

3343



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: TSUIDA. Mitsuyoshi.

HOME ADDRESS: Foot of Wood St. New Westminster, B.C.

REGISTRATION NUMBER: 08362 SEX: AGE: 25

OCCUPATION: Fish Buyer.

(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: Great West Packing Company, Ltd. Steveston, B.C.

MARRIED? Yes.

NAME OF WIFE OR HUSBAND: Masae.

ADDRESS OF WIFE OR HUSBAND: Acme Cannery, Eburne, B.C. Now at Foot of Wood St. New West'r

NAMES OF ANY LIVING CHILDREN: Margaret Ann.

ADDRESS OF CHILDREN: Foot of Wood St. New Westminster, B.C.

AGE OF CHILDREN: 11 Months old.

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

LOCATION AND DESCRIPTION: In the District of New Westminster.

Lot 1 & Lot 2 of the North half of the East half of block 21, of lot  
757 Group 1 Map 2620. Located at 806 Ewen Ave. New Westminster.

also owned float house at foot of Wood St. sold  
to Arithson - see letter Oct 30/46 from Mrs. S. TSUIDA.

2. BUILDINGS AND OTHER IMPROVEMENTS: On Lot 1 2 Story house, Shingle roof.  
On Lot 2 Woodshed & Toilet.

3. INSURANCE (Give particulars; state where policies are) Western Fire Insurance Co. New Westminster, B.C.  
Policy #738039, \$1500.00.

4. TAXES (Amount and where payable) \$34.00 on both lots, payable City Hall New Westminster, B.C.

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

None.

6. OCCUPANCY AND LEASES (If vacant so state) Occupied now by K. Nishiyama.  
no lease. Monthly rental \$11.00

Kohji NISHIYAMA, Feb 10/78



STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Dwelling House Rt. Wood St. New Westminster, B.C.
2. LANDLORD'S NAME AND ADDRESS: None. Living with his Mother.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None.
4. STATE WHEREABOUTS OF LEASE: None.
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid): None.
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None.
7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Harry G. Johnston, Notary Public New Westminster, B.C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None.
9. IF FARM LAND STATE CROPS SOWN: None.

Nov 25/46. Title in Land Reg. Office.  
Has been there since before occupation.  
No record of title  
See Memo. 21/2/46

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Personal Furniture - See letter dated Oct 30/46. HP  
Furniture purchased by Mr. Johnston in N. York  
about Oct 19/46 according to address  
received from Arthur through Benham,  
Northland St.

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

1 Male Dog. 14 years old.

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY

None.



4. INSURANCE CARRIED ON ABOVE PROPERTY. None.5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF  
OTHERS: None.6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)  
Not assigned:- See attached list.7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)  
2 \$100.00 Victory Bonds. in owners possession. (Numbers not known.)8. BANK ACCOUNTS: Bank of Nova Scotia, New Westminster about \$1500.00 on deposit.  
Bank of Montreal, New Westminster. a joint account. about \$1300.00  
9. LIFE INSURANCE: Manufacturers Life, Vancouver. Policy# 726328 \$1000.00  
Payable to his Mother Mrs. Shige Tsuida. Prudential Insurance Co.  
New Westminster. Policy# 11610348, \$1000.00 Payable to his Daughter  
Margaret Ann. (Madori) All Policies in owners possession.10. INTEREST IN ANY ESTATES OR TRUSTS. None.11. SAFETY DEPOSIT BOX: None.**LIABILITIES:**1. PERSONAL DEBTS: None.2. 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 8th. day of April. 1942.

(Signature)

M. TsuidaL. B. Bardwell

Witness

FOR DEPARTMENTAL USE

mk



P.D. 19/2/43  
INFORMATION FROM R.C.M.P.

DATE August 26, 1943.

Our File No. 3343

Full Name TSUIDA, Mitsuyoshi  
(Surname in Block Letters)

Registration No. 08362

☒ Male - Female  
(Check)

Age November 7, 1916.

Former Address Foot Hood Street, New Westminster, B.C.

Date Evacuated April 11, 1942.

Naturalized - ☒ Canadian-Born - National  
(Check)

Present Address P. O. Box 570, Drawer No. 1, c/o Rogers Lumber Co. Arrowhead, B.C.  
Arrowhead, B.C. Arrowhead, B.C. Rogers, B.C. (Lettr. Oct. 30/46)  
(Lettr. Dec. 1/42) (Lettr. Jan. 29/44) (Lettr. Apr. 27/46)

☒ Married - Single  
(Check)

Nee  
Name of Wife (KOYANAGI) Masae, No. 10602

Name of Husband -----

Nee  
Name of Mother (YAMAKAWA) Shige #08371 Name of Father TSUIDA, Buichiro (Dec'd)

Names of Children under 16 Margaret Midou Ann (F) May 10, 1941

Robert Mamoru (M) November 11, 1942.

Requested by GM

Registered with Custodian Yes  
(Yes or No)

Additional Information Fish Packer (Gt. West Packing Co.) Boat, Floathouse and House on  
Ewen Avenue.



REAL PROPERTY SUMMARY

Catalogue No. 664

File No. 3343

Japanese Name: Mitsuyoshi TSUIDA (Mr.)

Reg. No. 08362

Civic Address: 806 Ewen Avenue, New Westminster, B. C.

Legal Description: Lots 1 and 2 of the North half of the East half of Block 21 of Lot 757, Group 1, Map 2620, City of New Westminster.

Classification: Dwelling

-----S O L D-----  
Registered in the name of: Mitsuyoshi Tsuida.

State of Title: Clear.

A Notice dated April 4, 1944, received from the Corporation of the City of New Westminster stated there was an encroachment being maintained on the street allowance known as Ewen Avenue in the City of New Westminster. The purchaser was advised of this Notice in our letter dated February 7, 1946.

Whereabouts of Title: Mr. Tsuida declared in his JP Form that Title Documents were with Mr. Harry G. Johnston. Mr. Johnston advised Mr. Cramer on February 21, 1946 that he had no record of same. In a letter dated March 27, 1946, Mr. Tsuida stated he believed he left it in the Land Registry Office, New Westminster, B. C. The writer telephoned the Land Registry Office on November 25, 1946, and ascertained that Certificate of Title No. 125777-E, in the name of Mitsuyoshi Tsuida, was deposited there before Evacuation.

Vesting: In Custodian, Filing No. 25942, June 16, 1943.

Sold to: Mr. Alex Rezanoff, Millworker, and Mary Rezanoff, his wife, Joint Tenants, of 806 Ewen Avenue, New Westminster, B. C., for the sum of \$1,000.00 (cash) as at February 19, 1946.

Title delivered to Mr. and Mrs. Alex Rezanoff, by registered mail to 806 Ewen Avenue, New Westminster with our letter dated May 27, 1946.

Funds: derived from above sale released to credit of Mitsuyoshi Tsuida, Registration No. 08362, File No. 3343, on May 20, 1943.

Insurance: Transferred to purchasers.

Chattels: Not involved.

ADMINISTRATION:

Mr. Mitsuyoshi TSUIDA, in his JP Form dated April 8, 1942, declared owning the following Real Property: "In the District of New Westminster. Lot 1 & Lot 2 of the North half of the East half of block 21, of Lot 757, Group 1, Map 2620. Located at 806 Ewen Ave., New Westminster. On Lot 1, 2 storey house, shingle roof. On Lot 2, Woodshed and Toilet."

Mr. Tsuida lived with his mother in a float-house on the Dyke Road at the foot of Wood Street, Queensborough, New Westminster, B. C., which was situated on land owned by a Chinaman. The mother, Mrs. Shige Tsuida, Registration No.



REAL PROPERTY SUMMARY CONTINUED.

( 2 )

08371, File No. 7710, declared owning the above float-house, but in a letter dated October 30, 1946, she withdrew that declaration and stated the building belonged to her son Mitsuyoshi.

Mr. Tsuida agreed to sell above float-house to Mr. Severt Arithson, who had been caring for same, for the sum of \$250.00 and the transaction was completed by Coulthard, Sutherland & Co. Ltd. A copy of the Bill of Sale in this connection appears on File No. 3343. The net proceeds received by us from above sale were forwarded to this Evacuee.

