

1688

Victoria B.C.

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 INFORMATIONNAME: **KOYAMA, Kiyo** (Mrs. Shiro)HOME ADDRESS: **3084 Albina St., Victoria B.C.**REGISTRATION NUMBER **09928** SEX: **Female** AGE: **55**OCCUPATION: **Housewife**

(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: **—**MARRIED? **Yes**NAME ~~OF WIFE OR~~ HUSBAND: **Shiro** ¹⁵⁰⁷ *Yellowhead*ADDRESS ~~OF WIFE OR~~ HUSBAND: **3084 Albina St., Victoria, B.C.**NAMES OF ANY LIVING CHILDREN **None (F)**ADDRESS OF CHILDREN: **628 Cordova St., Vancouver, B.C.**AGE OF CHILDREN: **30** ^{11/2}**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION:

3084 Albina St., Victoria, B.C.2. BUILDINGS AND OTHER IMPROVEMENTS: **4 room bungalow - frame - full basement.**3. INSURANCE (Give particulars; state where policies are) **Policy # C 36492 -****Vanessa Mutual Insurance Co., Victoria, B.C. \$9. premium - paid to January 25/45. Held Safety Dep. Box - Hibben-Bone - 737 Bert St. Victoria, B.C.**4. TAXES (Amount and where payable) **\$18.65 - Seaside Mun. Royal Oak, B.C. 1941 - paid**5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) **None**

6. OCCUPANCY AND LEASES (If vacant so state)

**Rented
Leased to Kenneth Crawford Mitchell.****\$9.00 per month**

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Registry Office - 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 house including Hand Singer Sewing Machine - New Stove -
- Garden tools. Left in house for use of tenant

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

Cat also left for tenant

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY ---
- No

4. INSURANCE CARRIED ON ABOVE PROPERTY: None5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)

None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

\$50. Victory Bond in own possession8. BANK ACCOUNTS: Bank of Commerce, Govt. St., Victoria, B.C.
Acct. No. 7 \$ 120.9. LIFE INSURANCE: None10. INTEREST IN ANY ESTATES OR TRUSTS: NoneCopied. Fire Ins. Policy &
Receipt for title deed.11. SAFETY DEPOSIT BOX # 104 - Hibben Bone - 737 Fort St., Victoria, B.C.

LIABILITIES:

1. PERSONAL DEBTS: None2. TRADE DEBTS: None

REMARKS:

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 28 day of March 1942.Bracmura

Witness

(Signature)

Kiyu Kozuma

FOR DEPARTMENTAL USE

INFORMATION FROM R.O.M.P.

DATE Feb. 27, 1943.

Our File No. 1688.

Full Name Kyo (Mrs. Shiro) KOYAMA
(Surname in Block Letters)

Registration No. 09928 Male - Female ☒
(Check) Age Aug. 7, 1886.

Former Address 3084 Albina Street, Victoria, B. C.
Hastings Park, Vancouver, B. C.

Date Evacuated 3/6/1942. Naturalized - Canadian-Born - National
(Check)

2.1.47 = 1115 Anderson St., Montreal, P.Q.
Present Address Slogan, B. C.
16/8/46 1396 St. Antoine St. Montreal, Que.

Married - Single ☒
(Check)

Name of Wife

Name of Husband Shiro - #09929.

Name of Mother Nao (deceased)

Name of Father OGAWA, Mankichi (deceased).

Names of Children under 16

Requested by Filing Room. Registered with Custodian Yes.
(Yes or No)

Additional Information

✓

REAL PROPERTY SUMMARY

File No. 1688.

Cat. No. 899.

Name: Kiyo (Mrs. Shiro) KOYAMA.

Reg. No. 09928.

Address: 3084 Albina Street, Victoria, B. C.

Legal Description: Lot 5 in Block "B" of Section 12, VICTORIA DISTRICT, Plan 860.

Classification: 4-room Bungalow (full basement).

Registered in the name of: KIYO KOYAMA.

State of Title: Clear. (No. 85780-I).

Sold to: CHARLES VENESS and JENNET A. VENESS, Joint Tenants, for \$1200.00 Cash.

As at: August 21st, 1944.

Title (No. 147089-I) delivered to new Registered Owners on: February 7th, 1945.

Net proceeds (\$1,138.46) released to credit of Mrs. Kiyo KOYAMA on January 15th, 1945.

Completed statement to Evacuee sent on: February 19th, 1945.

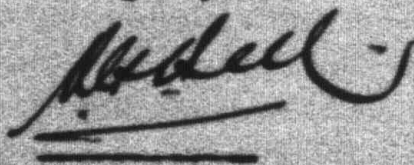
Chattels: Not involved.

Insurance: Transferred to Purchasers (Nov. 14/44).

Administration: This property consists of a 4-room Bungalow over 30 years old on a city lot situated on the corner of Albina Street and Maddock Avenue, a working class district in Victoria. It was rented, furnished, by the owner @ \$9.00 per month, the same tenant remaining in occupancy to and through date of sale.

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

15th August, 1946.



RGB/P.

REG. NO. 07928		NAME LOIAMA, Elye (Mrs. Shiro)			FILE NO. 1688 ✓	
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Lawrence Mutual Insurance Company	<i>Transferred to the Owner - 11/14/44</i> C36492	\$1,000.	Jan.	25	1945	3084 Albina St., Ham. of Hamish, B.C.

TRANSFERRED TO PURCHASER (NOV. 14/44).

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

9th August, 1946.

M. H. Bell

RGB/P.

LIABILITIES SUMMARY

File 1603.

Kiyo (Mrs. Shiro) KUYAMA

Reg. No. 04928.

SA-23 Sent to Prison. Extract (June 16/44). Against
"H. Kuyama". Denied by witnesses and Claimant advised
this office taking no further action (Sept. 11/44).

There are no other claims recorded in this file.

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

15th August, 1946.



MB/P.

✓

PERSONAL PROPERTY SUMMARY

File 1688.

Kiyo (Mrs. Shiro) KOYAMA.

Reg. No. 09928.

This 55-year old Naturalized-Canadian wife of Shiro KOYAMA, a Naturalized-Canadian Fisherman from Victoria, signed a Custodian "JP" declaration form on the 28th March, 1942. She was evacuated on the 3rd June, 1942.

Her husband, Shiro (File 1507) signed a Custodian "No Property" card on the 28th March, 1942. He was evacuated on the 2nd May, 1942.

Personal Property: Chattels Schedule (May 28/46) shows contents of house inventoried by Custodian Agent on Apr. 24/42 to have been more or less accounted for by (1) shipment to owner, (2) sale by auction, or (3) discarded as unsaleable.

Specified Articles: None.

Bills Receivable: None.

Bonds, Shares, etc.: A Victory Bond (\$50.00) declared by evacuee remained in her possession and did not come under Custodian administration.

Bank Accounts: A balance of \$120.00 with the Canadian Bank of Commerce, Victoria, was not disturbed by this office.

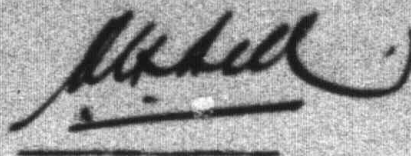
Life Insurance: None.

Funds: There is a balance of \$776.54 in this account at the present time.

There is no other personal property interest in this file.

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

14th December, 1946.



RGB/P.

May 28th, 1946. ✓

Reg. No. 09928

CHattel ScheduleJapanese declaration March 28, 1942.

Contents of house including Hand
Singer Sewing Machine - New Stove-
Garden Tools left in house for use
of tenant.

Custodian's agent, H.G. Hinton's
Inventory April 24/42 (continued)Basement: (continued)

- 1 axe
- 1 double-headed axe
- 1 large bucket
- 1 ordinary bucket

Outside on Basement Wall

- 1 wood ladder, 18'

Goods removed to auction: see letter
January 15, 1945 and Jan. 11/45

"number of boxes containing effects
in basement belonging to Japanese."
"The articles, having any sales
value were few in number; though
a considerable amount of worthless
things were found and were discarded
on that account."

Goods sold at auction Jan. 17/45

- 2 boxes of kitchen ware
- contents of box
- dish pan & contents
- electric toaster
- cutlery
- bowls, etc.
- electric iron ~~shaver~~ etc.
- glass-ware etc.
- dishes
- dishes
- bowls, etc.

Goods removed to auction per state-
ment Jan. 17/45

- boxes of kitchen ware
- contents of box
- dish pan and contents
- electric toaster
- cutlery
- bowls etc
- electric iron etc.
- glassware etc.
- dishes
- dishes
- bowls etc.

Custodian's agent, H.G. Hinton's Inventory
April 24th, 1942.Living Room:

- 1 round table
- 3 wood chairs
- 1 wood-burning "Empress" stove
- 1 druget carpet (much worn)
- 1 " mat (" ")
- 2 pr. cotton curtains (old)
- 2 window blinds
- 1 light point (2 lamps)

Kitchen:

- 1 square wood table
- 1 wood-burning "Alberni" cooking stove
- 1 clothes hanger for drying
- Oil cloth to fit floor
- 3 wood chairs
- 1 light point
- 1 pr. cotton curtains (old)
- 1 window blind

Bed-room (off kitchen)

- 1 wood double bed
- 1 spring mattress
- 1 mattress
- 1 bureau (2 drawers) table top
- 1 chest of drawers (3) with looking glass
- 1 Bissell's sweeper (old)
- 2 pr. lace curtains (old)
- 2 window blinds
- 2 wood chairs
- 2 light points

Bed-room (off hall)

- 1 ironing board
- 1 oil lamp
- 1 wood chair
- 1 pr cotton curtains (old)
- 1 blind
- 1 light point
- 1 single iron bed which is to be crated and
left in basement.

