

3929

BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO.

3927

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: KOYAMA Tsunetaro.HOME ADDRESS: P.O. Box 23, Ueluelet, B.C. Now at 396. Powell Street,
Vancouver, B.C.REGISTRATION NUMBER 12004. SEX: Male. AGE: 48.OCCUPATION: Fisherman.

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: Self.MARRIED? Yes.NAME OF WIFE OR HUSBAND: Yasu.ADDRESS OF WIFE OR HUSBAND: P.O. Box, Ueluelet, B.C. Now at 396. Powell St.
Vancouver, B.C.NAMES OF ANY LIVING CHILDREN: None.

ADDRESS OF CHILDREN:

AGE OF CHILDREN:

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

1. LOCATION AND DESCRIPTION: Ueluelet, B.C.3 Lots.(11, 12, 13, Rec 21, Plan 1116)

2. BUILDINGS AND OTHER IMPROVEMENTS:

Bungalow of four Rooms.Storehouse.

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

4. TAXES (Amount and where payable) About \$25.00 paid in 1941 at Alberni, B.C.

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

6. OCCUPANCY AND LEASES (If vacant so state)

Self and wife, until a month ago.Now occupied by an Airman and his wife. (Name not known).

An English man, Mr. B. Matterson, has taken the responsibility of collecting the rent and sending it to declarant.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In own possession.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST:

9. IF FARM LAND STATE CROPS SOWN

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:

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:

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

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

CLAIM ON ANY SUCH PROPERTY

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: _____

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

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

8. BANK ACCOUNTS: \$1,500.00 approx. in Royal Bank of Canada, East End
Branch, Vancouver, B.C.9. LIFE INSURANCE: \$2,000.00. Twenty Year Endowment, Sun Life Assurance Co.
Canada. Beneficiary, wife Yasu. Policy number not known. Policy in
own possession.

10. INTEREST IN ANY ESTATES OR TRUSTS. _____

11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: _____

2. TRADE DEBTS: _____

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 10th day of April.

1942.

(Signature)

*J. Kayama**Dorothy M. Chope*
Witness

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

Our File No. 1929

DATE Feb. 1/41

Full Name KOYAMA, Tsunetaro
(Surname in Block Letters)

Registration No. 12004

Male - Female
(Check)

Age Oct. 13, 1893

Former Address Box 23, Ucluelet, B. C.

396 Powell St., Vancouver, B. C.

Date Evacuated Apr. 28/42

Naturalized - Canadian-Born - National
(Check)

Present Address

*claim dated Nov. 27/47, confirm
this address*
Greenwood, B. C.
16/10/45 - P.O. Box 452, Greenwood, B.C.

Married - Single
(Check)

nee
Name of Wife (NISHI) YAMU #11874

Name of Husband

nee
Name of Mother (NISHI) Iku (Dec'd)

Name of Father Tokichi (Dec'd)

Names of Children under 16

Registered by P. Hunter

Registered with Custodian yes
(Yes or No)

Additional Information Fisherman

REAL PROPERTY

Catalogue No. 516.

Name: Tsunetaro KOYAMA.

File No. 3929..

Address: House No. 1, Fraser's Bay, Ucluelet, B. C.

Reg. No. 12004.

Legal Description: Lots 11, 12 and 13 of Section 21, Clayoquot District,
Plan 1116.

Classification: 4-room, shingle siding Bungalow with store-house attached.

Registered in the name of: TSUNETARO KOYAMA.

State of Title: Clear.

Sold to: NORTH COAST TIMBER COMPANY LIMITED for \$550.00 (Cash).

As at: 7th June, 1945.

Title delivered to new Registered Owner on: August 7th, 1945.

Funds released to credit of Tsunetaro KOYAMA on: July 23rd, 1945.

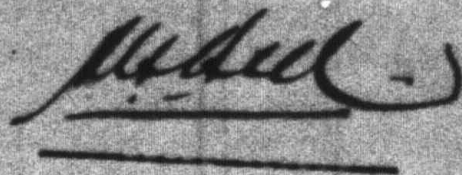
Chattels: Not involved.