Mr. Tsuida had his property rented to Mr. Kohei Nishiyama, Registration No. 08483, File No. 1078, for the sum of \$11.00 monthly. Mr. Nishiyama was evacuated on March 29, 1942, but his wife, Mrs. Hide Nishiyama, File No. 7785, remained in the house until the end of June, 1942, and paid rents to Coulthard, Sutherland & Co. Ltd.

In Mr. F. H. Coulthard's report dated May 1, 1942, he advised us of the above tenancy and stated the premises consisted of a two story, seven room house and a wood shed situated on one lot 66' x 132'. He stated \$1,500.00 fire insurance was carried on the dwelling.

Mr. Coulthard rented the property in July 1942, to Mr. O. Wutke for \$11.00 monthly and he remained as tenant until Mr. Rezanoff became the occupant in February 1943. Mr. Rezanoff and his wife, as stated above became the owners as at February 19, 1946.

Revenues received from this property were more than sufficient to cover operating expenses. When funds were available we forwarded Mr. Tsuida our cheque at his request.

Mr. Mitsuyoshi Tsuida wrote us on March 19, 1943, as follows: "In regard to the rent of my house at \$11.00 I had let the Nishiyama family live there at that amount because of our close relation and did not notify your department of the circumstances due to my worry and anxiety in the evacuation. It has 5 rooms and 2 small bed-rooms upstairs with an outside closet and a large garden. If to operate on rental basis surely it is within the ruling of the Wartime Prices and Trade Board to ask for what the house is worth in fairness to the owner."

We communicated with our agent, Coulthard, Sutherland & Co. Ltd., regarding this matter and the following is an extract from their letter dated April 29, 1943: "On looking over my letter to you of April 2nd in which I report that the City health authorities are watching this property with the idea of condemning it should it become vacant, I might add that we may receive order from the health department at any time to install a toilet and septic tank. It is therefore fortunate that Mr. Tsuida has brought up the matter of the flume and sewerage system himself."

We forwarded a copy of the above-mentioned letter to Mr. Tsuida and nothing further was heard from him in this connection.

P.T.O.



REAL PROPERTY SUMMARY CONTINUED

( 3 )

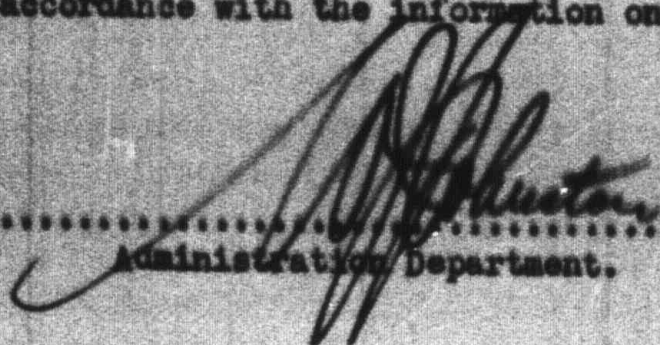
Mr. and Mrs. Alex Resanoff paid \$1,000.00 for this property which is the same as Mr. Alstead's valuation.

Deed of land in favour of the purchasers was registered at the Land Registry Office, New Westminster, B. C., on March 12, 1946.

Certificate of Title No. 200065-E, covering the above property in the names of Mr. and Mrs. Resanoff was forwarded to them by registered mail with our letter of May 27, 1946.

Completed statements regarding the sale of his property and his account in this Office were forwarded to Mr. Tsuida on October 7, 1946.

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

  
.....  
Administration Department.

WJJ/HMS  
November 27, 1946.



08342

TSUDA, Mitsuyoshi

3343

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Western Assurance Company	736039	\$1500.	June	3	1944	806 Dean Ave., New Westminster, B. C.
Western Assurance Company	746157	\$1,500.	June	3	1947	806 Dean Ave., New Westminster, B. C.

On September 14, 1942, Messrs. A. N. MacIntosh, Limited, forwarded to this Office a copy of the above-mentioned policy and on February 17, 1943, they sent an endorsement to be attached to said policy changing the name of the assured to the Secretary of State of Canada, acting in his capacity as Custodian.

Policy No. 738039 expired on June 3, 1944, and was renewed by Western Assurance Co. Policy No. 746187, covering \$1,500.00 on the dwelling at 806 Ewen Avenue for a period of 3 years from June 3, 1944, to June 3, 1947. Premium amounting to \$9.00 was paid from Mitsuyoshi Tsuida's account No. 3343 in this Office.

806 Ewen Avenue was sold to Mr. and Mrs. Rezanoff and on March 27, 1946, Policy No. 746187 was transferred to them, and on May 27, 1946, transferred policy was forwarded to them.

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

Administration Department.

WJJ/HMS  
November 27, 1946.



File No. 1243

Liabilities Summary

November 22, 1943

Re: (Mr.) Mitsuyoshi TSUDA

Registration No. 06362

The above named Japanese declared no claims and none appear to have been filed against him.

### Accounts Receivable

Mr. Tsuda declared, in his JP Form dated April 8, 1942, that eight Japanese and three other people not of the Japanese race, were indebted to him in the sum of \$1,719.87. The names, addresses and individual accounts making up the foregoing amount were listed and attached to his JP Form.

In a letter dated February 1, 1943, Mr. Tsuda stated that one or two of the above accounts had been paid since making out the above list, and gave us the following information regarding those accounts which were still outstanding:

Name	Address	Amount
(1) Tamesori Asadaten	Formerly of Sumbury	\$385.00
(2) Kiki Oikawa	Fort William, Ontario	\$503.40
(3) Hideo Ootera	Isle, B.C.	\$60.29
(4) Kikashi Oikawa	St. Pierre, Manitoba	\$100.00
(5) Harry Christensen	8421 New Westminster	24.96
(6) Hataru Sugawara	Isle, B.C.	\$22.00
(7) Tetsuo Rato	Formerly of Annapolis Island	\$18.00
(8) T. Sonaka	Isle, B.C. ?	\$15.00
(9) William Waterman	8421 Sumbury	\$14.13

- (1) We have written Mr. Asadaten several times regarding this claim but have never received a reply. Mitsuyoshi Tsuda was given Tamesori Asadaten's address and was informed that nothing further could be done by this Office to assist in collection of this account.
- (2) We have written Mr. Oikawa several times regarding this claim but have never received a reply. Mitsuyoshi Tsuda was given Kiki Oikawa's address and was informed that nothing further could be done by this Office to assist in collection of this account. Mr. Oikawa requested us in letter dated Sept. 17/47, to pay Mr. Tsuda the \$503.40 being the amount claimed by him. Said amount was transferred from Mr. Oikawa's acct. #1245 to Mr. Tsuda's acct. #3343 on Sept. 24/47.
- (3) We have written Mr. Ootera several times regarding this claim but have never received a reply. We advised Mr. Tsuda in our letter dated May, 15, 1945, that we did not feel we could pursue this matter further.
- (4) Kikashi Oikawa agreed to pay the above account and on February 11/43, \$100.00, being full settlement of claim, was credited to Mitsuyoshi Tsuda's account No. 1243 in this Office.







File No. 3343

November 28, 1946.

REAL PROPERTY SUMMARY

Re: (Mr) Mitsuyoshi TSUIDA  
Registration No. 08362

CHATELS: Mr. Tsuida did not declare any household effects in his JP Form but his mother, Mrs. Shige Tsuida, File No. 7710, stated she owned furniture for a five roomed house. In a letter dated October 30, 1946, however, she stated these effects belonged to her son, Mitsuyoshi TSUIDA.

Mitsuyoshi Tsuida applied for permission to come down to New Westminster in October 1943 but was refused by the B. C. Security Commission. However, in October 1946, he was granted permission and Coulthard, Sutherland and Company Limited advised us Mr. Arithson informed them that Mitsuyoshi Tsuida had called at the floathouse on October 19, 1946, and removed all his belongings.

BONDS: Mr. Mitsuyoshi Tsuida declared the following in his JP Form:  
"2-\$100.00 Victory Bonds. In owners possession. (Numbers not known.)"  
The above-mentioned did not come under the control of the Custodian.

BANK ACCOUNTS: Declared in his JP Form:  
"Bank of Nova Scotia, New Westminster about \$1,500.00 on deposit. Bank of Montreal, New Westminster, a joint account, about \$1,300.00."  
These funds did not come under the control of the Custodian.