Basement:

- 1 long handle shovel
- 1 rake
- 1 hoe
- 2 garden trowels
- 1 cement trowel
- 1 hammer
- 1 rubber hose (50 ft) & nozzle

Goods shipped to Mrs. Shiro
KUYAMA, February 13, 1945

box of contents (unknown)

As most of the chattels were presumed
of no value, it must be taken that
all chattels, other than those shipped
and sold at auction, were taken care
of.

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

George Peters
George Peters
Administration Department

NAME KOYAMA, Kiyo (Mrs. Shiro)

REGISTRATION NO. 09926

FILE NO. 1686

The following chattels were sold by public
auction at Victoria, B.C. on January 17, 1945.

2.7/12/45

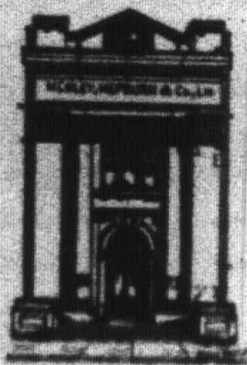
2 Boxes of kitchen ware	\$ 2.00
Contents of box	2.00
Dish pan & contents	2.00
Electric toaster	6.00
Cutlery	3.75
Bowls etc.	2.00
Electric iron etc.	1.75
Glassware etc.	2.00
Dishes	3.25
Dishes	0.75
Bowls etc.	1.50

Total		\$ 27.00
Less Expenses: (Auctioneer's Fee		
(Advertising: \$3.40		
(Moving: 2.50		5.90
Net Proceeds Credited:		\$ 21.10

Members of Custodian Staff Present.

Extracted from Auctioneering List No. Victoria 2.

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



HENLEY, HEPBURN & CO., LIMITED

STOCK BROKERS - BOND DEALERS

CABLE ADDRESS: "HEPHEN"

TELEPHONE EMPIRE 4117

727 FORT STREET
VICTORIA, B. C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
APR 23 1942

April 22nd, 1942.

Your File No. 1688

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

Dear Sirs:-

Re: Koyama, Kiyo

We beg to acknowledge receipt of your letter of the 21st instant, and note that we have been appointed agents for the real estate property at 3084 Albina Street. On the 22nd of April we rented this property to Mr. Kenneth Crawford Mitchell, at a rental of \$9.00 per month.

We also note that we have to make a return to you every three months, with a cheque in favour of G.W. McPherson, Deputy Custodian, for net revenue.

When Mr. Kiyo Koyama was in the office this morning I advised him that I would open a trust account for him and forward any money that happened to be standing to his credit, if he so desired. This does not seem possible now, as we have just received your letter in the mail. Kindly advise if this can be done or not, as I will have to write Mr. Koyama and inform him of your instructions.

Yours very truly,

HENLEY, HEPBURN & CO., LIMITED.


H.F. Hepburn

HPH:DT

25th April 1942.

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

Attention Mr. C. L. Drewry.

Dear Sir:

re: Mrs. (Shire) Kiyo Koyama. Registration No. 09928.
File No. 56.

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

Real Property:

One four-room bungalow situated on
Lot 5, Block "B", Sections 11 and 12, Victoria
District, Plan 860, 3084 Albina Street, Victoria, B.C.

Personal Property:

Contents of house, including hand
Singer sewing machine, new stove, and garden tools.

In connection therewith I have to report as follows:

1. Location:

No. 3084 Albina Street, Victoria, B. C., is situated at the corner of Albina Street and Maddock Avenue, faces the former street and is on the western side. The lot is on top of a rise in the ground and commands a fairly extensive view. A number of small houses have been built recently in the surrounding area. A working-class district.

2. Ownership:

This property is in the name of Kiyo Koyama and is free of encumbrances. Certificate of Title No. 85780-1.

3. Land and Building:

The house is a four-room bungalow. The lot has a frontage of 120 feet on Albina Street and 55 feet on Maddock Avenue.

The garden is clean, but the soil poor and incapable of raising good vegetable crops.

3. Land and Building: (continued)

There is a full basement, 8 feet high, with an earth floor. Foundations: except on the front side, where there is a stone rubble wall, the main upright timbers rest on concrete blocks.

The bungalow is of wood frame construction, walls of glinker laid planks, and shingle roof.

The building is approximately 25' x 25' and contains four rooms. Living-room opening off entrance hall on right and communicating with the kitchen at rear. On the left of the entrance hall is a bed-room. A second and larger bed-room leads off the kitchen. At the rear of the kitchen is the back door with built-in porch outside containing a sink. An outside staircase leads down from the porch to the ground level and basement.

The bungalow is at least thirty years old.

The outside condition of the building is poor.

The estimated value of the house is \$800.00 and the lot \$100.00.

4. Personal Property:

I have prepared an inventory of the contents of the house and of the garden tools, etcetera, as detailed on the Schedule appended hereto.

The amounts shown are estimated realizable values.

5. Insurance:

Wananesa Mutual Insurance Company (Victoria Agents Messrs. Fleming Gardner & Co.), Policy No. 36492, for \$1,000.00, covers the dwelling. This policy was issued 25th January 1942 and expires 25th January 1945. Premium of \$9.00 paid. The policy is said to be in a Safety Deposit Box with Henley, Hepburn & Co. Ltd., at 737 Fort Street, Victoria, B. C.

There is no insurance on furniture.

6. Liabilities:

The registration form discloses no liabilities.

The taxes for 1941, amounting to \$18.85, have been paid.

7. Recommendations:

The tenant, Kenneth C. Mitchell, is in occupancy from 22nd April 1942 and has paid the first month's rent of \$9.00 to Henley, Hepburn & Co. Ltd., 737 Fort Street, Victoria, B. C. The owner left all her household effects for the use of the tenant.

The house as it stands, with furniture included, could probably be let for slightly more than \$9.00, but as the arrangement outlined above is satisfactory to the owner, I recommend that it stand.

Yours faithfully,

H. Hinton

HGH:LMS

Enclosure:

MRS. (SHIRO) KIYO KOYAMA

LIST OF CONTENTS OF HOUSE AND GARDEN TOOLS, ETCETERA

	Estimated Realizable Value
<u>Living-room:</u>	
1 Round table	\$ 2.00
3 Wood chairs	.75
1 Wood-burning "Empress" stove	10.00
1 Drugget carpet (much worn)	-
1 Drugget mat (much worn)	-
2 pair Cotton curtains (old)	-
2 Window blinds	-
1 Light point (2 lamps)	-
<u>Kitchen:</u>	
1 Square wood table	1.50
1 Wood-burning "Alberni" cooking stove	30.00
1 Clothes hanger for drying	.30
Oilcloth to fit floor	5.00
3 Wood chairs	.75
1 Light point	-
1 pair Cotton curtains (old)	-
1 Window blind	-
<u>Bed-room: (off kitchen)</u>	
1 Wood double bed	10.00
1 Spring mattress	5.00
1 Mattress	5.00
1 Bureau (2 drawers) table top	.50
1 Chest of drawers (3) with looking glass	3.00
1 Bissell's sweeper (old)	-
2 pair Lace curtains (old)	-
2 Window blinds	-
2 Wood chairs	.50
2 Light points	-
<u>Bed-room: (off hall)</u>	
1 Ironing board	.25
1 Oil lamp	.50
1 Wood chair	.25
1 pair Cotton curtains (old)	-
1 Blind	-
1 Light point	-
1 Single iron bed which is to be erected and left in the basement	5.00
<u>Basement:</u>	
1 long-handle shovel	.25
1 Rake	.15
1 Hoe	.15
2 Garden trowels	.20
1 Cement trowel	.10
1 Hammer	.25
1 Rubber hose (50 ft.) and nozzle	1.00
1 Axe	.30
1 Double-headed axe	.75
1 large Bucket	.25
1 ordinary Bucket	.20
<u>Outside on Basement Wall:</u>	
1 Wood ladder, 18 feet	.50
	\$ 79.40

The Singer sewing machine was disposed of by the owner before the date of my taking the inventory.

1688

April 30th, 1942.

Messrs. Henley, Hepburn & Co. Limited,
737 Fort St.
Victoria, B.C.

Dear Sirs:-

re Koyama, Kivo (Mrs.)

In reply to the concluding paragraph of your letter of the 22nd instant, the Custodian prefers to hold revenue recovered from Japanese property, which will be remitted to the Japanese on request so long as no claims are registered against him.

Yours truly,

RFB:EB.

C.L. Drewry
Manager

1688

13th May, 1942.

Messrs. Henley, Hepburn & Co., Limited,
737 Port Street,
Victoria, B. C.

Dear Sirs:

Re: Kiyo Koyama

I have your letter of the 30th ultimo and assume
you have now received our letter of the same date. X

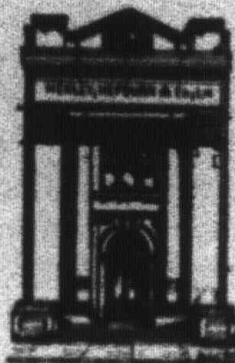
Since we wrote you on April 21st we have reconsid-
ered and now desire agents to report and remit monthly instead
of quarterly, and I would be obliged if you would do this
accordingly.