Insurance: Transferred to Purchaser on July 9th, 1945.

Completed statement to Evacuee sent on: August 17th, 1945.

Administration: During the 37 months (approximately) this property has been under the administration of this office it has been rented for a total of 26 months (from \$18.00, highest, to \$15.00, lowest, per month). Following the closing down of R.C.A.F. activity in the district there has been an almost entire lack of demand for houses.

The above summary is certified to be in accordance
with the information on file.
17th September, 1945.



NO.

12004

NAME

KOYAMA, Tsunetaro

FILE NO.

3929



COMPANY

POLICY NO.

AMOUNT

EXPIRATION

MONTH

DAY

YEAR

PROPERTY

London Guarantee & Accident Co. Ltd.

561328

\$500.00

Policy No. 572-573

Lot 11, Sec. 21, Claymont District, Plan 1116, Velum lot on Barclay Sound, V.I.

London Guarantee & Accident Co. Ltd.

572593

Transferred to Policy No. 572-573

Lot 11, Sec. 21, Claymont District, Plan 1116, Velum lot on Barclay Sound, V.I.

NO FIRE INSURANCE IN FORCE AT THIS DATE.

The above summary is certified to be in accordance with the information on file.
17th September, 1945.

[Signature]

PERSONAL PROPERTY SUMMARY

File 3929.

Tsunetaro KOYAMA

Reg. No. 12004.

Fishing Vessels: (1) The "Regal I" was sold by the J.F.V.D.C. to Stewart Jackson (March 4th, 1942) for \$3800.00, Cash. Net proceeds (\$3,762.00) paid to Tsunetaro Koyama by J.F.V.D.C. on 14/3/1942. See P/V Memorandum (7/3/1944) attached.

(2) The "Barkley" was sold by this office to Bruce Watson (15/3/1943) for \$225.00, Cash. Net proceeds (\$185.82) credited to Tsunetaro Koyama's account. See P/V Memorandum (7/3/1944) attached.

Chattels: No chattels declared to Custodian but a few found in storage (13/1/1943) were first turned over for use of tenant to facilitate renting, and later (25/7/1944) sold by Auction, leaving no chattels unaccounted for.

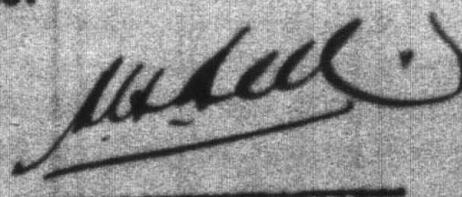
Accounts Receivable: Tsunetaro Koyama reported (8/7/1943) that Kyuroku Shimizu, Lemon Creek, Slokan, B. C., owed him \$100.00. No action was taken by our Claims Department but a letter has now (17/9/1945) been addressed to the debtor.

Two claims (\$12.25 each) against the Canadian Government, in connection with travelling expenses re Fishing Vessels, "Regal I" and "Barkley", have been collected (11/4/1945 and 10/4/1945) and credited to this account. *

Bank Account: No action was taken by this office with regard to a balance of "approximately \$1500.00" declared to be in Royal Bank of Canada, East End Branch, Vancouver, B. C.

Life Insurance: No action was taken by this office with regard to a Sun Life Insurance policy for \$2,000.00 declared by Tsunetaro Koyama, the policy remaining in his possession.

There is no other personal property calling for comment on this file at this date.
17th September, 1945.



* see 12/3 + 10/5/1946.