LIFE INSURANCE: Declared in his JP Form:  
"Manufacturers Life. Vancouver. Policy No. 726328 \$1000.00 Payable to his Mother Mrs. Shige Tsuida. Prudential Insurance Co. New Westminster. Policy No. 11610348, \$1000.00 Payable to his Daughter Margaret Ann (Midori) All policies in owners possession."  
The above Policies did not come under our control at any time.

ANIMALS: Declared in JP Form:  
"1 Male Dog. 14 years old."  
Nothing on file. Probably disposed of before Evacuation.

NO PROPERTY INTERESTS, OTHER THAN THE ABOVE-MENTIONED, ARE FOUND ON THIS FILE.

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

  
.....  
Administration Department.

WJJ/HMS



File No. 3343

SPECIFIED ARTICLES SUMMARY

November 28, 1946.

Re: (Mr) Mitsuyoshi TSUIDA  
Registration No. 08362

Mr. Tsuida did not declare the following vessel in his JP Form:

Name of Vessel: "Geep #2 or "M.T."

License No.: New Westminster 3406 (This is a 1942 Number and is probably in Whiteside's name).

Naval No.: NW.094-H

Owner's Valuation: \$1,500.00 (Tsuida's)

Purchaser: John Dalglish Whiteside

Location of Boat at Sale: This boat was in custody at New Westminster and released on March 26, 1942, to J. D. Whiteside.

This Fishing Vessel was apparently sold by Mitsuyoshi Tsuida to John D. Whiteside before outbreak of War with Japan.

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

  
.....  
Administration Department.

WJJ/HMS



TSUIDA , Mitsuyoshi  
806 Ewen Ave. New Westminster, B. C.  
Evac, File 3343



Picture Taken June 4, 1943.



Mitsuyoshi TSUIDA  
File 3343



*St. of Wood St. New Westminster.*

View from South. Sold by TSUIDA  
direct to Arithson for \$250.00,  
including good net float, December  
1943.

*Mrs. Shige TSUIDA, mother of Mitsuyoshi  
TSUIDA, declared owning above-pictured float-  
house, in her J.P. Form. She withdrew this  
declaration in letter dated Oct. 30/44,  
and stated it was owned by her son,  
Mitsuyoshi.*

*W. J. J.*



3343

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION  
**RECEIVED**  
APR 20 1942

Report of  
TSUBIDA, Mitsuyoshi, Reg. No. 08362,  
PERSONAL PROPERTY AND REAL ESTATE.

*ft of Wood St  
in burner's  
flat house  
where he lived*  
*WJH*

LOCATION: Foot of Wood Street.

DESCRIPTION: One lot, 66' X 152', located at 806 Even Ave. N.W.

LEGAL DESCRIPTION: Lot 1 and Lot 2 of the North half of the East half of Block 21, of lot 757, Group 1, Map 2620.

INVENTORY: Nil.

BUILDINGS: A two story, seven room home and a wood shed.

LIABILITIES: None.

INSURANCE: \$1500.00 with Westminster Fire Insurance Co.,  
New Westminster, B.C. Policy No. 738039.

REMARKS: This property is well located and is at present occupied by a Japanese friend of the owner who is paying \$11.00 per month rent.

When this party is evacuated, we recommend that it be re-rented to a suitable tenant.

*1 May 1942*

Submitted by: F. H. Coulthard.

*F. H. Coulthard*

COULTHARD, SUTHERLAND & CO. LTD.

NEW WESTMINSTER, B.C.



#### HAD NO CHANCE.

Sir: Now that majority of the Japanese no longer have responsible jobs, I would like to mention many mental and physical hardships we had to endure. Thanks to Aldermen Wilson, Tom Reid, G. G. McGee and others.

These men, craving for better position, criticized the Japanese in every way.

Year after year of lies, exaggerated stories and criticism, broke the spirit of many Japanese Canadians. Made them believe that they were classed the same as Nationals in the evacuations.

Does the public know that Japanese working in mills had to give some sort of gift to hold their jobs? That they received 40c an hour whereas a white man would receive 50c.

That Japanese fishermen in the No. 1 district were only allowed to fish on the Fraser and vicinity, whereas white fishermen are allowed to fish anywhere?

Exclusion from many other works have forced the Japanese on low standard of living.

The public has never given an Oriental a chance to prove that he too can become a good Canadian.

M. TSUDA.

Granby, B.C.



3343-

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION  
**RECEIVED**  
DEC 3 1942

*Russ*

P.O. Box 570,  
Arrowhead, B.C.  
December 1, 1942.

Mr. G.W. McPherson.  
Custodian of Japanese Property.  
Vancouver, B.C.

Dear Sir,

Sometime ago I had written to Mr F.H. Coulthard  
of Coulthard, Sutherland & Co, New Westminster, stating  
that I would like to have the money received for rent of  
my house at 806 Ewen Ave and mother's at 303 Ewen Ave.

*Sent  
4/20*

Mr. Coulthard replied that I should forward  
my request to you.

There are a few Japanese fishermen who still  
have balances on my book, I was told at your office  
when their boats were sold these debts would be settled.

*inf. dist.*

I have entered all the details at the  
custodian before coming here.

*4/25/30*

Hope I may receive your prompt attention,  
I remain,

*Get Bal  
+ send Stat.*

Yours Truly,

*M. Tsuda*



3349.

December 4, 1942.

Mr. Mitsuyoshi TSUIDA,  
Registration #08362,  
P. O. Box 570,  
Arrowhead, B. C.

Dear Sir:

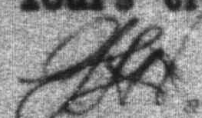
In reply to your letter of the 1st instant, we beg to advise you that we have the sum of \$25.30 to your credit after paying taxes and other expenses of your property.

We are enclosing herewith our cheque amounting to \$20.00 and will make further remittances to you as funds accumulate. It is our intention to reserve from rentals sufficient funds so that payment of 1943 taxes may be made before the penalty of 10% is added on the 1st day of November, 1943.

With regard to the paragraph dealing with monies owed to you by various Japanese fishermen, we beg to advise you that no distribution has yet been made of the funds accruing from the sale of fishing boats and when a distribution is made, your claims will have our attention.

We are writing your mother, Mrs. Shige Tsuida, separately regarding her New Westminster property.

Yours truly,

  
G. H. Peers,  
Administration Department.

GHP/P.  
Encl.



EVACUATION SECTION

Rec'd FEB 4 1943

File No. 3343

Ans.

Referred

P.O. Box 570,  
Arrowhead, B.C.  
February 1, 1943.

Mr. G.H. Peers,  
Office of the Custodian.  
506 Royal Bank Bldg.,  
Hastings and Granville,  
Vancouver, B.C.

24.96 - Tsuida advised of payment  
10.00  
22.60

Dear Sir:

Since making out the amount owed by some of the fishermen to the Custodian, one or two have settled their account.

To avoid misunderstanding I have listed the names, addresses and amounts still unpaid.

5597	Tsunemori Amadatsu.	formerly of Sunbury.	\$300.00.
2918	Hiki Oikawa.	Fort William, Ontario.	503.40.
1654	Hideo Onotera.	Kaslo, B.C.	360.29.
5613	Hisashi Oikawa.	St. Pierre, Manitoba.	100.00. Paid
	Harry Christensen.	RR#1 New Westminster.	24.96. Paid
7434	Wataru Sugawara.	Slocan, B.C.	22.60. Paid
5427	Tosuro Suto.	formerly of Annacis Island.	18.00.
11665	T. Nonaka.	"Veteran" Slocan, B.C. ?	15.00. Paid
	William Waterman.	RR#1 Sunbury.	16.13.

Hope to hear from you in near future I remain,

Yours very truly,

*M. Tsuida*

M. Tsuida.

Registration No...08362.

*From 96 sent  
to Amos marked ✓  
Feb 25 '43  
N.D.*



VACUATION SECTION	
Rec'd	MAR 22 1943
File No.	
Ans.	<i>Ans</i>
Referred	<i>Bancro</i>

File No. 3343.

P.O. Box 570,  
Arrowhead, B.C.  
March 19, 1943.

Mr. W.C. Bowie,  
Administration Department.  
506 Royal Bank Bldg,  
Hastings and Granville,  
Vancouver, B.C.