As stated in our letter of the 30th it will not be
possible for you to remit directly to Mr. Koyama but it is the
intention of the Custodian's office to remit periodically to
the Japanese from collections made on their behalf. We have to
be sure, however, that their outstanding obligations have been
taken care of before releasing monies to them. I expect you
have now written to Mr. Koyama and would appreciate hearing
from you shortly.

Yours truly,

R. P. Alexander
Assistant Manager

CLD:LF



HENLEY, HEPBURN & CO., LIMITED

STOCK BROKERS - BOND DEALERS

CABLE ADDRESS: "HEPHEN"

TELEPHONE EMPIRE 4117

737 FORT STREET

VICTORIA, B. C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

June 22nd, 1942.

RECEIVED
JUN 23 1942

Dept. of the Secretary of State,
Office of the Custodian,
Japanese Evacuee Section,
508 Royal Bank Building,
Vancouver, B.C.

Dear Sirs:

We received a post card from you about the asserting of a claim against a person of the Japanese race. We do not quite understand this but presume it may be in connection with the tax notice we sent you the other day.

We also note on the card that you state you assume no obligation to pay these or other claims. We would like to make it absolutely clear that these Japanese turned this business over to us before there were any regulations from the custodian and they informed us that they wanted us to pay the taxes out of the money received from the rent.

Since this business has started, you notified us that we must send the rents to you, so that stops us from carrying out their wishes, and the only way the taxes can be paid is by you paying them.

We would like to know what your intention is as we will have to notify our clients that we have no money with which to pay these taxes.

Yours very truly,

HENLEY, HEPBURN & CO., LIMITED.

H. F. Hepburn
H. F. Hepburn

HFE:DT

6th November, 1942

The Supervisor,
The British Columbia Security Commission,
Slokan, B. C.

Dear Sir:

Re: Mrs. Shiro (Kiyo) KOYAMA

Mrs. Koyama registered her affairs with us on the 26th March last.

On September 9th we received a communication from Messrs. Henley, Hepburn & Co., Ltd. of Victoria, B. C. as follows:-

"We are closing out our Safety Deposit Boxes and would like to know what to do with Kiyo Koyama's Box, as we have not got the keys, and also we would not know what to do with the contents if we had it. Probably you can get in touch with Mrs. Kiyo Koyama wherever she may be, and get the keys and authority from her to open the box."

On two occasions we have written to Mrs. Koyama at Slokan as follows:-

"We have been advised by Messrs. Henley, Hepburn & Co., Ltd. that they are closing out their safety deposit boxes and would like to know what to do with the contents of your own box.

We presume that you have the keys and if you would forward these to us, together with your instructions as to what you wish to have done with the contents, we will then get in touch with Messrs. Henley, Hepburn & Co., Ltd. and advise them of your wishes in regard to this matter."

No reply has been received and in order that our file may be up to date we shall be obliged if you will kindly contact Mrs. Koyama so that we may at least have an indication of her wishes in regard to this matter and be in a position to advise Messrs. Henley, Hepburn & Co., Ltd.

Yours truly,

F. G. Shears,
Manager.

FGS/PME

BRITISH COLUMBIA SECURITY COMMISSION
MARINE BUILDING
VANCOUVER, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
NOV 24 1942

Sloosan City, B. C.,
November 18, 1942.

Your file No. 1688

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

Gentlemen: Mr. F. G. Shears, please

Re: Mrs. Shiro Koyama

We have your letter of November 6th regarding the above woman, and have called her in and gone over the matter of the safety deposit box with her. She has deposited the keys of her safety deposit box with us and is willing that we should turn them over to you on the following conditions, namely,-

that you promise to send to us title deed, fire policy, a certificate of registration of the boat, and other papers contained in the box. When we receive a letter from you promising that you will send these papers we are authorized to hand the keys over to you. Mrs. Koyama is naturally very reluctant to hand over these keys without a definite promise on your part such as we are asking for. Kindly advise us by return.

Yours truly,
BRITISH COLUMBIA SECURITY COMMISSION

Supervisor Walter Hartley
(Walter Hartley)

ERA:HS

Shears

BRITISH COLUMBIA SECURITY COMMISSION

MARINE BUILDING

VANCOUVER, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
NOV 24 1942

Slocan City, B. C.,
November 18, 1942.

Your file No. 1688

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

Gentlemen:

Mr. F.O. Shears, please

Re: Mrs. Shiro Koyama

When Mrs. Koyama was in to see us today regarding the keys of her safety deposit box, she brought to our attention the fact that she has a house in Victoria, rented to Mr. K. G. Mitchell, in which the tenant is keeping fifteen boxes of books for her. Mrs. Koyama wishes to have the custodian take charge of these books and collect the rent and send it on to her at Slocan City. We understand from Mrs. Koyama that the tenant has not paid any rent on this house from April up to date. Will you kindly give this your attention.

Yours very truly,
BRITISH COLUMBIA SECURITY COMMISSION

Supervisor

Walter Hartley
(Walter Hartley)

ERA:HS

This Indenture.

made in duplicate the **Twenty-fifth** day of **November** in the year of our Lord one thousand nine hundred and **forty-two**.

In Pursuance of the "Short Form of Leases Act"

Between **KIYO NOYAMA**, of **3084 Albina Street**, in the Municipality of **Saanich**, Province of **BRITISH COLUMBIA**.

hereinafter called the "Lessor" of the FIRST PART; and

Kenneth C. MITCHELL, hereinafter called the "Lessee" of the SECOND PART;
3084 Albina Street, MUNICIPALITY OF SAANICH,
PROVINCE OF BRITISH COLUMBIA.

WITNESSETH, that in consideration of the rents, covenants and conditions hereinafter respectively reserved and contained, the Lessor doth demise and lease unto the Lessee **ALL AND SINGULAR**

Lot Number Five (5), Section Number Eleven Hundred and Twelve (1112), as shown upon a map or plan deposited in the Land Registry Office, at the CITY of VICTORIA, PROVINCE of BRITISH COLUMBIA, and numbered Eight Hundred and Sixty (860), the premises being known as 3084 Albina Street.

From the **Thirty-first** day of **December**
one thousand nine hundred and **forty-two**.

for the term of **twelve (12) months** next ensuing
YIELDING AND PAYING therefor to the Lessor **annually**
the clear rental or sum of **One Hundred and Eight (\$108.)** dollars of lawful
money of Canada, payable on the following days and times, that is to say:

**In monthly installments in advance of Nine Dollars (\$9.00)
each, payable on the first day of each and every month
during the said term, the first of such installments to
be paid on or before the first day of January, A.D. 1943.....**

AND the Lessee COVENANTS with the Lessor to pay rent, and to pay ~~taxes~~ electric light, gas and telephone charges; and to repair (reasonable wear and tear, and damage by fire and tempest excepted).

AND that the Lessor may enter and view state of repair; **AND** that the Lessee will repair according to notice (reasonable wear and tear, and damage by fire and tempest excepted).

AND will not assign or sub-let without leave; **AND** will not carry on any business that shall be deemed a nuisance on the said premises;

AND that he will leave the premises in good repair (reasonable wear and tear, and damage by fire and tempest excepted).

AND ALSO that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the Lessee or if the Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent shall take the benefit of any Act that may be in force for bankrupt or insolvent debtors, **THE** then current rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

AND it is hereby declared and agreed that in case the premises hereby demised or any part thereof shall at any time during the term granted be burned down, or damaged by fire, so as to render the same unfit for the purpose of the Lessee and then so often as the same shall happen the rent hereby reserved, or a proportionate part thereof, according to the nature and extent of the injury sustained and all remedies for recovering the same shall be suspended and abated until the said premises shall at the option of the Lessor have been rebuilt or made fit for the purpose of the Lessee

AND ALSO that if the Lessee shall hold over and the Lessor shall accept rent after the expiration of the said term, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month;

AND ALSO that any additional covenants, conditions or agreements set forth in writing and attached hereto whether at the commencement of the said term or at any subsequent time and signed or initialled by the parties hereto shall be read and construed together with and as part of this lease, provided always that when the same shall be at variance with any printed clause in this lease, such additional covenants, conditions and agreements shall be deemed to supersede such printed clause;

PROVISO for re-entry by the Lessor on non-payment of Rent, whether lawfully demanded or not; or on non-performance of Covenants; or seizure or forfeiture of the said term for any of the causes aforesaid.

THE LESSOR COVENANTS with the LESSEE for quiet enjoyment.

Wherever the singular or the masculine are used in this document, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the heirs, executors, administrators, successors and assigns of the respective parties hereto, where the context or the parties so require.

Permission to draw up this Lease was given in a letter dated the Tenth of July, 1942, from George A. Touche and Company, Bank of Toronto Building, Victoria, B.C. (Representatives of the Custodian of Japanese Property) and submitted to the Deputy Custodian of Enemy Alien Property, 806 Royal Bank Building, Vancouver, B.C., for approval and signature of the owner.

IN WITNESS WHEREOF, the said parties have hereunto set their Hands and Seals.

SIGNED, SEALED AND DELIVERED

in the Presence of

R. Enomoto
Popoff, Slocan, B.C.
Interpreter.

H. C. Mitchell
Witness
757 Ford St
Victoria B.C.

Kiyo Koyama

H. C. Mitchell

Dated November 25th 1942

KIYO KOYAMA

-- TO --

KENNETH C. MITCHELL

House Lease

Diggon-Hibben Ltd., Law Printers & Stationers,
Victoria, B.C.