✓

SUMMARY TAKEN FROM VESSELS RECORDS

Date: March 7, 1944.
Name: Tsunetaro KOYAMA Reg. No. 12004 File: 3929
Boat File No.: JFVDC 71
Name of Vessel: "Regal #1" 36'x11.6'x5.8', Atlas Diesel 30 HP (1938)
Lic. or Reg. No.: Vancouver 170,767
Naval No.: V.071-G
Owner's Valuation: \$5,000.00
JFVDC Valuation: None
Custodian Valuation: None
Date of Sale: March 4, 1942
Purchaser: Stewart Jackson
Signature on Sales Papers: No signature on copy
Selling Price: \$3,800.00
Paid to JFVDC ~~contribution~~: 3,800.00
Supervision Costs: 38.00
Balance due Owner: 3,762.00
Paid to: Tsunetaro KOYAMA on March 14, 1942
Location of Boat at Sale: New Westminster
Claims Against Canadian Govt.: None

Additional Information:

*Vessel File reviewed
Oct 6, 1945
Jm*

J. M. Watson

SUMMARY TAKEN FROM VESSELS RECORDS

Date: March 7, 1944

Name: KOYAMA, Tsunetaro

Reg. No. 12004

File: 3929

Boat File No.: Custodian Boat 3929

Name of Vessel: "T.E."/"Barkley" 31'x7.4'x3.1' (1923) Chrysler 72 HP

Lic. or Reg. No.: Victoria 1221

Naval No.: None

Owner's Valuation: \$400.00

JFYDC Valuation: None

Custodian Valuation: \$225.00

Date of Sale: March 15, 1943

Purchaser: Bruce Watson

Signature on Sales Papers: Custodian Sale

Selling Price: \$225.00

Paid to ~~JFYDC~~ Custodian: 225.00

Supervision Costs: 39.18

Balance due Owner: 185.82

Paid to: Credited to Account of Tsunetaro KOYAMA

Location of Boat at Sale: Coal Harbour (ex New Westminster)

Claims Against Canadian Govt.: None

Certain equipment was missing from this vessel, but no claim was filed in regard to this.

Additional Information: There was no name on this boat, only the number 1221

*Received Oct 6/45, Jm
Koyama adv: 19/8/403. Jm Watson*

LIABILITIES SUMMARY

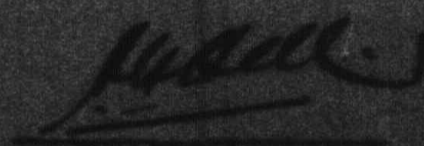
File 3929.

Tsunetaro KOYAMA.

Reg. No. 12504.

NO OUTSTANDING CLAIMS ON FILE.

The above summary is certified to be in accordance
with the information on file.
17th September, 1945.



MB/T.

CH-111

FILE 3929

November 9, 1944

CREDITOR: Tsunetaro KOYAMA, 12004

DEBTOR: Canadian Government

AMOUNT: \$12.25

Expenses incurred in connection with the seizure and
removal from Barclay Sound to Fraser River of the M/V
"T.K." Vic. 1221.

fm

Paid . 11/4/1945

CLAIM

November 9, 1944

FILE: 3929

CREDITOR: Tsunetaro KOYAMA, 12004

DEBTOR: Canadian Government

AMOUNT: \$12.25

**Expenses incurred in connection with the seizure and
removal from Barclay Sound to Fraser River of M/V
"Regal I"**

Jm
Paid: 10/4/1945
[Signature]

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mr. Tsunetaro Koyama
Insurance B.C.

File No. 3929

Reg. No. *12004*

Company Sun Life

Agency Vancouver

Policy No. 849653

Premium - \$ 104.40

Payable: ☒ Annually, ☐ Semi-annually or ☐ monthly

Month October Day 1

REMARKS:

3

Letter sent 2/18/43

20th June 1942.

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

Attention Mr. C. L. Drewry.

Dear Sir:

re: Tsunetaro Koyama. Registration No. 12004.
My File No. 87.

In accordance with your instructions I have investigated and taken control of the property of the above man as recorded on his registration form as follows:

Real Property:

"Ucluelet, B. C. 3 Lots.
Bungalow of four rooms.
Storehouse."

Personal Property:

"None."

