated
\$450 remitted
yesterday.*
B.

NAME OKAMOTO, Shinkichi

REGISTRATION NO. 07924

FILE NO. 1644

The following chattels were sold by public
 auction at Victoria, B. C. on December 18, 1944.

- Baster	\$ 4.00
- Chairs, shelves etc.	5.00
- Lot kitchenware	5.00
- Lot glassware etc.	3.50
- Gramophone and records	8.00
- Lot beds	1.00
- Electric toaster	2.50
- Lot garden tools	2.00
- Dresser	7.50
- Chest drawers, clothing etc.	6.50
- Chiffonier	9.00

Total		\$ 54.00
Less Expenses:	(Auctioneer's Fee \$ 5.40	
	(Advertising 0.61	
	(Movings 5.74	\$ 11.75
Net Proceeds Credited:		\$ 42.25

Members of Custodian Staff Present.

Extracted from Auctioneering List No. Victoria 1.

Remarks.

Date...December 19th, 1944.

REAL PROPERTY MEMORANDUM

File No. 1644.

Name.....Shinkichi OKAMOTO.....Registration No. 09924.

Re: Catalogue No. 878.

Address: 3443 Whittier Avenue, Nanich.

Legal Description: 6/7/344.
(Dwelling)

TITLE AND ENCUMBRANCES.

✓ A. Certificate of Title No. 38810-I Whereabouts: L.R.O., Victoria ("JP").

✓ Registered owner: Shinkichi OKAMOTO Reg. No. 09924

✓ Property: Lot 6 of Section 7, Victoria District, Plan 344.

Subject to the conditions, exceptions and reservations contained in the Conveyance from the Hudson's Bay Company.

✓ B. Charges.
Registered: None.

✓ Vesting: D.F. 50326.

✓ Unregistered: No evidence of any.

✓ Taxes: \$22.86 (1944) Paid. Certificate on file.

✓ Water: Tenant.

✓ Insurance: \$1500.00 expiring 17/6/1945.

✓ Assessed Value: Land: \$255.00. Improvements: \$640.00.

✓ Valuation by Appraiser: \$900.00.

✓ Amount of Bid: \$900.00.

✓ Approved by Advisory Committee: 19/12/1944.

✓ Paid as shown in attached letter: \$900 paid in full.

Name of transferee as attached letter: Alexander,
George C. and Helen, 3443 Whittier Ave., Victoria, B.C.

ADMINISTRATION.

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

George Alexander, month-to-month, @ \$10.00 per month.

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

Chattels: Particulars of those stored on the premises.

1 Dining room Sideboard and 1 Piano Lamp (to be removed and auctioned).

Named Agent: Hagar & Swayne Ltd., Victoria, B. C.


R. G. BELL.

1644

December 20th, 1944.

Mr. G. O. Gumpston,
Bank of Toronto Bldg.,
Victoria, B. C.

Dear Sir:-

Re: Shinkichi OKAMOTO

Confirming our conversation this morning with Colonel Pope, we suggest that the dining room side-board and the piano lamp left in the care of Mr. Alexander, be moved and included in one of Messrs. Maynards' regular auctions. This is on the assumption that they were not gifts to Mr. Alexander who, if he claims this to be the case, should secure a letter from the owner to this effect.

The outboard motor and fishing tackle should, we think, be left with Mr. Alexander as they were security for some money owing by the son, Macer. We think the Custodian need not concern himself any further with this transaction which may be left as between Mr. Alexander and the evacuee.

Yours truly,

H. F. Green
Protection Department

HFG:IF

January 30th, 1945

REAL PROPERTY MEMORANDUM

FILE NO: 1644
NAME: Shinkichi OKAMOTO
CATALOGUE NO: 878
RE: 3443 Whittier Avenue, Saanich
Dwelling

CERTIFICATE OF ENCUMBRANCE:

Description of Property: Lot 6 of Section 7, Victoria
District, Plan 344

Encumbrances: Nil

Taxes: 1944 taxes of \$22.86 paid.

Vested: No. 50326

VALUATION BY APPRAISER: \$900.00

AMOUNT OF BID: \$900.00

APPROVED BY ADVISORY COMMITTEE: December 19th, 1944

AMOUNT RECEIVED BY CUSTODIAN: \$900.00

NAME OF PURCHASER: George Clarence Alexander

K. W. WRIGHT

KWW/JF
Attach.

January 9, 1945.

Messrs. Hagar & Swayne, Ltd.,
Central Building,
Victoria, B. C.