1688

November 25, 1942

The B. C. Security Commission,
Sloosan City, B. C.

Dear Sirs:

Attention Mr. Walter Hartley

Re: KOYAMA, Kiyō (Mrs. Shiro)

We are in receipt of your letter of November 18 in connection with the keys to Mrs. Koyama's safety deposit box. If she will turn the keys over to us, we will forward them to Messrs. Henley, Hepburn & Company Ltd., have the contents opened in the presence of a witness, a list made of all articles found in the box and these will be sent to Mrs. Koyama.

We are writing Messrs. Henley, Hepburn & Company in connection with the 15 boxes of books and will advise Mrs. Koyama upon receipt of their reply.

We might state that we have been collecting a rental of \$9.00 per month regularly, less the 5% commission charged by Messrs. Henley, Hepburn & Co.; and at the present time have \$44.55 to her credit and are sending her our cheque for \$35.00.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

Milson

BRITISH COLUMBIA SECURITY COMMISSION
MARINE BUILDING
VANCOUVER, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
DEC 5 1942

Slocan City, B. C.,
December 2, 1942.

Dept. of the Sec'y. of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
Hastings & Granville Sts.,
Vancouver, B. C.

Reference File #1688

Dear Sirs: Attention Mr. G. D. Milson

Your letter of November 25th to hand with reference to KOYAMA, Kiyo (Mrs. Shiro). We are forwarding to you, by registered mail, the keys to Mrs. Koyama's safety deposit box, as this is the agreement that she made with us. We trust that Messrs. Henley, Hepburn & Company will forward the contents of the safety deposit box as agreed in the letter.

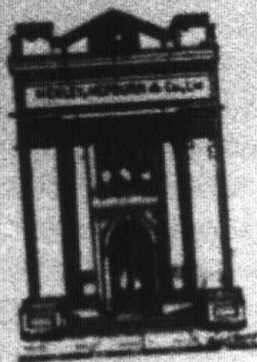
Yours very truly,

BRITISH COLUMBIA SECURITY COMMISSION

SUPERVISOR

Walter Hartley
(WALTER HARTLEY)

WH*VK
Encl.



HENLEY, HEPBURN & CO., LIMITED

STOCK BROKERS - BOND DEALERS

HEAD OFFICE: "HEPHEM"

TELEPHONE EMPIRE 4117

727 FINE STREET
VICTORIA, B. C.

December 8th, 1942.

File No. 1688

OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION
RECEIVED
DEC 9 1942

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

Dear Sirs:

Re: KOYAMA, Kiyo (Mrs. Shiro)

We beg to acknowledge receipt of your letter of December 7th, enclosing two keys for Safety Deposit Box No. 104, and as per your instructions we opened this box on December 8th at 11:30 A.M., in the presence of H.F. Hepburn and Miss D. Trevett, and the contents, a list of which is enclosed herewith, were mailed to Mrs. Kiyo Koyama at Slokan, B.C., in a sealed and registered envelope, as per your instructions.

Mr. Mitchell, the tenant of the house, told us that the boxes of books were in the basement and he is perfectly willing to let them stay there.

We presume this will be alright and the best thing that one can do, as the cost of shipping or storage of books is very high, and we would suggest leaving them where they are. That is all we know about this.

Yours very truly,

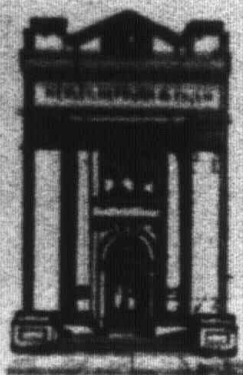
HENLEY, HEPBURN & CO. LIMITED.

H.F. Hepburn
H.F. Hepburn

HFH:DT

**List of Contents of Box 104, in the vault of
Henley, Hepburn & Co. Limited, taken out in
the name of Mrs. Lydia Kiyo Koyama:**

- 1. Henley, Hepburn & Co. Ltd. Receipt No. 977,
for \$1.00, made out to Mrs. Koyama and
covering Box. No. 104.**
- 2. Empty envelope No. 85780 for Indefeasible
Certificate of Title, in the name of Kiyo
Koyama.**
- 3. Envelope containing numerous papers from
the Consolidated Cod Fishmen's Association,
Vancouver, B.C.**
- 4. Envelope containing numerous papers from
the Wawanesa Mutual Life Insurance Company,
Victoria, B.C.**



HENLEY, HEPBURN & CO., LIMITED

STOCK BROKERS - BOND DEALERS

CABLE ADDRESS: "HEPHEN"

TELEPHONE EMPIRE 4

737 FORT STREET
VICTORIA, B. C.

January 13th, 1943.

File No. 1688

EVACUATION SECTION	
Rec'd	JAN 14 1943
File No.	1688
Ann.	for
Referred	Mulvan

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

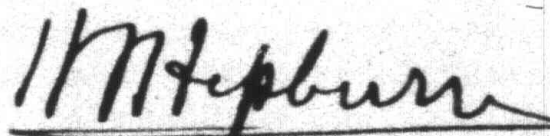
Dear Sir:

Re: Mrs. Kiyo Koyama

Referring to a letter dated the 10th of July,
1942, from George A. Touche & Co., as instructed by
them we are enclosing herewith Lease for your approval,
to be signed by Mrs. Koyama; and we would be obliged
if you would forward this on to her for the necessary
signature and return to us as soon as possible.

Yours very truly,

HENLEY, HEPBURN & CO. LIMITED.


H.F. Hepburn

HPH:DT

1688

March 10, 1943.

Messrs. Henley, Hepburn & Co. Ltd.,
737 Fort Street,
Victoria, B. C.

Dear Sirs:

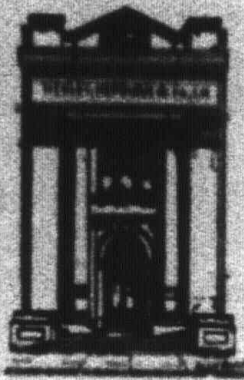
Re: Kivo (Mrs. Shiro) KOYAMA:

The Lease Agreement enclosed with your letter
of the 13th January has now been completed by Mrs.
KOYAMA and we return original herewith, retaining
duplicate on above file.

Yours truly,

R. G. Bell.
Administration Department.

RGB/CD
Encl.
REGISTERED



HENLEY, HEPBURN & CO., LIMITED

STOCK BROKERS - BOND DEALERS

CABLE ADDRESS: "HEPHEN"

TELEPHONE: EMPIRE 4117

737 FORT STREET

VICTORIA, B. C.

October 16th, 1943.

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

EVACUATION SECTION	
Rec'd	OCT 19 1943
File No.	1688
By	RHB
Referred	Bill

Dear Sirs:

The house occupied by Mr. K. C. Mitchell, namely 3084 Albino Street, and being under your supervision, has to have plumbing and septic connections renewed, and these apparently have to be done at once under direction of the Sanitary Inspector of Saanich.

We have been unable so far to get a quotation for these repairs, and before entering into any instructions we would like to know what authority we have to have before we can go ahead with this.

We would like to point out that when this place was rented, it was rented at the absurd amount of \$9.00 per month, which is altogether out of line with the other rentals, as this house is partly furnished, and we thought that if this is going to cost quite a lot of money, this rent should be raised.

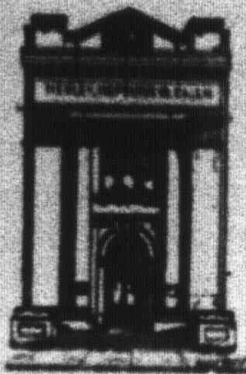
Yours very truly,

HENLEY, HEPBURN & CO., LIMITED.


H. F. Hepburn.

HFH/MC

21/10: 63.60



HENLEY, HEPBURN & CO., LIMITED

STOCK BROKERS - BOND DEALERS

CABLE ADDRESS: "HEPHEN"

TELEPHONE: EMPIRE 4117

737 FORT STREET
VICTORIA, B. C.

November 17th, 1943,

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

EVACUATION SECTION	
Rec'd	NOV 19 1943
File No.	1688
Ans.	
Referred	Bell

Dear Sirs:-

Re: Kiyo Koyama

We have received a letter from the Sanitary Inspector of Saanich, also two estimates sent in by him from plumbers who will do the necessary work as follows:

R. Wootten \$47.50

J. A. Malcan 64.50

We would like to know if you can give us authority to go ahead with this work, also can you give us a guarantee that payment will be made by you, as we have no money for this account.

Yours very truly,

HENLEY, HEPBURN & CO., LIMITED.

H. F. Hepburn

H. F. Hepburn.

HFB/MC

22/11 : \$72.15

1688.

November 25th, 1943.

Messrs. Henley, Hepburn & Co., Ltd.,
737 Fort Street,
Victoria, B. C.

Dear Sirs:

Re: Kiyo (Mrs. Shiro) KOYAMA - Reg. 09928.

We are in receipt of your letter of the 17th instant and note that the Sanitary Inspector has sent in to you two plumbers' estimates.

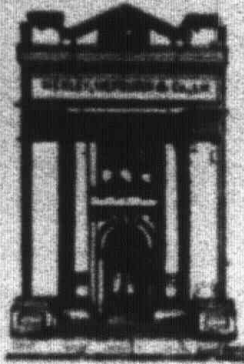
You do not explain the wide difference between the two (\$47.50 and \$64.50) but if the cheaper will do the work to the satisfaction of the Sanitary Inspector that is the logical tender to accept.