In connection therewith I have to report as follows:

Location:

Ucluelet is a village on Barclay Sound on the West Coast of Vancouver Island, B. C., about sixty miles west of Port Alberni, B. C. There is a Japanese settlement at Fraser's Bay adjacent to the village. The settlement consists of nine houses built on the foreshore or on land close to the high water mark. The location commands an excellent view of Ucluelet Harbour. The approach to the settlement is by a rough trail from the village, by water, or along the foreshore.

A rough plan of the subdivision and index of property owners is attached to my report on Tomizo Yamanaka, Registration No. 12355, My File No. 79.

Land and Buildings:

Land:

The legal description of the lots is:

Lots 11, 12, 13, Section 21, Clayoquot District, Plan 1116, Ucluelet. (Each lot is 40 feet wide by 100 feet deep).

According to the Provincial Collector's office at Alberni, B. C., the assessed owners are:

Lot 11 K. Tsunstaro
Lots 12 and 13 T. Koyama.

The assessed values are:

| | | |
|----------------|--------------|----------------|
| Lot 11 | Land | \$ 100.00 |
| | Improvements | \$ 300.00 |
| Lots 12 and 13 | Land | \$ 100.00 each |
| | Improvements | \$ 600.00 each |

Taxes on the three lots amount to \$38.00 and are owing for 1942.

Buildings:

This is a four-roomed bungalow with store house attached, shingle siding, not stained, built on piling just above the high water mark. Outside privy. Water is piped into the house from a well. Condition of the building is fair. One of the oldest in the settlement, known as House No. 1. The present realizable value is about \$400.00 for the house and one lot. When I inspected the property on 15th May 1942 the tenant was paying \$18.00 a month rent to the agent, Mr. Ronald Matterson. I obtained from the agent a copy of the agreement and this is enclosed. Mr. Matterson's copy is signed. The agent has turned over to me the moneys he had collected to date and these have been forwarded to you.

I understand the building is on Lot 11, the other lots being vacant and adjacent to the property of The Imperial Oil Ltd. The vacant lots might realize \$100.00 each.

Personal Property:

None are recorded.

Insurance:

It is doubtful if the construction of the building would permit insurance being placed.

Liabilities:

None are recorded.

Recommendations:

I recommend:

1. That Mr. Ronald Matterson be approved as agent to collect the rents and to account to the Custodian's office.

Yours faithfully,

H. Hinton

HGH: LMS

Enclosure:

CANADA,
County of Nanaimo,
Province of British Columbia } UCLUELET.

Ucluelet, B. C.
March 1942.

STATEMENT REGARDING THE PROPERTY
OF

I, Fisherman, Ucluelet,
British Columbia, due to the present emergency making it
necessary for me to evacuate this Protected Area under
orders of Extra contained in the Canada Gazette, No. 174,
dated Ottawa, Monday, February 2nd, 1942, hereby turn over
my property described as follows:

LOT No. 100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000

over to the Constable in charge British Columbia Police, of
this district, who in turn will turn this property over to a
responsible person who will act as my agent. This agent will
see that the general upkeep and care of my house and property
is taken care of, and will charge dollars each
month for rent, and every month that my house and property is
rented will forward to me the sum of
the balance to be kept by him as his commission.

If I wish to sell this house at any time, or if I return to
Ucluelet, my house and property will be turned back to me by
this agent.

(Sgd) D. H. Howell
(D.H.Howell) Witness.

I, Donald Harris Howell, of
Ucluelet, County of Nanaimo,
Province of British Columbia,
Constable British Columbia
Police, make oath and say that I did
personally see the above statement
signed and sealed in the presence of
witnesses, by
That I know the said party.
That I know the said party to be
over the age of 21 years.

(Sgd) R. Matterson
(R. Matterson) Witness.

(Sgd)
(K.Hamanishi) Witness.

Sworn before me, this day
of March, A.D. 1942, Ucluelet, in
the County of Nanaimo, Province of
British Columbia.

(B. Matterson) A Justice of Peace
in and for the said county of
Nanaimo, Province of British
Columbia, Canada.