Dear Sir:

I wish to acknowledge your cheque No-2106  
in the sum of \$100.00.

As requested before I appreciate if you  
will make me monthly remittances from my account.  
Although the amount may be small it would help to  
meet some of the expenses such as food, water and  
rent bills.

IN regard to the rent of my house at \$11.00  
I had let the Nishiyama family live there at that amount  
because of our close relation and did not notify your  
department of the circumstances due to my worry and  
anxiety in the evacuation.

It has 5 rooms and 2 small bed-rooms upstairs  
with an outside closet and a large garden. If to operate  
on rental basis surely it is within the ruling of the  
War-time Prices and Trade Board to ask for what the house  
is worth in fairness to the owner.

Please look into this matter immediately.

Yours very truly,

*M. Pinda*  
Reg No- 08362.



EVACUATION SECTION	
Rec'd	APR 1 1943
File No.	
Ans.	<i>SW</i>
Referred	<i>McAlister</i>

*encl.*

File No. 3343

P.O. Box 570,  
Arrowhead, B. C.  
March 30, 1943.

Mr. A. McAlister,  
506 Royal Bank Bldg.,  
Hastings and Granville,  
Vancouver, B. C.

Dear Sir:

In regard to your writing to people whom I have claimed various amount of sums, I wish to state that I had made the declaration to your Department in order to get paid when the funds accruing from the sale of the fishing boats are distributed.

To avoid embarrassing these people, I suggest that you withhold your letters until the distribution is made.

Yours very truly,

*M. Tsuida*

M. Tsuida,  
Reg. No. 08362.



COULTHARD, SUTHERLAND & Co., LTD.  
ESTATE AND INSURANCE AGENTS  
CAR FINANCING

TELEPHONE 100

609 COLUMBIA STREET,  
NEW WESTMINSTER, B. C.

April 2, 1943.

Your File 5545.

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

Attention Mr. Wilson.  
RE: Mitsuyoshi TSUDA

Dear Sir:

FILED	APR 3 1943
FILED	
Ans.	<i>Wm</i>
Referred	<i>Wilson</i>

Thank you for your letter of March 30th re the above property. This particular house has given us considerable concern, not because of the low rental but due to the fact that the roof is in terrible condition and last fall one of the chimneys blew down. Also there is no plumbing whatever.

Because of the above facts it is our opinion that it would be very inadvisable to disturb matters in any way as the city health authorities have been waiting for some months to find it vacant so it may be condemned and declared unfit for habitation until such time as it is brought in line with the sanitary regulations of the city.

Trusting this is the required information,  
Yours very truly,  
COULTHARD, SUTHERLAND & CO. LTD.

*[Signature]*  
P. H. Coulthard.



3343

April 5, 1943

Mr. Mitsuyoshi TSUIDA,  
Reg. No. 08362,  
Sidmouth, B. C.

Dear Sir:

Referring to your letter of March 19th, we have taken up with our agents the matter of applying for an increase in rentals as suggested by you and they have replied as follows:

"This particular house has given us considerable concern not because of the low rental but due to the fact that the roof is in terrible condition and last fall one of the chimneys blew down. Also there is no plumbing whatever.

"Because of the above facts it is our opinion that it would be very inadvisable to disturb matters in any way as the City Health Authorities have been waiting for some months to find it vacant so it may be condemned and declared unfit for habitation until such time as it is brought in line with the sanitary regulations of the City."

Under these circumstances, we do not think there is any prospect of obtaining an increase in rent.

Yours truly,

G. D. Milsom  
Administration Department

GDM/GH



File No 3343.

EVACUATION SECTION	
Rec'd	APR 22 1943
File No.	
Ans.	<i>son</i>
Referred	<i>Milson</i>

P.O.Box 570,  
Arrowhead, B.C. *sent to Mr. Milson*  
April 20th, 1943.

Mr. G.D. Milson,  
Administration Department,  
Office of the Custodian,  
Vancouver, B.C.

Dear Sir:

Replying to your letter of the 5th of April, 1943, I note that your agent has referred my house at 808 Ewen Ave is in a dilapidated state and condemned by the City Health Authorities.

If this is true I shall hold your agent responsible for allowing such careless people to reside there. I had the roof resingled and creosote by a carpenter 5 years ago, also a wooden flume was installed to drain the water from the sink to the ditch.

Please advise me further about the condition of the house. It is difficult to believe that the house could be neglected so badly in such short time.

Yours very truly,

*M. Milson*  
M. Milson



COULTHARD, SUTHERLAND & Co., LTD.

ESTATE AND INSURANCE AGENTS  
CAR FINANCING

TELEPHONE 106

808 COLUMBIA STREET,  
NEW WESTMINSTER, B. C.

Your File: 3343.

April 29, 1943.

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

Attention Mr. Nilson.  
RE: Mitsuyoshi TSUIDA-808 Esna Avenue

EVACUATION SECTION	
Rec'd MAY 3 1943	
File No. 3343	
Aps. <i>copy</i>	
Referred <i>Nilson</i>	

Dear Sir:

Thank you for your letter of April 28th re the above property enclosing a copy of a letter from Mr. Tsuida and dated April 20th. The writer has this morning made a further inspection of this property and wishes to report as follows:

The house is in good condition throughout and the main portion which was reshingled approximately five years ago is, as Mr. Tsuida states, in excellent condition. However, the roof on the back portion of the house which is a lean-to is in very poor shape and the present tenants have patched it up to the best of their ability. They have also repaired the chimney which blew down last fall and it is now in satisfactory order. The interior of the house is clean and in good condition and the lot has been cultivated, a garden planted, and everything appears to be well kept.

On looking over my letter to you of April 2nd in which I report that the City health authorities are watching this property with the idea of condemning it should it become vacant, I might add that we may receive orders from the health department at any time to install a toilet and septic tank. It is therefore fortunate that Mr. Tsuida has brought up the matter of the flume and sewerage system himself.

Mr. Tsuida seems to be unnecessarily alarmed about the condition of his property and we would suggest that you assure the owner that we have good tenants in his house.

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.

*[Signature]*  
F. H. Coulthard.



3343.

May 4th, 1943.

Mr. Mitsugoshi TSUDA,  
Registration No. 08362,  
P. O. Box 570,  
Arrondissement, B. G.

Dear Sir:

Enclosed please find copy of a letter received  
from Messrs. Coulthard, Sutherland & Co. Ltd. for your  
information.

Apparently there is no reason to be unduly  
concerned about your property. Our agents are a responsible  
firm and we are satisfied they will do everything possible to  
protect your interest.

Awaiting your further instructions, we are,

Yours truly,

  
W. J. Johnston,  
Administration Department.

WJ/P.  
Encl.







File No. 3343.

EVACUATION SECTION	
Rec'd	OCT 20 1943
File No.	3343
Ans.	10/19
Referred	McAlister

P.O. Box 570  
Arrowhead, B.C.  
17th October, 1943.

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

Dear Sir:

In reply to my request for permission to travel to New Westminster to ship my personal effects from my old home to the interior of British Columbia, Mr. W. A. Eastwood suggested I get in touch with your office as the goods had not been declared to the Custodian.

It is not only for my personal effects that I wish to go to New Westminster, I have several claims against the fishermen, the list which is declared to your office, and I would like to check up on the fishing equipment I had bought for them before taking action.

I have a scow house at the Foot of Wood St, Queensboro., Mr. S. Arithson, who is caring for the house and the float wishes to buy it so I would like to settle this matter also.

Will you please get in touch with Mr. Eastwood and arrange for my permit.

Yours very truly,

*M. Tsuida*  
M. Tsuida.

*Mr. Johnston  
Would you please discuss  
with Mr. Green, the necessity  
to bring the man back  
& make a memo covering?  
M. Tsuida*

*As far as Int. Sec. Dept. concerned  
see no good reason, as we could  
negotiate sale of scow-house.*

*Claims Dept. - As Tsuida has  
suggested that we do not  
bother Rechner - the Claims  
Dept. does not think there is  
any present necessity for this.*

*at float house  
Tsuida come soon  
take them away  
on or about  
Oct. 19/46.  
M. Tsuida*

*Sold  
\$250.00*



COULTHARD, SUTHERLAND & Co., LTD.

ESTATE AND INSURANCE AGENTS  
CAR FINANCING

TELEPHONE 106

609 COLUMBIA STREET.

NEW WESTMINSTER, B. C.