Please have the work done, and passed before payment. We have sufficient funds in this account with which to meet this expense and will reimburse you.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.



HENLEY, HEPBURN & CO., LIMITED

STOCK BROKERS - BOND DEALERS

CABLE ADDRESS: "HENHEN"

TELEPHONE: EMPIRE 4117

737 FORT STREET

VICTORIA, B. C.

EVACUATION SECTION

Rec'd DEC 30 1943

File No. 1088

Ans.

Referred

December 30th, 1943.

Dept. of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sirs:

File #1688 Re: Mrs. Kiyo KOYAMA - Reg. No. 09928

We are enclosing herewith receipt for \$45.00
for the amount of the Maycock Plumbing contract.

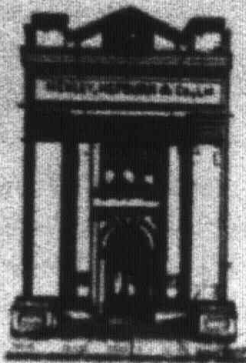
As soon as we receive receipt from him we
will forward one to you. We were wondering owing to
the big expense and absurdly low rental if you would
not have this rental raised as it should be in the
neighbourhood of \$20.00 to \$25.00 per month.

We are enclosing assessment notice from
the District of Saanich.

Yours very truly,

M. Hepburn
HENLEY, HEPBURN & CO. LTD.

HPH/PM



HENLEY, HEPBURN & CO., LIMITED

STOCK BROKERS - BOND DEALERS

CABLE ADDRESS: "HEPHEN"

TELEPHONE: ENRIWE 4117

737 FORT STREET

VICTORIA, B. C.

EVACUATION SECTION	
Rec'd	JAN 21 1944
File No.	1688
Referred	Bell

January 19th, 1944.

Dept. of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sirs: Re: File #1688, Mrs. Kiyo Koyama - Reg. No. 09928

We have a client who might consider by Mrs.
Kiyo Koyama's house at 3084 Albina St.

We would like to know what the situation is
as regarding sale of these properties, also if you
would get in touch with Mrs. Koyo Koyama and find out
if she would like to sell or not and the price and
particulars.

Yours very truly,

M. Hepburn

HENLEY, HEPBURN & CO. LTD.

HFB/PM

Victoria, B.C.

February 2nd, 1944.

I, the undersigned, agree to purchase the Japanese Property, namely
Mrs. Kipp Koyama's house at 3084 Albina St. As mentioned in our
letter to you dated January 19th, 1944, for the sum of One Thousand
Dollars (\$1000.) cash.

Signed

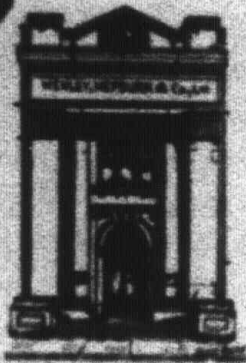
C. Kerner

Witness

M. Kipp

Legal Description: Sect. 11-12 Map 860 Block B Lot 5

EVACUATION SECTION	
Rec'd	FEB 3 1944
File No.	1658
Ans.	
Referred	Bell



HENLEY, HEPBURN & CO., LIMITED

STOCK BROKERS - BOND DEALERS

CABLE ADDRESS: "HEPHEN"

TELEPHONE: EMPIRE 4117

737 FORT STREET
VICTORIA, B. C.

February 2nd, 1944.

EVACUATION SECTION

Rec'd FEB 3 1944

File No. _____

Ans. _____

Referred _____

Deputy Custodian of Enemy,
Alien Property,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir: Re Mrs. Kiyo Koyama File No. 1688

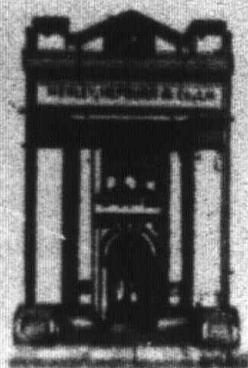
Referring to our letter of January 19th,
we now have an offer of \$1000. (One Thousand
Dollars) cash for this property, as per enclosed
offer duly signed and witnessed.

Mr. Shears as you know is in Victoria
in connection with the Japanese properties and
I asked him if this sale could be put through
in the ordinary way as it was started before
they informed us at the meeting that these prop-
erties were all going to be sold. He did not
commit himself but thought there might be a
reasonable opportunity for this to be completed
before the new arrangement starts and informed
the writer that he would go in to the matter
on his return to Vancouver.

Yours very truly,

M. Hepburn
HENLEY, HEPBURN & CO. LTD.

HFH/PM



HENLEY, HEPBURN & CO., LIMITED

STOCK BROKERS - BOND DEALERS

CABLE ADDRESS: "HEPHEN"

TELEPHONE: EMPIRE 4117

737 FORT STREET
VICTORIA, B. C.

EVACUATION SECTION

Rec'd FEB 5 1944

File No.

Ans.

Referred

Out to Bell

February 4th, 1944.

Dept. of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
Vancouver, B.C.

Attention Mr. Shears

Re: File #1688 Mrs. Kiyo Koyama - Reg. No. 09928

Dear Sir:

In your letter of February 2nd in the third paragraph you state that in the meantime, we propose limiting sales to cases where Japanese owners express the wish to sell at prices offered them. As this sale was started before you visited Victoria regarding calling for public tenders, we would like to know if we cannot proceed along the lines as mentioned in your letter. That is to get in touch with the Japanese owner and find out if he is willing to sell at a \$1000.00 cash (One Thousand Dollars) and put this through in the ordinary way.

As this would save an enormous amount of time and trouble. Also the tenant informed the writer that he would be leaving in a month so that six months notice to vacate would not be necessary.

As a matter of fact this is quite a good offer as there is no bathroom in the house. Kindly advise by return mail and oblige.

Yours very truly,

W. Hepburn
HENLEY, HEPBURN & CO. LTD.

HFH/PM

P. R. Brown & Sons Limited

Real Estate, Financial and Insurance Agents

LOANS EFFECTED - ESTATES MANAGED
BUSINESS OPPORTUNITIES

AGENTS:
BRITISH AMERICA ASSURANCE CO.
ROYAL INSURANCE COMPANY, LIMITED
OF LIVERPOOL, ENGLAND
INSURANCE CO. OF NORTH AMERICA
THE BRITISH LAW INSURANCE CO. LTD.
UNITED BRITISH INSURANCE CO. LTD.

CABLE ADDRESS: "BIRCHWOOD"
WESTERN UNION CODE (UNIVERSAL EDITION)

BANKERS:
BANK OF MONTREAL

Victoria, B.C.

May 22nd 1944.

File 1688

899
899

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

Attention of Mr. F. G. Shears.

re: Lot 5, Block "B", Section 12, Vict. Dist. Plan 860

Dear Sirs:

As requested in your favour of the 15th ultimo, we have now had an opportunity of inspecting the above mentioned premises which are known as 3084 Albina Street and have pleasure in reporting as follows.

This parcel has a frontage of 120' on Albina Street by an approximate depth of 53'.

The land is assessed at \$130.00 and the improvements at \$900.00 while the taxes for the year just past amounted to \$21.95.

This is a one storey frame cottage of four rooms, full sized basement with earthen floor, concrete foundations, shingle roof. The toilet is in the basement, there is no bath nor hot water; generally speaking, the property is in a very run-down condition and badly in need of repairs.

It is our considered opinion that the property at the present time is worth \$1200.00.

Yours very truly,

P. R. BROWN & SONS LIMITED,

Per *[Signature]*

EFB/M

Approved by assisting appraiser
Van der Vliet, Cabeldue & May Ltd.

Per *W. Blankinship*

1688

8th February, 1944.

Messrs. Henley, Hepburn & Co., Ltd.,
737 Fort Street,
Victoria, B.C.

Dear Sirs:

Re: Mrs. Kiyo KOYAMA.

I am in receipt of your letter of the 4th instant.

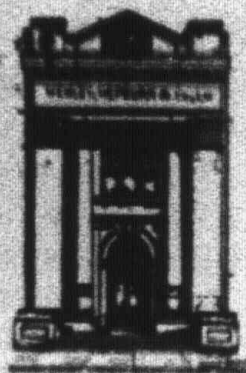
It may be some little while before our catalogue of Vancouver Island properties is published and tenders called for. In the meantime if any sale is agreed upon at the expressed wish of the owner, prior to the publication of our catalogue, it will be satisfactory for the sale to be proceeded with and the documents sent to the Japanese for signature.

You will therefore kindly advise us in due course if you receive any definite instructions in regard to this matter from Mrs. Koyama.

Yours truly,

F. G. Shears,
Director.

FCS/PMB



HENLEY, HEPBURN & CO., LIMITED

STOCK BROKERS - BOND DEALERS

CABLE ADDRESS: "HEPHEN"

TELEPHONE: EMPIRE 4117

737 FORT STREET
VICTORIA, B. C.

March 30th, 1944

The Custodian,
506 Royal Bank Building,
676 West Hastings St.,
VANCOUVER, B. C.

Dear Sir:

Re: 3084 Albina Street, Custodian File No. 1688.

OK We are herewith submitting our tender for the following property, together with certified cheque for One Hundred (\$100.00) Dollars, being one-tenth of the purchase price as per our tender:

Cat. No.	Address	Lot	Blk	D.L.	Map or plan	Custodian File No.
899	3084 Albina St., Victoria, B.C.	5	B	12	860	1688

The amount submitted as tender for this property is One Thousand (\$1,000.00) Dollars, cash. This offer is submitted on behalf of C. Veness, 3060 Albina Street.