3929

June 27, 1942

Messrs. Ker & Ker Limited,
475 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Tsunetaro KOYAMA

Will you please protect the following property with \$500.00 Fire Insurance: 4 room bungalow with store house attached, shingle siding, not stained, built on piling just above the high water mark, water piped into the house from a well. This property is situated at Ueluelet on Barclay Sound, Vancouver Island, the legal description being, Lot 11, Section 21, Clayoquot District, Plan 1116.

We understand this house was rented to a member of the R.C.A.F.

Yours truly,

GDM/GH

R. P. Alexander
Assistant Manager

RECEIVED
JUL 7 1942

Hulson

3927

Ucluelet B.C.
July 2nd 42.

Mr RP Alexander
Dear Sir

Re Tsunetaro Koyama

The following in answer to your query of June 27th.

I Tsunetaro Koyama Fiherman Ucluelet B.C. due to the present emergency making it necessary for me to evacuate this Protected Area under orders of the Extra contained in the Canada Gazette, No174, dated Ottawa monday feb End 1942, hereby turn over my property described as follows. Lots 11, 12, 13, Section 21 Plan 116 Alberni assessment District, Clayoquot Land District, over to the constable in charge British Columbia Police, of this district who in turn will turn this property over to a responsible person who will act as my agent. This agent will see that the general upkeep and care of my house and property is taken care of, and will charge \$18.00 each month for rent, and every month that my house and property is rented will forward to me the sum of \$14.00. the balance to be kept by him as his commission. If I wish to sell this house at any time, or if I return to Ucluelet, my house and property will be turned back to me by the agent.

Signed by

T Koyama, D.H Howell (Police) R Matterson, K. Hamanishi (Secretary)
B. Matterson J.P.

Mr Koyama I believe sold most of his furniture and other supplies before leaving here.

Mr K Millar moved some supplies from under the house on authority of a letter from Mr Koyama.

No inventory was left of any supplies of any kind, Though a few things of little value were left in the house and shed.

Someone broke into the shed and scattered things around. Also a window has been broken. Now covered with cardboard to keep out the rain. Last tenant an airman as his furniture still in there with my permission pending a chance to sell or otherwise dispose of it. His wife having been persuaded by the military to leave.

Yours Truly

R Matterson.

R Matterson

REAL ESTATE • RENTALS



LOANS • INSURANCE

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

July 8, 1942.

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

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUL 9 1942

Dear Sir:

RE: YOUR FILE # 3929. TSUNETARO KOYAMA

In accordance with instructions contained in your letter of the 27th. ultimo, we are now pleased to enclose herewith L.G. & A. Policy # 561328 granting fire insurance in the amount of \$500. for a period of three years as from June 27th, last.

In regard to this policy, we would ask you to please advise us if this bungalow has a stove pipe chimney, for if it does, there will be an additional charge of \$1.50 per \$100. insurance.

Trusting the enclosed will be found in order, and thanking you for this new business, we are,

Yours very truly,

KER & KER LIMITED,

[Signature]
Insurance Department.

DBH/F
ENC

3929

July 9, 1943

Messrs. Ker & Aer Limited,
475 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Tsunetaro KOYAMA

Please accept our thanks for your letter of
July 8, enclosing L. G. & A. Policy #561328, fire
insurance for \$500.00.

We are writing our agent today to ascertain
if this bungalow has a stove pipe chimney.

We would appreciate it if you would send
another copy of your invoice covering the above
insurance and in future kindly send all invoices
in duplicate.

Yours truly,

GDM/GH

R. P. Alexander
Manager

3929

Mls

July 14th 1942

Ucluelet B.C.

Mr R.P. Alexander;

Dear Sir,

Re Tsunetaro Koyama.

Answering yours of July 9th.

Advise his house No1 has a Yukon chimney front room, stove pipe through roof, back room and a lean-to housing a Japanese bath with stove pipe through roof. *No proper chimney*

Yours Truly

R. Mattersen.

R. Mattersen

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

JUL 20 1942

3929

August 18, 1943

Mr. Ronald Matterson,
Ueluelet, B. C.