Your File: 3343.

October 25, 1943.

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

RE: W. Tsuida - Reg.08362.

EVACUATION SECTION	
Rec'd	OCT 26 1943
File No.	
Ans.	29/10/43
Referred	Green

Dear Sir:

Kindly find enclosed copy of a letter from the above mentioned party to Mr. Arithson who has been occupying a house owned by Mr. Tsuida. This house is on a log float on the waterfront.

According to the letter the owner is agreeable to accepting \$250. cash in full payment and we now have this amount on deposit in this office.

Kindly advise if this deal is acceptable to your office and also in what manner the property should be conveyed. We presume that a bill of sale would be sufficient to give the purchaser ownership.

Yours very truly,

COULTHARD, SUTHERLAND & CO., LTD.

*F. H. Coulthard*  
F. H. Coulthard.



- C O P Y -

Box 570,  
ARROWHEAD, B.C.,  
June 13, 1943.

Dear Mr. Arithson:

Thanks for your consideration of  
my property.

I am quite agreeable to your  
proposition and will do whatever I can to have the house  
and the float in your name.

As there will be a agreement drawn up to  
cover this transaction price is not much of concern to me  
but for matter of form I figured \$250. for house and float.  
Small objects around the house and shed I presume you will have  
to keep for me.

Once again thanks a lot and hope to  
hear from your again before you leave.

Yours very truly,

SIGNED:

"M. TSUIDA".



3343

27th October 1943

Mr. Mitsuyoshi TSUDA,  
Registration No. 88362,  
P.O.Box 572  
Arrowhead, B.C.

Dear Sir:

We are in receipt of your letter of the 17th inst. and in reply wish to advise you that we do not consider a personal visit by you to New Westminster would serve any useful purpose at the present time. We note that Mr. S. Arithson wishes to purchase your Float-house which he presently occupies, and if he submits a satisfactory offer we are in a position to negotiate the sale on your behalf.

We are sending Mr. Eastwood copies of your letters of October 17th, our letter dated October 12th and this letter, for his information.

Yours truly,

WJL:LP

W.J. Johnston,  
Administration Department.



3343

October 30th, 1943

Messrs. Coulthard, Sutherland & Co.,  
609 Columbia Street,  
New Westminster, B. C.

Dear Sirs:-

Re: Mitsuyoshi TSUIDA

Thank you for yours of October 25th and enclosure of letter from Mitsuyoshi Tsuida to Mr. Arithson. We can see no objection to the deal going through.

It has not so far been our custom to give a Bill of Sale on premises of this nature and we propose not to do so in this case, unless Mr. Arithson insists. We would consider it sufficient for us to write a letter acknowledging receipt of payment and stating that this was in full payment for the premises.

If, however, a Bill of Sale is required, please refer to the writer again as he would like to discuss with Mr. Wright the exact manner in which this should be prepared.

Yours truly,

H. F. Green  
Protection Department

HFG:IP



COULTHARD, SUTHERLAND & Co., LTD.  
ESTATE AND INSURANCE AGENTS  
CAR FINANCING

EVACUATION SECTION

Rec'd DEC 16 1943

File No.

Ans.

Referred

609 COLUMBIA STREET  
NEW WESTMINSTER, B. C.

Your File: 5343.

December 14, 1943.

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

Attention Mr. Green.  
RE: Mitsuyoshi TSUDA.

Dear Sir:

Mr. Arithson who has put up \$250. re payment in full for the above mentioned party's house has just left the office and he wishes to have a bill of sale drawn conveying the dwelling to him. His full name is Severt Arithson and the dwelling is located on the foreshore of property described as Lot 10, D.L. 757, Group 1, Map 2620, New Westminster District.

Mr. Arithson also states that it is built on an old scow although a small addition is on posts below the high water line.

Trusting this is the required information,

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.,

F. H. Coulthard.







3343

December 31st, 1943

Mr. Mitsuyoshi TSUIDA,  
Registration No. 08362,  
Bridmouth, B. C.

Dear Sir:-

You will remember that you recently agreed direct with Mr. Arithson to sell your float house at the foot of Wood Street for \$250.00 cash. The deal has now been completed and the money paid to this office where we hold it to the credit of your account and of which we can remit part to you when you require it.

Mr. Arithson is anxious to have the Bill of Sale and we have prepared this in duplicate and are enclosing it herewith. All that is necessary for you to do is to sign and seal it on the third page in the presence of a witness who should also sign and give his address and occupation. This must be done before a Notary Public and must also bear his seal.

You may then retain one copy for your own records and send us the other for forwarding to Mr. Arithson.

Yours truly,

H. F. Green  
Protection Department

Enc.  
HFG:IP



SUMMARY TAKEN FROM VESSELS RECORDS

Date: Jan. 21, 1944

Name: Mitsuyoshi TSUIDA

Reg. No. 08362 File: 3343

Boat File No.: Released Vessels

Name of Vessel: "Geep #2" or "M.T."

Lic. or Reg. No.: New Westminster 3406 (This is a 1942 Number and is probably in Whiteside's name)

Naval No.:

NW.094-H

Owner's Valuation: \$1,500.00 (Tsuida's)

JFVDC Valuation: None

Custodian Valuation: None

Date of Sale: Unknown

Purchaser: John Dalglish WHITESIDE (See below)

Signature on Sales Papers: No copy

Selling Price: Unknown

Paid to JFVDC or Custodian: None

Supervision Costs: None

Balance due Owner: None

Paid to: None

Location of Boat at Sale: This boat was in custody at New Westminster and released on March 26, 42, to J.D. Whiteside

Claims Against Canadian Govt.:

Repairs: Star Shipyard Job. 134- \$15.67 (Paid)

Additional Information: This boat was sold to Whiteside by Tsuida, apparently before the outbreak of war with Japan.

*PM*



Your File: 5543.

April 29, 1944.

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

RE: Catalogue #664 - 806 Ewen Avenue,  
New Westminster, B.C.

Dear Sir:

I beg to submit my tender on Lots 1, 2, Block  
N<sub>2</sub> of E<sub>2</sub>21, Section 757, Map 2620, in the sum of \$450.00 cash  
and enclose herewith 10% of said amount.

Yours truly,

*Andrew Simak*

Andrew Simak Esq.,  
934 Ewen Avenue,  
New Westminster, B.C.  
Peat farm employee.

102

664

Rec'd	<i>3343</i>
File No.	<i>3343</i>
Ans.	<i>Ans</i>
Referred	



April 20, 1944.

Your File #3543

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

Dear Sir:-

Re Catalogue #364- 806 Even Ave.  
New Westminster, B.C.

I beg to submit my tender on Lots 1 and 2  
N. half of E. half of R1, D.L. 757, Map. 2620  
your catalogue #364 in the sum of \$300. and enclose  
10% of said amount. This tender is for cash.  
(Five Hundred Dollars)

Yours truly,

Alex Resano  
806 Even Ave.  
New Westminster, B.C.

Millworker.

*A. A. Resano*

Rec'd	<i>May 1/44</i>
File No.	<i>3343</i>
Ans.	<i>224</i>
Referred	



# THE BRITISH CANADIAN INSURANCE COMPANY

HEAD OFFICE: MONTREAL, P.Q. — EXECUTIVE OFFICES: TORONTO

RESIDENT AGENT  
**K. K. REID**  
PHONE 367

740 COLUMBIA STREET  
NEW WESTMINSTER, B.C.

April 29, 1944.

Tender for Real Estate  
Catalogue Parcel No. 664

Custodian,  
506 Royal Bank Building,  
675 West Hastings Street,  
Vancouver, B.C.

Dear Sir;

On behalf of Willie E. Senay, Retired, of  
608-5th Avenue, New Westminster, B.C. I submit herewith  
Tender for the purchase of Lots 1 and 2 of the North  
half of the East half of Block 21, District Lot 757,  
Map 2620 and known as 806 Ewen Avenue, New Westminster,  
B.C. for the amount of TWO HUNDRED DOLLARS (\$200.00) cash.  
I herewith enclose certified cheque for TWENTY DOLLARS  
(\$20.00) being Ten percent of the required tender.

I would be glad to forward the balance of  
the purchase price on notification of the acceptance of  
this tender.