Trusting that this offer may be given consideration,

Yours very truly,

HENLEY, HEPBURN & CO. LTD.,

H. F. Hepburn
(H. F. HEPBURN)

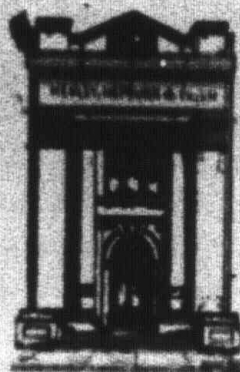
HPH/MW

Ass. 1030-
Drove 1200

Review

28/6/44
CR

899



HENLEY, HEPBURN & CO., LIMITED

STOCK BROKERS - BOND DEALERS

CABLE ADDRESS: "HEPHEN"

TELEPHONE: EMPIRE 4317

737 FORT STREET
VICTORIA, B. C.

EVACUATION SECTION	
Rec'd	JUN 21 1944
File No.	1688
Ans.	
Referred	<i>Beu</i>

Cal. 899

June 19th, 1944

Custodian,
Japanese Evacuation Section,
Royal Bank Bldg.,
VANCOUVER, B. C.

Dear Sirs:

Re: No. 1688 - Kiyo Kiyama

We understand that the opening of the tenders for the different Japanese properties in Victoria was done on the 15th of June. We should like to know if Mr. Veness's tender put through by us for One Thousand (\$1,000) Dollars cash has been accepted or not.

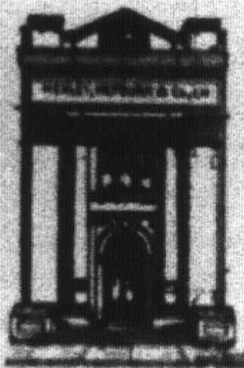
Yours very truly,
HENLEY, HEPBURN & CO. LTD.,

H. F. Hepburn,

H. F. Hepburn.

per M.W.

HPH/MW



HENLEY, HEPBURN & CO., LIMITED

STOCK BROKERS - BOND DEALERS

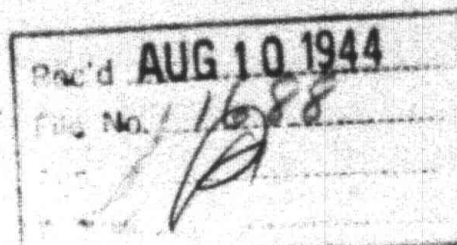
CABLE ADDRESS: "HEPHEN"

TELEPHONE: EMPIRE 4117

737 FORT STREET
VICTORIA, B. C.

899

August 9th, 1944



Custodian of Enemy Property,
506 Royal Bank Building,
Hastings Street West,
VANCOUVER, B. C.

Property - 3084 Albina Street,
Victoria, B.C.

Dear Sir:

Re: File No. 1688 - Kiyo Kayama

In your letter of June 28th you advised us that you were unable to accept the offer which we made for our Client, Mr. Veness for One Thousand Dollars for the above mentioned property, and that the property had been appraised for a sum of not less than Twelve Hundred Dollars. On July 4th we wrote to you, advising that our Client had authorized us to raise his bid to Twelve Hundred Dollars.

To date we have not received a reply, and as he is quite anxious and comes into the office continually for information, we shall be obliged if you will let us know if this offer has been accepted.

Yours very truly,
HENLEY, HEPBURN & CO. LTD.,

H. F. Hepburn
H. F. Hepburn

*See acceptance
letter Aug 17/44
HFB/MW*

1683

August 12, 1944.

Messrs. Henley, Hapburn & Co. Ltd.,
737 Fort Street,
Victoria, B. C.

Dear Sirs:

Re: Catalogue No. 899
3084 Albina Street
5/B/12/360

Your letter of July 4th, enclosing cheque for \$20.00 and revised offer to purchase the above property for the sum of \$1,200.00 has been received and considered. We already have your cheque for \$100.00 which brings the deposit up to \$120.00.

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, \$1,080.00.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the purchaser 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.

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

We wish to call your attention to the charge for reservation of minerals, etc., in favour of the Hudson's Bay Company. The purchase of the above property is subject to this charge.

Yours truly,

F. G. Shears,
Director.

GP:EB

August 23, 1944

Messrs. Menley, Hapburn & Co. Ltd.,
737 Fort Street,
Victoria, B.C.

Dear Sirs:

Re: Catalogue No. 899
3084 Albina Street,
5/8/12/860

This property, the rents for which you are collecting, is the subject of an expected sale the effective date of which should be August 21, 1944.

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

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

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

Yours truly,

George Peters,
ADMINISTRATION DEPARTMENT

GP:lm

Rec'd SEP 11 1944
 File No. 1688
 Ams. Bell
 Referred

3060 Allina St
 Victoria B.C.
 Sep 29th

899.

J. J. Shear
 Office of the Comptroller
 506 Royal Bank Bldg
 Vancouver

Dear Sir

I bought a house on 3024
 Allina St. belonging to the Japanese and I paid 1200
 in cash for it and I have never heard a word of it
 since can you tell me what is the truth I wanted a
 house to live in this winter and Mr. Hopburn the agent
 hasn't gave them notice yet to get out, yet, he keeps on
 saying they can be got out quite easily but I don't know
 what can I do to get them to go out whenever I go
 over there to cut some scrub and she comes and starts
 telling me to get off the place as I don't own it yet
 can you help me out in this matter

Yours sincerely

C. Heness

Please answer & return

The place is going to
 and I want to fix it
 if I can get into it

M^r F. H. Shiers 899
Office of Custodian
506 Royal Bank Bldg
Vancouver

3060 Allina St
Victoria BC
Sep 26th

Rec'd	SEP 27 1944
File No.	1688
Ans.	<input checked="" type="checkbox"/>
Replied	<input type="checkbox"/>

Dear Sir

I wrote you a while ago but I have
mislaid ^{your} the letter, I wrote to you about the Japs
home I bought off of you through Mr Hepburn the agent
here, and I can get nothing out of him only that the
papers have not been sent from Cathlamet yet, it puts
me so as I don't know what to do, I bought the place
thinking I would be into it long before winter;
now I am nowhere, The place as not improved any since
these tenants have been in it and Mr Hepburn hasn't
given them notice as he tells me the place isn't move
until the papers come through from Cathlamet. I am quite
willing to except the money I paid you back again
so as I can ^{look out} get another place to live in I have no
other money I paid all I had to you for the Japs home
and now I can't get into it until April or May
I would be very thankful to you if you would send
me back the money as I can't afford to pay rent
I am living in a shack which is boardmaned my wife
is staying with her son and they are crowded at being
I living in a small place and the wife makes to so you

see what I am up against I am 74 yrs old was in
the last War put 2 yrs in France but got through alright
3 yrs in the Army all told and now I have no home
only this ⁸1200 I have paid for the Japs house

Will you be so kind as to let me have my
money back there is a hold up somewhere
and why should I have to stand the brunt of it

Please do your best for me

and oblige

Yours sincerely

A. Dechen

Do you think the other letter I am enclosing
would help me any to get my money back if so
please send it I don't know who to send it to

Please answer this

7th Sept. 1944.

REAL PROPERTY MEMORANDUM

FILE NO: 1688

NAME: Kiyo KOYAMA

CATALOGUE NO: 899

RE: 3084 Albina Street, Victoria, B.C.
- Dwelling

CERTIFICATE OF ENCUMBRANCE:

Description of Property: Lot 5 in Block "B" of Section 12,
Victoria District, Plan 860.

Encumbrances: 48054-G. Reservations of minerals
etc., in favour of the Hudson's
Bay Company.

Taxes: \$21.95 (1943) paid. No arrears
or consolidated.

Vested: \$1027

VALUATION BY APPRAISER: \$1200.00

AMOUNT OF BID: \$1200.00

APPROVED BY ADVISORY COMMITTEE: August 2, 1944.

AMOUNT RECEIVED BY CUSTODIAN: \$1200.00

NAME OF PURCHASER: Charles Veness and Jennett A. Veness
- Joint Tenants.

K.W. WRIGHT

KWW/DG
Attachs

3060 Albina St

Victoria B.C.

Sept 26th

Dear Sir

I bought a Japanese house at 3084 Albina St, Victoria that was put up in June to the highest bidder and my bid was accepted providing I gave \$200 more for it.

Well then I paid ~~\$200~~ all the cash I had so as I could have a home this winter, but \$1200 dollars, now it is the middle of Sep and I am still out of a home after paying this money. I signed papers last month and the papers was sent to Ottawa to get fixed up what the hold up is, I don't know I am completely up against it I really have no home and can't afford to pay rent all the time I would ask you if you would let me have my money back as these people would not get out of the house until next March or April.

Sir Is there in any way I can get my money back so as I can have a home this winter I can't afford to pay the rent I am a returned man of the last War put 2 years in France but got through it alright but my wife and I are out of a home. Will you be so kind as to send my back my money so as I can make myself a home, I am 74 years old so do your best and you

I am sending this letter to [unclear] abridge

Someone so as they can address
this letter to you

Yours sincerely

Le Verrier

1688

September 30, 1944.

Messrs. Henley, Hepburn & Co. Ltd.,
737 Fort Street,
Victoria, B. C.

Dear Sirs:

Re: Catalogue No. 899
3084 Albina Street
5/B/12/860 - Victoria

We are enclosing herewith a copy of a letter we have received from one of the purchasers of the above property, Mr. C. Charles Vanness.