Dear Sir:

Re: Tsunetaro KOYAMA

Referring to your letter of August 12, we note that there is a possibility of renting the houses at Ueluelet to members of the Air Force, provided the houses are furnished with the bare necessities. This will be your authority to rent these houses, taking from storage whatever furniture is necessary to satisfy the tenant.

We would suggest that a careful record be kept of all articles replaced in the houses, and that as far as possible the furniture belonging to the owner of the house is to be used.

Yours truly,

F. G. Shears
Assistant Manager

GDH/GH

[Handwritten signature]

REAL ESTATE • RENTALS



Gibson
LOANS • INSURANCE

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONE
PACIFIC 3241-3242-3243

KER & KER
LIMITED

475 HOWE STREET
VANCOUVER, B. C.

Sept. 17th 1942.

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

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

Dear Sir:

Re: File Number 3929, Reg. No. 12004
KOYAMA, Tsunetaro

In your letter dated August 10th 1942, with your remittance to this firm of \$377.50 you included the sum of \$10.00 in payment of Policy in the above name. However on August 10th you also sent us a cheque in the amount of \$17.50 in payment of the above mentioned premium of \$10.00 together with the additional premium of \$7.50 on this Policy. You have therefore overpaid us the sum of \$10.00.

Will you kindly advise us if you wish us to send a cheque for this amount or will you deduct it from your future remittances?

Yours very truly,

KER & KER LTD.

Per.

J. J. Davis

DDD.DR

3929

September 22nd, 1942.

Messrs. Ker & Ker Limited,
475 Howe Street,
Vancouver, B.C.

Dear Sirs:-

Re: Tsunetaro KOYAMA.

Thank you for your letter of September 17th and with reference to overpayment in connection with fire insurance on property owned by the above named.

I think it would be better to have you return the ten dollars (\$10.00) and when doing so please make sure that you identify the refund with the above named Japanese and his file number, so that the money will be sure to go back into the proper account.

Yours truly,

S. M. Gibson,
Insurance Department.

SMG:AW

*clerk
sent in
note from
accounting Dept
Sept 26/42*

REAL ESTATE · RENTALS



LOANS · INSURANCE

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

Sept. 23rd 1942.

RECEIVED
SEP 26 1942

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

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

Attention Mr. S.M. Gibson,
Insurance Department.

Dear Sir:-

Re: File Number #3929
KOYAMA, Tsunetaro

We are in receipt of your letter of September 22nd, 1942, and as requested therein, enclose herewith our cheque in the sum of \$10.00 being refund of overpayment in connection with fire insurance on property owned by the above named.

Kindly acknowledge receipt of same, and oblige.

Yours very truly,

KER & KER LTD.

Per. *G. G. Davis*

DDD.DR
Encl.

Vancouver B.C.

October 20th 42

Mr T Koyama.

Greenwood B.C.

Dear Sir,

Received your letter of October 10th.
Your house was rented from April 6th to June 5th, Then the house remained vacant until the 1st of October. No one wanted to rent an unfurnished house. The present tenant has kalsomined the walls and charged cost of materials against the rent.

The Custodian of Japanese property instructed me to forward all rents etc, to - The Custodian

506 Royal Bank Bldg

Hastings & Granville.

Van B.C.

You will have to make your requests direct to him at the above address.

Yours Truly

R. Matterson
R. Matterson.

UNORGANIZED TERRITORY

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
NOV 13 1942

Extract from report of Const. D. H. Howell, in charge Ucluelet Detachment, B. C. Police, dated 23rd March, 1942, respecting Japanese at Ucluelet, Frasers Bay, Maitland Island, Spring Cove, Port Albion, Lesche's Bay and Tofino.

REPORT

re: JAPANESE PROPERTY - Disposal of, Ucluelet and Tofino.