Dear Sirs:

Re: Catalogue No. 678
3443 Whittier Ave.
677/344.

Your letter of December 13th enclosing cheque for \$450.00 and offer to purchase the above property for the sum of \$900.00 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, \$450.00.

We note that you wish this property to be registered in the names of George C. Alexander and Helen E. Alexander as Joint Tenants. Kindly let us have their second names in full, occupations, and whether or not they are British Subjects.

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

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

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

Kindly take note that the Certificate of Encumbrance discloses the following charge; namely "subject to the conditions, exceptions and reservations contained in the Conveyance from the Hudson's Bay Company", particulars of which you may obtain by searching the property in the Victoria Land Registry Office.

Yours truly,

F. G. Shears,
Director.

File No. 1644.
Catalogue No. 878.

January 29th, 1945.

MEMORANDUM

TO: Mr. K.W. Wright

FROM: Mr. Ian Macpherson

Shinkichi OKAMOTO - Reg. No. 09924
Lot 6 of Sec. 7, Victoria District,
Plan 344. Certificate of Vesting
No. 50326.

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

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

Certificate of Indefeasible Title No. 38810-I is in the Land Registry Office, Victoria, B. C.

Ian Macpherson

IMM
Atch.

NAME OKAMOTO, Shinkichi

REGISTRATION NO. 09924

FILE NO. 1644

The following chattels were sold by public
auction at Victoria, B.C. on February 9, 1945

Filed 27/12/45

Electric lamp
Buffet

\$ 3.75
8.50

Total

(Auctioneer's Fee

12.25

Less Expenses:

(Advertising: \$1.50

4.00

(Moving: 2.50

Net Proceeds Credited:

8.25

Members of Custodian Staff Present.

Extracted from Auctioneering List No. Victoria 2.

Remarks. This auction was made up of small lots included in Maynard's regular auctions held during 1945.

Catalogue No. 878
File No. 1644
3443 Whittier Ave., Sanrich
6/7/44

March 14, 1945.

GEORGE CLARENCE ALEXANDER
(purchaser)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at January 19, 1945)

	DEBIT	CREDIT
Purchase price	\$900.00	
Cheques received		\$900.00
Seller's proportion of 1945 taxes - 18/365 x \$22.70		1.12
Registration fees on deed - \$900.00	5.80	
Insurance premium - 13.6% x \$8.80	1.20	
Balance owing by purchaser		5.88
	<u>\$907.00</u>	<u>\$907.00</u>

BALANCE OWING BY PURCHASER 85.88

Catalogue No. 878
File No. 1644
3443 Whittier Avenue,
6/7/344/Saanich
Certificate of Title No. 150030

Control of property covered by Certificate of Title No. 150030 is by me hereby acknowledged and I agree that all adjustments and incidents connected with the sale to me of this property have been settled.

Receipt is also acknowledged of The Wawanesa Mutual Insurance Company, Policy No. G37855 which has been assigned to me.

Dated at Victoria B. C., this 27th day of March 1945.

Signed G. C. Alexander

Return to the Custodian

Catalogue No. 578
File No. 1644

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

Dear Sirs:-

Re: 3443 Whittier Ave., Saanich

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.

Everything has been removed

Yours faithfully,

A. C. Alexander
A. C. Alexander Signed

Return to the Custodian

STATEMENT RE SALE OF:

Name: OKAMOTO, Shinkichi

Catalogue No: 878

File No: 1644

Street Address: 3443 Whither, Seaside, B.C.

Reg. No. 09924.

Legal Description: 6/7/344.

Date of Sale and Adjustments January 19, 1945.

Sale Price \$ 900.00

Real Estate Agents Commission \$ 45.00

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

Encumbrances:

~~Mortgage~~~~Mortgage~~~~Mortgage of Bank~~~~Other charges~~

Adjustments:

Fire Insurance 1.20

Taxes to Jan. 18/45 1.12

~~Value~~

57.62 \$ 901.20

Net Proceeds credited to your account
as of January 19, 1945

843.58

Date:.....April 16, 1945.....

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

1644.

June 9th, 1945.

Mr. Shinkichi OKAMOTO,
Registration No. 09924,
P. O. Box 545,
Taber, Alta.

Dear Sir:

Re: Finance.

We are in receipt of your letter of the 4th instant requesting the remittance of the balance of your account.

We note that you are self-supporting and have your family with you on a best farm in Alberta, and in compliance with your request we enclose our cheque in your favour for \$970.78, leaving no balance in your account, which may therefore be closed.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl.

P.S. Your file will be reviewed at a later date, when a report thereon will be sent you.