Yours very truly,

*K.K. Reid*  
K.K. Reid  
Per

Rec'd	<i>May 1/44</i>
File No.	<i>3343</i>
Ans.	<i>Am</i>
Referred	

KKR/P  
encl.



166  
April 29, 1944.

File 3343

*Lawmer*  
*(6/4)*  
Office of the Custodian,  
Royal Bank Bldg.  
Vancouver, B.C.

Dear Sir:-

Re Lots 1, 2, N.  $\frac{1}{2}$  of E.  $\frac{1}{2}$  21, Sec. 757,  
806 Even Ave., New Westminster, B.C.

I beg to submit my tender on the above property  
being #806 Even Ave., New Westminster, B.C., your catalogue  
#664 in the sum of \$400. cash and enclose herewith 10%  
of the said amount.

*\$20*  
Yours truly,

William and Mary Koozen,  
746 Even Ave.  
New Westminster, B.C.  
Shipyard Worker.

*Marg Koozen*

Rec'd	<i>Marg 1/44</i>
File No	<i>3843</i>
Ans.	<i>4/29/44</i>
Referred	



3343

May 25, 1944.

REGISTERED.

Mrs. Mary Keenan,  
746 Dean Avenue,  
New Westminster, B. C.

Dear Madam:

Re: Catalogue No. 664,  
806 Dean Avenue.

Your letter of April 29th, 1944, enclosing  
cheque for \$400.00 and offer to purchase the above property for  
the sum of \$400.00 has been received and considered.

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

This property has been independently appraised  
and the Custodian will not be interested in any sum less than  
\$1500.00.

A similar letter to this is being sent to other  
persons who submitted tenders and if you desire to revise your offer,  
subject to prior sale and other bids which may be received, we will  
be pleased to consider same.

Yours truly,

F. G. Shears,  
Director.

FGB:AS  
encl.



3343

RECEIVED

*Turner*

May 26th, 1944.

Mr. Alex. A. Rosenso,  
806 Even Avenue,  
New Westminster, B. C.

Dear Sir:

Re: Catalogue No. 664.  
806 Even Avenue.  
New Westminster City.

Your letter of April 20th, 1944, enclosing cheque for \$50.00 and offer to purchase the above property for the sum of \$500.00 has been received and considered.

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

This property has been independently appraised and the Custodian will not be interested in any sum less than \$1500.00.

A similar letter to this is being sent to the other persons who submitted tenders and if you desire to revise your offer subject to prior sale and other bids which may be received, we will be pleased to consider same.

Yours truly,

F. G. Shears,  
Director.

FGB/AM  
Encl.



3343

REGISTERED

May 26th, 1944.

Mr. Andrew Ginek,  
934 Egan Avenue,  
New Westminster, B. C.

*Turner*

Dear Sir:

Re: Catalogue No. 664.  
806 - Egan Avenue.  
New Westminster City.

Your letter of April 29th, 1944, enclosing cheque for \$45.00 and offer to purchase the above property for the sum of \$450.00 has been received and considered.

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

This property has been independently appraised and the Custodian will not be interested in any sum less than \$1500.00.

A similar letter to this is being sent to the other persons who submitted tenders and if you desire to revise your offer subject to prior sale and other bids which may be received, we will be pleased to consider same.

Yours truly,

F. G. Shears,  
Director.

FGS/AM  
Encl.



3343

REGISTERED

May 26th, 1944.

K. K. Reid Ltd.,  
740 Columbia St.,  
New Westminster, B. C.

*Turner*

Dear Sirs:

Re: Catalogue No. 664.  
806 - Esplanade Avenue.  
New Westminster City.

Your letter of April 29th, 1944, written on behalf of Mr. Willie E. Senay, enclosing cheque for \$20.00 and offer to purchase the above property for \$200.00 has been received and considered.

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

This property has been independently appraised and the Custodian will not be interested in any sum less than \$1500.00.

A similar letter to this is being sent to the other persons who submitted tenders and if you desire to revise your offer subject to prior sale and other bids which may be received, we will be pleased to consider same.

Yours truly,

F. G. Shears,  
Director.

FGS/AS  
Encl.



7710  
1343

November 29th, 1944.

Mrs. Shige Tsuida,  
Registration No. 08371,  
P.O. Box 570,  
Arrowhead, B. C.

Dear Madam:

In our letter of April 12th, 1943, we notified you that it was necessary to demolish the dwelling at 303 Ewen Avenue, leaving a small dwelling at the rear of the same lot, the address of which is 306 Mercer Street, formerly known as 106 Mercer Street. In your Declaration Form which you signed before leaving New Westminster you stated that you owned a 5 roomed wooden frame bungalow on the Dyke Road but we believe this is the float-house which your son, Mitsuyoshi TSUIDA claimed belonged to him and which he agreed to sell to Mr. Arithson for \$250.00. Please advise us if this is correct and also state that this float-house belonged solely to Mitsuyoshi.

*belongs to  
son*

You also declared furniture for a 5 roomed house to be rented to Tomren rent free. Does this refer to the float-house above-mentioned? Please write us by return mail and state as clearly as possible what chattels were left in either your or Mitsuyoshi's properties and also state to whom they belonged. Your prompt attention to this matter will be appreciated.

*yes.*

Yours truly,

W. J. Johnston,  
Administration Department.

*See reply dated Oct. 30/46.  
Both float-house + furniture  
belong to son -*

*Mitsuyoshi, mother & family lived in <sup>this</sup> float-house  
prior to evacuation.*



MEMORANDUM RE SALE OF CHATTELS

(Apart from Auction Sales)

FILE NO: 3343

NAME: TSUIDA Mitsuyoshi

DATE ADVERTISED: \_\_\_\_\_  
(or other information)

APPRAISER'S NAME: Sale approved by Jap owner 13/6/43

VALUATION: \$250.00

PURCHASE PRICE: \$250.00

COMMITTEE'S APPROVAL: \_\_\_\_\_

PURCHASER'S FULL NAME: SEVERT ARITHSON

ADDRESS: Vancouver, B.C.

OCCUPATION:

BILL OF SALE REQUIRED: YES  
(state if purchase  
price already paid or  
arrangements made) Paid in full

ENCUMBRANCES, IF ANY: \_\_\_\_\_

LIST OF CHATTELS SOLD: Float house



C  
O  
P  
Y

WESTMINSTER TRUST COMPANY

New Westminster, B. C.

Real Estate Dept.

April 12, 1945.

File No. 1398, 1343,  
2314, 1200

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

Dear Sirs

Attention Mr. F. G. Stewart

Re: Sales Nos. 647, 664, 692, 700.

I have just returned from inspecting the above properties. As requested by you I have checked my notes and made comparisons with today's values as follows:

Sale 647: This property has not been very well taken care of the last 12 months. I understand it has had several changes of tenants. However, I feel it is well worth \$3,300.00. In other words a reduction of \$450.00 on the valuation as at April of last year.

Sale 664: This property should not have been valued at over \$970.00 as it is in poor condition.

Sale 692 & 700: I think these properties are worth the original appraised values and suggest no change.

Yours very truly,

WESTMINSTER TRUST COMPANY

"Robert Alstead"  
Manager Real Estate Dept.

RA/AC



3343

2nd February, 1946.

Messrs. Gaultard, Sutherland & Co., Ltd.,  
443 Columbia Street,  
New Westminster, B.C.

Dear Sirs:

Re: Catalogue No. 664  
806 Esplanade,  
New Westminster.

We are in receipt of your letter of the 1st instant in which you submitted an offer on behalf of your client, Mr. Alex Resanoff, to purchase the above property for the sum of \$1,000.- and enclosed your cheque for \$100.-

This matter is receiving our consideration and we will be writing you again in due course.

Our official receipt for \$100.- is enclosed herein.

Yours truly,

F. G. Shears,  
Director.

FMS  
encl.



3343

February 7, 1946.

Messrs. Coulthard, Sutherland & Co. Ltd.,  
443 Columbia Street,  
New Westminster, B. C.

Dear Sirs:

Re: Catalogue No. 664  
806 Ewen Ave., New Westminster  
1 & 2/3 of Pt 21/75742620.

Further to our letter of February 2nd we hereby advise you that we are prepared to recommend the acceptance of your offer, on behalf of your clients, Mr. & Mrs. Mesanoff, of \$1,000.00 for the above described property. Will you please forward to us a certified cheque for the balance of the purchase price, namely, \$900.00.