UCLUELET

Frasers Bay - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, & 13, Section 21, Plan 1116, Clayoquot Land District, Alberni Assessment District:

| | | | |
|------------------------|------------------|---------|--------|
| 2929 Koyama, Tsunetaro | 3 lots and house | - value | \$800. |
| Ikari, Masao | 1 " " " | - " | 500. |
| Sakai, Shinkichi | 1 " " " | - " | 500. |
| Sakai, Kahe | 1 " " " | - " | 1,000. |
| Oye, Masayoshi | 1 " " " | - " | 1,000. |
| Oura, Tatsuo | 1 " " " | - " | 1,200. |
| Yamanaka, Tomizo | 2 " " " | - " | 200. |
| Nitsui, Uikichi | 1 " " " | - " | 1,500. |
| Nitsui, Yoshio | 1 " " " | - " | 900. |
| Matsubo, Nobuo | 1 " " " | - " | 1,200. |

With the exception of Yamanaka's lots, and the two last mentioned Nitsui houses, they are all being rented through Ronald Matterson. Rents for all houses with the exception of Koyama's, are 24 dollars per month. Koyama's house is renting for 18 dollars a month. Little property left in houses, most of it having been sold. Inventories of furnishings etc. left, on file at this office. Uikichi Nitsui's house rented directly to a local Fisherman, S. Rideout. Rideout's arrangement is that he will pay the taxes, fire insurance, and the sum of 18 dollars per month. Yoshio Nitsui's house rented to W. Wesnedge, Jr. local fisherman, direct for 24 dollars a month.

NOV 13 1942

Uelueh t B.C.
Jan 8th 43.

Your File A/63

Mr G.H. Peers
Dear Sir,

Re Koyama File 3929

This house at Fraser Bay has four rooms. Looks shabby and dingy. Mr Henderson the tenant has brightened it up inside. Two families occupy the house. The rent was set at eighteen dollars. A suggestion of sixteen dollars a month was accepted. List of furniture in use attached.

Yours Truly

R Matterson
R Matterson.

CONFIDENTIAL

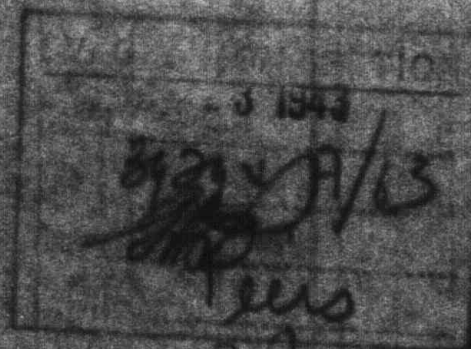
| | |
|----------|--------------------|
| Rec'd | JAN 13 1943 |
| File No. | 3929 |
| Ans. | <i>[Signature]</i> |
| Referred | |

Confidential

File 3923 Ryusei House No1 Fraser Bay

Furniture from storage in House No5 Fraser Bay.
WJ Henderson Tenant.

1 table Room 1
1 table " 1 Marked B
5 chairs " 1 Marked B
1 mattress " 4
1 bedspring " 4 J Hanada
1 bedframe " 4 T Yoshida House No8 Leeches Bay
2 stools & covers Room 2 Marked PA.B
1 floorplate Room 4 N Yoshiara
1 coal oil stove oven Room 1 3
1 Duo Therm Heater " 4 Matsubara Chonosuke.
4 chairs room 1
1 single mattress " 1



S. sold by auction - 25/7/44
Unclaimed

COPY

COURTY COURT

Victoria, B. C.

Feb'y 25th 1943.

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

Dear Sirs:

Att. Mr. Matherson.

Re: Boats owned by
Japanese.

With reference to your letter of the 24th
instant, I beg to advise you that a search of the records
of this office disclosed no Chattel Mortgage, Bill of Sale,
or Lien, registered against Muneco Kawasoe, Tsunetaro Koyama
or H. Sakura.

Yours faithfully,

CLEEVE G. WHITE

Registrar.