The executed deeds have been received from Ottawa and are ready for registration. They are being held up until we receive a reply from you with reference to the attached letter.

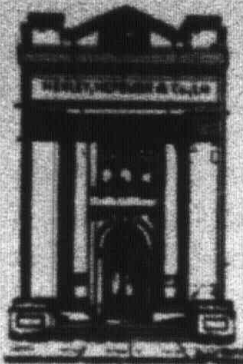
No doubt the purchasers were well aware that the tenancy of all property is subject to the regulations of the Wartime Prices & Trade Board and under ordinary circumstances they could not obtain possession until the end of April, 1945, unless arrangements could be made with the tenants themselves.

We think this deal has gone too far to be cancelled. We would like to have your comments.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.



HENLEY, HEPBURN & CO., LIMITED

STOCK BROKERS - BOND DEALERS

CABLE ADDRESS: "HEPHEN"

TELEPHONE: EMPIRE 5111

737 FORT STREET
VICTORIA, B. C.

NOTIFICATION SECTION	
NO. 1688	DATE OCT 4 1944
Am.	
Referred	Peters

October 3rd, 1944

your file

Office of Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
VANCOUVER, B. C.

Attention - Mr. George Peters,
Administration Department.

Dear Sirs:

Re: File No. 1688 - Kiyo Kiyama,
Cat. No. 899, 3084 Albina Street,
5/B/12/860 - Victoria, B.C.

In answer to your letter of September 30th, enclosing copy of letter from Mr. Veness, naturally the writer did not give the tenants notice, as the property was still in the hands of the Japanese Custodian. We also would like to mention that Mr. Veness has caused quite a little trouble to the tenant, inasmuch as he went over there, and started working on the place. The writer informed him that he had no right to go on the place at all, and that he must do as the tenant wished until he was the owner of the property.

We have been put to considerable trouble and time over this sale, especially with a man like Veness, who comes into the office two or three times a week to find out if anything has been heard from Ottawa, and we informed him that we had nothing to tell him, but as soon as we receive the Deed from Ottawa we shall advise him at once.

We consider that this sale has been completed, and that the money should not be refunded to him. It is possible that he has now seen a house that he likes better. Kindly advise us as soon as possible how the situation stands.

Yours very truly,
HENLEY, HEPBURN & CO. LTD.,

H. F. Hepburn
H. F. Hepburn.

1688

October 6, 1944.

Mr. Charles Veness,
3060 Albina Street,
Victoria, B. C.

Dear Sir:

Re: Catalogue No. 879
3064 Albina Street
5/10/2/860

We are in receipt of your letter of September 26th and
contents noted.

We regret very much that this sale has advanced too far
for cancellation as the deeds have already been signed at Ottawa and
are ready for registration. When title is received by us you will be
notified immediately.

Yours truly,

George Peters,
Administration Department.

GP:EB

1688

November 14th, 1944

Wawanesa Mutual Insurance Co.,
801 West Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Policy No. C. 36492

Will you please consent to the transfer
attached to the copy of the above numbered policy and
enclosed herewith.

When completed kindly return the copy
of the policy and transfer to this office.

Yours truly,

S.M. Gibson
Insurance Department

SMG:KT
-enc.

November 17th, 1944

To: Mr. Peters

From: Mr. Wilson

File No. 101

Reference No. 101

Attached please find Western Mutual
Insurance Company policy No. C, 26492 (Copy) which has
been assigned to CHARLES WILSON and JENNIE A. WILSON.

H. Wilson

WILSON
Encl.

GEORGE A. TOUCHE & Co.
CHARTERED ACCOUNTANTS

DONOVAN M. TOUCHE E. JAMES BENNETT
JOHN FARTON GEORGE L. G. TOUCHE
FRANK P. TURVILLE J. HAYDEN YOUNG
 HAROLD G. HINTON
 EDWARD S. HEAD

CABLE ADDRESS ALL OFFICES "TOUCHE"
CODES: BENTLEY'S A & 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.

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

21st December 1944.

RECEIPTION SECTION	
Rec'd	DEC 21 1944
File No.	1688
Ans.	
Referred	<i>[Signature]</i>

Out to you

Dear Sir:

Your File No. 1688

re Kiyo Koyama - 3084 Albina Street, Victoria, B.C.

With reference to your verbal instructions over the telephone to collect and bring the effects belonging to the above named Japanese from his late residence to Maynard and Son's auction rooms, please note that the purchasers of this property, Mr. and Mrs. Kenneth C. Mitchell will be absent from the City until after the New Year. Consequently action in this regard will have to be postponed for a few days.

Beyond the two stoves shown in the inventory it is not thought that the value of the remainder of the effects would justify the cost of removal. My representative will, however, personally assure himself on this point as soon as an opportunity presents itself and submit his report for your consideration. It is recommended that Mr. Mitchell be given the option of purchasing these stoves at a fair price as, it is understood, they are in use in the house.

Yours faithfully,

[Signature]

BWP:MHK

GEORGE A. TOUCHE & Co.
CHARTERED ACCOUNTANTS

DONOVAN M. TOUCHE R. JAMES BENNETT
JOHN PANTON GEORGE L. G. TOUCHE
FRANK P. TURVILLE J. HAYDEN YOUNG
HAROLD G. HINTON
EDWARD H. HARR

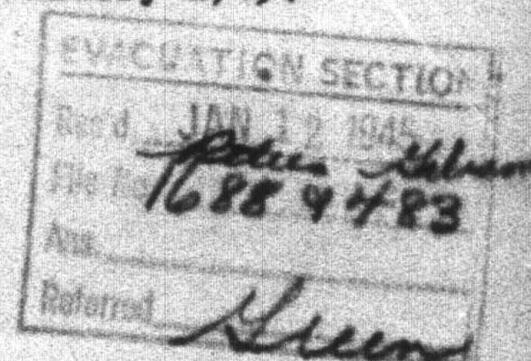
CABLE ADDRESS ALL OFFICES "TOUCHE"
SUPER-RENT-LEYS A B C WESTERN UNION

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.

11th January 1945.

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



Dear Sir:

Your Files Nos. 1688 and 483
re 3084 Albina Street and Kunizo Uyede

With reference to your letter of the 20th ultimo, I wish to report that my representative has visited the premises at 3084 Albina Street, with a view to inspecting the household effects belonging to Kiyo Koyama and which are listed in the inventory accompanying my original report.

I am informed that these articles are worn out and useless and therefore would have no sales value. The stoves, mentioned in the inventory, are likewise of no value and are so dilapidated that they cannot be used.

There are, however, a number of boxes containing effects in the basement belonging to this Japanese, which are of some value and are consequently being transferred to Maynard's Auction Rooms on the 12th instant. These boxes were apparently omitted in the inventory through some oversight.

I have just received information that there are four or five boxes and cartons of chattels at the Lewis Cartage Company belonging to Kunizo Uyede, Registration No. 09969. These were left in the custody of the company by Uyede at the time of his evacuation and were not declared in his "JP" form.

In calling for Koyama's effects, I shall take advantage of the occasion to collect the articles belonging to Uyede and also bring them to the Auction Rooms for disposal, pending your confirmation of my proposed action.

Yours faithfully,

ENP:MHK

216
No 483

Jan. 2nd, 1945.

Messrs. Henley, Hapburn & Co., Ltd.,
737 Fort Street,
Victoria, B.C.

Dear Sirs:

Re: Catalogue No. 899
3084 Albina Street,
5/8/12/860

We are in receipt of your letter of
December 28th with reference to the above property.

Commissions are paid to all agents
on receipt of Title and completion of adjustments.

Title for the above property has yet
to be received from Victoria and we expect to receive
this in a very short time.

Yours truly,

George Peters,
Administration Department.

GP:PR

STATEMENT OF SALE

VICTORIA, B. C. Jan. 17th. 1945. 194

M. CUSTODIAN 09928 - KIYO KOYAMA \$ 8

SOLD BY

1688

MAYNARD & SONS

AUCTIONEERS AND APPRAISERS

TELEPHONE G-5921

OFFICE AND SALES ROOM: 731-733 JOHNSON ST.

2 boxes of kitchen ware 2.00 Cont. of box 2.00

4 00

Dish pan and cont. 2.00 Elec. toaster 6.00 cutlery 3.75

11 75

Bowls etc. 2.00 Elec. iron etc. 1.75 Glassware etc. 2.00

5 75

Dishes 3.25 dishes .75 Bowls etc. 1.50

5 50

27 00

COMMISSION AND ADVERTISING-----

3 40

\$ 23 60

1622

January 15, 1945.

Messrs. Henley, Hepburn & Co. Ltd.,
737 Fort Street,
Victoria, B. C.

Dear Sirs:

Re: Catalogue No. 899
3084 Albina Street
5/B 12/360

Title to the above described property has now been received in the names of Charles Veness and Jennet A. Veness, 3060 Albina Street, Saanich, B. C., and is ready for delivery. Relevant insurance policy which has been assigned to the new owners of this property is also ready for delivery.

Adjustments as of August 21st, 1944, as shown on the enclosed sheet, have been calculated and a balance of \$9.32 appears to the credit of the purchasers.

Please have Mr. & Mrs. Veness sign the attached control receipt and chattel release and return to us, upon receipt of which a cheque for the above amount, the Certificate of Title and the insurance policy will be sent by registered mail to Mr. & Mrs. Veness or to any person designated by them.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

cc to Mr. & Mrs. Charles Veness

Catalogue No. 599
File No. 1688
1084 Albina Street, Victoria
1/9 12/360

January 13, 1945.