We note that you request this property to be registered in the names of Alex Mesanoff, millworker, and his wife, Mary Mesanoff, as Joint Tenants, both of 806 Ewen Avenue, New Westminster, B. C. Kindly advise whether or not the proposed registered owners 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, they will be signed and returned.

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

We are enclosing herewith a copy of a notice received from the Corporation of the City of New Westminster covering an encroachment which is being maintained on Ewen Avenue. Full information can be obtained from the Corporation. This sale is subject to this encroachment.

Yours truly,

F. G. Shears,  
Director.

GP:MB  
Enc. - copy of notice.



3343

February 19, 1946.

Hitsuyoshi TSUIDA,  
Registration No. 08362,  
Drawer 1,  
Arrowhead, B. C.

Dear Sir:

Net Catalogue No. 664  
806 Esplanade Ave., New Westminster  
1 & 2/3 of Pt. 21/757/2620

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The price obtained is \$1,000.00 which will be subject to the usual charges for the sale of any real property. The net proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A detailed statement of the transaction will be sent to you when the matter is concluded.

Yours truly,

George Peters,  
Administration Department.

GP:EB



3343

February 22, 1946.

Mr. Mitsuyoshi TSUIDA,  
Registration No. 08362,  
Drawer 1,  
Arrowhead, B. C.

Dear Sir:

Re: Catalogue No. 664  
806 Deep Ave., New Westminster  
1 & 2/3 of Es 21757/2620

Please refer to our letter of February 19th in which we informed you that the above property is in course of sale.

We note from your declaration to the Custodian that the title to this property is in the hands of Mr. Harry G. Johnston of New Westminster. We have been in touch with Mr. Johnston and he states that he knows nothing whatever about this and that he has no record on his books in connection therewith. We, therefore, presume that you are holding title to this property in your possession and we would request that you forward it to this office by registered mail, using the enclosed envelope for this purpose. If however, you have placed the title in the hands of some other person for safe-keeping, kindly advise us in order that we may obtain same.

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

Yours truly,

George Peters,  
Administration Department.

GP:EB



ENEMY SECTION  
 Rec'd MAR 11 1946  
 File No.  
 Ans'd  
 Refer'd

Drawer #1  
 Arrowhead, B. C.  
 March 9, 1946

EVACUATION SECTION  
 Rec'd MAR 11 1946  
 File No.  
 Ans'd  
 Referred

Mr. George Peters,  
 506 Royal Bank Building,  
 Hastings and Granville,  
 Vancouver, B. C.

Dear Sir:-

I have for acknowledgement your letter of  
 February 22nd, with reference to sale of my property.

Enclosed is the Deed of Land received from  
 Mr. Johnston some time ago.

In view of these forced sale, I have no  
 intentions of returning to the Pacific area. However,  
 in my former business I had loaned money to fishermen  
 which to this day I have not received same. These fisher-  
 men have or had property as well as fishing equipment.  
 Your Department seem to have no knowledge of these  
 possessions.

In my declaration to the Custodian concerning  
 my personal affairs I was promised fullest cooperation  
 in respect to loans as well as property.

I request once again your assistance in this  
 matter.

Yours very truly,

*G. J. Guide*

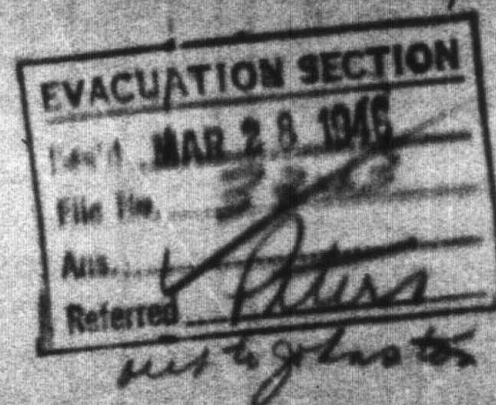
Enclosure-1

*Accounts Receivable*



Drammer,  
Arrowhead B.C.  
March 27/46

Mr. S. Peters  
Office of the Custodian  
Vancouver, B.C.



Dear Sir,

Thank you for your letter  
of March 18th in regard to sale of  
my property.

I am not with holding the  
Title. due to confusion in the evacuation  
I believe I had left the Title in the  
Land Registry office at New Westminster.

Yours very truly

M. Tsinder

Nov 25/46

Land Registry Office advised today that  
C of T. No. 125777E in name of above is on  
file there.  
W. J. Johnston



May 13th 1946.

Mr. Mitsuyoshi TSUIDA,  
 Registration No. 08362,  
 Drawer No. 1,  
 Arrowhead, B. C.

Dear Sir: Re: Accounts Receivable

Referring to your letter of March 9th 1946, regarding your list of accounts filed with the Custodian for collection on your behalf, we wish to advise that the following have been paid and the amounts credited to your account on our books.

Hisashi OIKAWA .....	\$100.00
Harry Christensen .....	24.96
Wataru SUGAWARA .....	22.60

Every effort has been made, without success, to collect the remaining accounts, namely:

/ Tosuro SUTO .....	18.00
/ Hideo ONOTERA .....	360.29
/ Tsunemori AMADATSU .....	300.00
/ Tsuneko NONAKA .....	15.00
/ Eiki OIKAWA .....	503.40
William Waterman .....	16.13

We do not feel that we can pursue the matter further.

Yours truly,

W. J. JOHNSTON  
 ADMINISTRATION DEPARTMENT

WJJ/HMS



May 15, 1946.

Messrs. Coulthard, Gutherland & Co. Ltd.,  
443 Columbia Street,  
New Westminster, B. C.

Dear Sirs:

Ref. Catalogue No. 664  
806 Esen Ave., New Westminster  
1 & 2/3 of Pt 21/757/2620

Deed to the above described property has now been registered in the names of Alex Mezanoff and Mary Mezanoff, 806 Esen Avenue, New Westminster, B. C., and we are ready to deliver control to them. When the title has been received by us from the Land Registry Office it will be sent by registered mail to Mr. & Mrs. Mezanoff or to any person designated by them.

Adjustments as of February 19th, 1946, as shown on the enclosed sheet, have been calculated and a balance of \$11.24 has been charged to the purchasers.

Please have Mr. & Mrs. Mezanoff mail us a cheque for the above amount and at the same time return to us the attached control receipt, duly signed.

Yours truly,

George Peters,  
Administration Department.

/EB  
Enc. 2 - Adjustment sheet  
Control receipt

cc to Mr. &amp; Mrs. Alex Mezanoff



Catalogue No. 664  
File No. 3343  
806 Main Ave., New Westminster  
1 & 2/3 of R. 21/777/2680

May 14, 1946.

ALICE KEZAROFF AND HARRY KEZAROFF  
(purchasers)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at February 19, 1946)

	DEBIT	CREDIT
Purchase price	\$1,000.00	
Cheques received		\$1,000.00
Seller's proportion of taxes for 1946 - 49/365 = \$32.55		4.37
Registration fees on deed - \$1,000.00	6.00	
Insurance premium \$9.00 (Ex. 3/6/47) - unearned portion	3.85	
Water paid to March 31/46 - 41 days @ 6¢ a day	2.46	
Rent owing - February 8th to February 18th - 10 days @ 33¢ a day	3.30	
Balance owing by purchasers		11.24
	<u>\$1,015.61</u>	<u>\$1,015.61</u>

BALANCE OWING BY PURCHASERS \$11.24



Catalogue No. 664  
File No. 3343  
806 Main Ave., New Westminster  
1 & 2/8 of Bq 21/757/2420

08362 TSUIDA Mitsuyoshi

May 14, 1946.

ALEX REZANOFF AND MARI REZANOFF  
(purchasers)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at February 19, 1946)

	DEBIT	CREDIT
Purchase price	\$1,000.00	
Cheques received		\$1,000.00
Seller's proportion of taxes for 1946 - 49/365 x \$32.55		4.37
Registration fees on deed - \$1,000.00	6.00	
Insurance premium \$9.00 (Ex. 3/6/47) - unearned portion	3.85	
Water paid to March 31/46 - 41 days @ 6¢ a day	2.46	
Rent owing - February 8th to February 18th - 10 days @ 33¢ a day	3.30	
Balance owing by purchasers		11.24
	<u>\$1,015.61</u>	<u>\$1,015.61</u>

BALANCE OWING BY PURCHASERS \$11.24



Catalogue No. 664  
File No. 3343  
806 Breen Avenue, New Westminster  
1 & 2/8 of B<sub>2</sub> 21/757/2620

Control of the above described property is by us hereby acknowledged and  
we agree that all adjustments and incidents in connection with the sale  
to us of this property have been settled.