CHARLES VENESE AND JENNET A. VENESE
(purchasers)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at August 21, 1944)

	DEBIT	CREDIT
Purchase price	\$1,200.00	
Cheques received		\$1,200.00
<u>Amount of rent collected</u>		
August 21st to August 22nd - 1/31 x \$8.55		.28
August 23rd to September 22nd)		
September 23rd to October 22nd)		
October 23rd to November 22nd) 3 x \$8.55		25.65
Registration fees on deed - \$1,200.00	6.65	
Insurance premium - 14.4% x \$9.00	1.30	
Purchaser's proportion of 1944 taxes -		
132/365 x \$23.95	8.66	
Balance owing to purchaser	9.32	
	<u>\$1,225.93</u>	<u>\$1,225.93</u>

BALANCE OWING TO PURCHASER \$9.32

Catalogue No. 899

File No. 1688

3084 Albina Street,

Seaside, B. C.

5/2/12/860

Certificate of Title No. 147089-I

Control of property covered by Certificate of Title No. 147089-I and described above is by us hereby acknowledged and we agree that all adjustments and incidents connected with sale to us of this property have been settled.

Dated at Victoria B.C. this 17th day of January 1945.

B. Hensen

Janet A. Hensen

Return to the Custodian

Catalogue No. 899
File No. 1688
3084 Albina Street,
Saanich, B. C.

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

Dear Sirs:-

Re: 3084 Albina St. Saanich, BC

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

Yours faithfully,

R. Fenner
.....Signed

Jennet A Fenner

Return to the Custodian

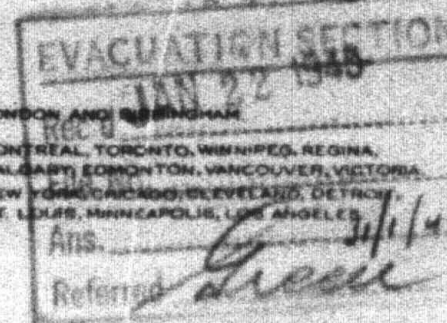
GEORGE A. TOUCHE & Co.

CHARTERED ACCOUNTANTS

CABLE ADDRESS: ALL OFFICES "BERNIE"
CABLES: BENTLEY, A. & O. WESTERN UNION

G. O. CUMPTON
RESIDENT PARTNER

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.

20th January 1945.

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

Your File No. 1688 / 09922

Dear Sir:

re Kiyo Koyama - 3084 Albina Street, Victoria, B.C.

Consequent upon the instructions contained in your letter of the 20th December last, I am enclosing the following documents dealing with the auction sale, held on the 17th instant, of personal effects belonging to the above named Japanese : -

- 1) Auctioneer's statement of sales. *to Charlotte 11/1/45*
- 2) Cheque payable to the Custodian to the amount of \$23.60.
- 3) Statement certified to by Maynard and Sons to the effect that all effects of any value belonging to Koyama were placed on sale.
- 4) Account for transportation from Stocker's Transfer Company.

In this connection, I would like to draw your attention to the fact that the articles appearing in the inventory, which accompanied this office report of the 25th April 1942, were all found to be completely worn out and of no value whatsoever.

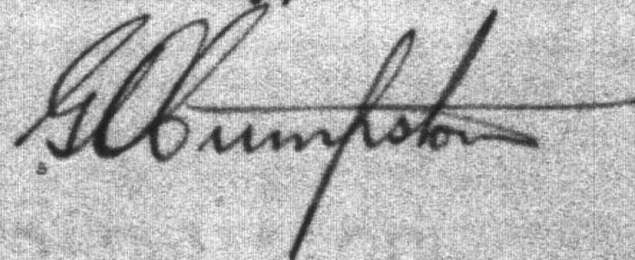
Three trips to this residence, which is located some three miles from the City were necessary. First by my representative to check the inventory and ascertain whether articles could be taken without infringement of the Rental Control Regulations. Secondly, with an appraiser to confirm my representative's opinion that the effects were worthless. It was on this occasion that some ten or twelve boxes belonging to Koyama were found in the basement. Finally, accompanied by Stocker's Transfer, a third visit was made to ascertain and remove the contents of these boxes. These for the most part, though securely fastened, were found to contain nothing but old newspapers and magazines. The saleable articles found are those which appear in the attached statement.

H. P. Green, Esq. - 2.

20th January 1945.

In view of the small revenue derived by this sale, no fee will be charged for the work done by this office in this case.

Yours faithfully,



EMP:MHK
Encs. 4.

CANADIAN PACIFIC RAILWAY COMPANY

BRITISH COLUMBIA COAST STEAMSHIP SERVICE

BILL OF LADING—ORIGINAL

Shipper's No. _____

Agent's No. _____

RECEIVED, subject to the classifications and tariffs in effect on the date of issue of this Original Bill of Lading
at Victoria, B. C. February 7, 1945

from **Stoker's Security Storage & Warehouse Company, Ltd.**

the goods described below, in apparent good order, except as noted (contents and condition of contents of packages unknown, sufficiency of packing or marks not admitted), marked, consigned and destined as indicated below, to be carried upon and subject to the conditions on the face and back hereof, to the usual place of delivery at said destination.

Nature, Weight, Quantity, Measure, Gauge, Quality, Grade, Condition, Brand, Contents and Value declared by the shipper and unknown to the Carrier

(Mail Address—Not for purposes of delivery)

Consigned to H. F. Green, Protection Dept., Office of Custodian, 506 Royal Bank Bldg.

Destination **Vancouver,** Province of **B. C.** State of **B. C.** County of

Route _____ Vessel _____ FOR LLOYD'S LONDON F09920

[illegible]

Stocks & Bonds, Sugar, & Whse. Co., Shipper

By F. J. Jörke Ltd.

Pse

(This Bill of Lading is to be signed by the shipper and agent of the carrier issuing same.)

SEE CONDITIONS ON BACK HEREFOR

1428.
Cat. No. 679.

February 19th, 1945.

Mrs. Kiyo HIZAMA,
Registration No. 07928,
Gleason, B. C.

Dear Madam:

Re: Lot 5 in Block "B" of Section 12, Victoria
District, Plan 260.

In conformity with the Government's policy of liquidation of properties in the protected areas of British Columbia the above was included in a catalogue of such properties and was sold, as of the 21st August, 1944, for the sum of \$1200.00, a price which is in line with the valuation placed on it by a qualified independent appraiser.

Adjustments of rents, taxes, insurance, etc., having been completed we enclose a statement of the transaction showing the net proceeds (\$1138.46) passed to the credit of your account.

For your information we also enclose a statement of your account, showing a balance of \$1,217.29 standing at your credit at the present time.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl.

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

STATEMENT RE SALE OF:

Catalogue No: 899

Street Address: 3084 Albina

Legal Description: Victoria, B.C.

1/8/12

Name: KOYAMA, Kiyo

File No: 1688

Reg. 09928

Date of Sale and Adjustments Aug. 21/44

Sale Price

\$ 1200.00

Real Estate Agent's Commission

\$ 60.00

Charge for Valuation

5.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

2.50

Encumbrances:

~~Unpaid Vendor~~

~~Mortgages~~

~~Arrears of Taxes~~

~~Other charges~~

Adjustments:

Fire Insurance

1.30

Taxes

6.66

~~Water~~

71.50

\$ 1209.96

Net Proceeds credited to your account

1138.46

Date: February 19th, 1945.

Compiled by: Mr. George Peters

1688.

December 14th, 1946.

REGISTERED MAIL.

Mrs. Shiro KOYAMA,
Registration No. 09928,
1396 St. Antoine Street,
Montreal, Quebec.

Dear Madam:

Your file has been up for review and we take advantage of this opportunity to give you a brief resume of our administration of your affairs.

As you know, the policies in regard to the management and subsequent liquidation of your property were decided upon by the Government of Canada, and while the problem was a difficult one for all concerned, we can assure you that it has been the aim of this office to carry out those policies in as careful and fair a manner as possible.

Real Property: Your Victoria property (Cat. 899) was sold (Aug. 21/44) for the sum of \$1200.00, as advised you at the time, a complete statement of the transaction being sent you on the 19th February, 1945, together with statement of your account.

Personal Property: In your declaration of assets and liabilities (Custodian "JP" form) dated Mar. 28/42, you listed "contents of house" as having been left in house for use of tenant. Our agent made an inventory of these chattels and our records show much as having to be discarded as being unsaleable and of no, or too little value to justify the expense of removal or storage; the balance being accounted for by shipment to you or sale by auction.

Bonds, Shares, etc.: You declared ownership of a Victory Bond (\$50.00), which remained in your possession and did not come under our administration.

Bank Accounts: A balance of \$120.00 in an account with the Canadian Bank of Commerce remained under your control and did not come under our administration.

Funds: There is a balance of \$776.54 standing at the credit of your account at the present time, and in compliance with the desire expressed by you to the Department of Labour's Placement Officer at Montreal, we enclose our cheque in your favour for \$776.54. This remittance will leave no balance in your account, which will therefore be closed.

(Over)

Mrs. Shire KOYAMA.

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December 14th, 1946.

This would appear to account for all 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 enclose a stamped addressed envelope for your convenience.

Yours truly,

R. G. Bell,
Office of the Custodian.

RGB/P.
Encl. 2.