Dated at New Westminster C., this 20 day of May 1946.

*[Signature]*  
as to both Squatters

Signed

*[Signature]*

Signed

*[Signature]*

Return to the Custodian



1343

October 7th 1946.

Mr. Mitugoshi TSUDA,  
Registration No. 08362,  
c/o Rogers Lumber Company,  
Rogers, B. C.

Dear Sir:

Re: Catalogue No. 664  
836 Eden Avenue,  
Lots 1 & 2/3 of E2 21/757/2620  
Re: Westminster, B. C.

Please be informed that the above property has been sold as of February 19th 1946, for the sum of \$1,000.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

Rents, less expenses, up to the mentioned date, have been credited to your account and adjustments of insurance premiums and water rates have also been credited to you.

The net result of this sale appears on an attached statement, and the proceeds have been credited to your account. We are also enclosing a general statement of your account up to date which includes the net figure to which reference has already been made.

Yours truly,

W. J. JOHNSTON  
ADMINISTRATION DEPARTMENT

WJJ/HMB  
Encl. (2)

c.c. Department of Labour, Japanese Division.



## STATEMENT RE SALE OF:

Name: **Mitsuyoshi TSUBOI**Catalogue No: **664**File No: **3343**Street Address: **806 Ewen Avenue, New Westminster, B. C.**Reg. No: **08362**Legal Description: **Lots 1 & 2 E<sub>2</sub> of R<sub>2</sub> 21/797/2630.**Date of Sale and Adjustments ..... **February 1946** .....Sale Price **\$1,000.00**Real Estate Agents Commission **\$90.00**Charge for Valuation **7.30**Charge for Advertising **4.00**Land Registry Office Transmission Fee **2.30**

## Encumbrances:

~~Unpaid Vendor~~~~Mortgage~~~~Balance of Taxes~~~~Other Charges~~

## Adjustments:

Fire Insurance **5.85**Taxes **4.37**Water **2.46****68.37** **\$1,006.31**Net Proceeds credited to your account **937.94**Date: **October 7th 1946** .....Compiled by: **Mr. B. Good** .....



*Nov 18/46.  
might be more funds  
credited in payment of  
debt on file 5407*

Arrowhead, B.C.  
Oct 20, 1946

Mr. W. J. Johnston  
506 Royal Bank Bldg,  
Hastings and Granville  
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	NOV 1 1946
Exp. No.	3217
File	<i>Johnston</i>
Received	<i>Johnston</i>

Dear Sir:

I have your letter of Oct 7th, Re sale of property and general statement of my account.

I appreciate very much if you will forward the total amount credited as I require extra funds for my contract in logging.

Re amounts owed me by H. Onotera, T. amadatsu and K. Oikawa, which are the largest, these men had property in Sunbury before evacuated. I ask you once again to assist me in securing this amount.

Yours truly,

*M. Tsuida*

M. Tsuida

Reg. 08362



November 29, 1946.

## REGISTERED

Mr. Mitsuyoshi TSUDA,  
Registration No. 08362,  
Arroshead, B. C.

Dear Sir:

We duly received your letter dated October 30, 1946, and in accordance with your request contained therein we are enclosing herewith our cheque for the sum of \$524.62, being the total amount at credit in your account with the Custodian.

We have been informed by Mr. Arithson through our Agent, Coulthard, Sutherland and Company Limited, that on or about, October 19, 1946, you called at the fleathouse at the Foot of Wood Street, New Westminster, B. C., and removed all your personal possessions which you left in the Protected Area.

Regarding your claims we wish to advise you that we are closing you file in this Office and will, therefore, not be taking any further action in connection with your accounts receivable. Our previous advice to you to this effect was contained in our letter dated May 13, 1946. For your information, however, the latest known addresses of the debtors listed with us by you are as follows:

Tomomori AMADATSU, Registration No. 05533, c/o Pidgeon River Timber Company, Nays, ONTARIO.

Hideo ONOTERA, Registration No. 10588, Canadian Pacific Railway, Extra Gang, Penticton, B.C.

Eiki OIKAWA, Registration No. 10595, Great Lakes Sawmills, Ft. William, Ontario.

Teiire SUTO, Registration No. 05493, c/o Swan Cafe, 653 Main Street, Winnipeg, Manitoba.

Tsunazo NOMAKA, Registration No. 03252, Nays Hostel, Nays, Ontario.

William Waterman, Waterman Boat Works, River Road, Surrey, B.C.

We have no objection to you communicating direct with the above-mentioned regarding your claims.

Yours truly,

W. J. JOHNSTON  
OFFICE OF THE CUSTODIAN

WJS/HMS  
Enc.



John A. M. O'Neill

LAW OFFICE

CANADIAN BANK OF COMMERCE  
BUILDING

REVELSTOKE, B.C.

6th September 1947

EVACUATION SECTION	
Rec'd	SEP 8 1947
File No.	7943
Ans.	
Referred	Johnston

W.W. JOHNSTON ESQ.

Custodian of Alien Enemy Property

Royal Bank Building

VANCOUVER B. C.

Dear Sir,

Enclosed please find statutory declaration  
by Mitsuyoshi Tsuida re. indebtedness to him by one  
Eiki Oikawa. Mitsuyoshi said that he had already  
spoken to you about this matter

Yours truly

*John A. M. O'Neill*

*Copy made for File # 4948.*



C  
O  
P  
Y

STATUTORY DECLARATION

I Mitsuyoshi Tsuida, of Arrowhead, British Columbia do solemnly declare:

1. That my occupation is that of a Contractor
2. That Eiki Oikawa of Fort William Province of Ontario Mill Worker is justly and truly indebted to me in the sum of \$503.40 particulars of which are as follows:
  - (a) For Buick car purchased for the said Eiki Oikawa at his request \$395.00
  - (b) For groceries, Oil, supplied and money loaned to the said Eiki Oikawa of Fort William Ontario 108.40  
\$503.40

And I make this solemn declaration conscientiously believing the same to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act"

Declared before me at the  
City of Revelstoke Province  
of British Columbia this 6th  
day of September 1947

"John A. W. O'Neill"

"M. Tsuida"

A Commissioner for taking Affidavits  
within the Province of British Columbia.

*Original Declaration forwarded to  
Dept. of Labour. See letter dated  
Sept. 8/47. (To be returned). ✓  
Returned & placed on file #948.*



Refer. 5597  
3343.

Arrowhead, B.C.  
Oct 27, 1948

Mr. W. J. Johnston  
506 Royal Bank BLDG.  
Hastings and Granville  
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	OCT 30 1948
File No.	5597/3343
By	Johnston

Dear Sir:

Re: Tsunemori Amadatsu  
My claim \$300.00

In reply to your letter of the 19th inst, I wired you to withhold Amadatsu's funds as it would be impossible for me to obtain any of the amount once sent to him in Ontario. Amadatsu's refusal to reply to your letters are quite well understood knowing that person for number of years. he is quite bitter and anything pertaining to the Evacuation I believe he would not have anything to do with it. hoping at a later date to receive full compensation.

The year of 1939. Amadatsu approached me for a loan of \$300.00 and a advance of \$900.00 from the Great West Packing Co to make up the total purchasing price of \$1200.00 from a Mr. Makoto Suzuki, former of Sunbury, B.C. this transaction is on the referred Company's file and you may write for verification. address Steveston, B.C.

I shall mail you a Statutory Declaration if it will assist me in obtaining this long delayed sum.

Awaiting your reply, I remain,

Yours very truly,

*M. Tsuida*  
M. Tsuida

*See letter dated Oct 17/48*



(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mitsuyoshi Tsuida

File No. 3343

Reg. No. 08362

Company Manufactures Life Ins. Co.

Agency Vancouver

Policy No. 726,328

Premium - \$ 40.30

Payable: Annually, Semi-annually or monthly

Month September

Day 22nd

REMARKS:

Letter sent 4/19/43