DB

VACATION SECTION
 MAR 10 1943
 File No. 3929
 Refer Beck

B. MATTERSON.

Ucluelet V.I.
 March 7/43

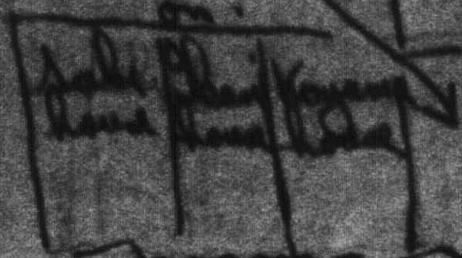
Custodian of Japanese Properties
 506. Royal Bank Bldg.
 Vancouver B.C.
 Dear Sirs

I am anxious to
 buy the lot next to the Imperial
 Oil at Ucluelet which belongs to Mr
 T. Koyama.

The lot above the
 one owned by Mr Koyama belongs to
 me and I am in need of an
 approach by water to my lot.

The lot I wish to
 purchase has no house on it and is
 not cleared. The lot I want is an
 illustrated and I do not know its
 number.

This is the
 lot I would like to buy
 at a price of \$1000



000

Internal oil lots

Yours truly
 B. Matterson

3929.

April 6th, 1943.

Mr. B. Matterson,
Uelualet,
Vancouver Island, B. C.

Dear Sir:

Re: Teumetare KOYAMA - Reg. No. 12004.

We are in receipt of your letter of the 7th ultimo
but cannot identify the property from your description.

We would suggest that you get in touch with our Agent
at your port, Mr. Ronald Matterson, and either make a definite offer
through him or with his assistance ascertain the legal description
of the property you are interested in and make such an offer to
this office.

While it may not be possible to give you an early reply,
your offer will be on record and have our attention.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.

3929.

April 6th, 1943.

Mr. J. Henderson,
House No. 1,
Fraser's Bay,
Uluvalot, B. C.

Dear Sir:

Re: Teunatara HUIAUA - Reg. No. 12004.

In reviewing this file we find that you are in arrears with your rent from the 1st of January, 1943.

This makes you subject to eviction proceedings and you are requested to note that unless you effect payment in full (at \$16.00 per month) to the end of the current month (April), either to our Agent, Mr. R. Matternson, or by immediate despatch of cheque to this office, the matter will be put in the hands of our solicitors with instructions to proceed with whatever action is necessary.

The Custodian is administering this property as Trustee and in considering a reduction in rent no cognizance can be taken of the fact that the owner of the property is of the Japanese race and that you are in the R.C.I.F. It is the duty of this office to see that the rent is neither high nor low but is fairly representative of current value. A re-appraisal of the rental value of all properties at Fraser's Bay has been made and reductions (in the case of House No. 1 from \$16.00 to \$15.00) will go into effect from the 1st of May, with tenants in good standing.

The new rates are considered to more than meet all requirements of the Rentals Administration Department of the Wartime Prices & Trade Board but should you not be satisfied with the new rates, or desire a refund on the old, you are at liberty to lay your case before that Board after bringing your payments up to date.

Yours truly,

R. G. Bell,
Administration Department.

RCH/P.

c.c. to Mr. R. Matternson,
Uluvalot, B. C.

A/63 & 3929.

April 13th, 1943.

Mr. Ronald Matterson,
Fraser's Bay,
Gulnulet, B. C.

Dear Sir:

Re: Tsunataro KOYAMA - Reg. No. 12004.

For your information we would advise that Cpl. G. D. L. Smyth (R 60829) called today to ask for first refusal of House No. 1 should the present tenant (J. Henderson) vacate.

We understand Mr. Henderson expects to be transferred and have agreed to Mr. Smyth's request, subject only to satisfactory arrangements being made on the spot with Mr. Henderson if and when the anticipated transfer is confirmed.

With a view to avoiding any misunderstanding in future, we have shown Mr. Smyth a copy of our letter of the 7th instant to Cpl. Parkin and have stipulated that the rent must be remitted to this office each month so as to reach us on or before the 10th of the current month (the month for which payment, in advance, is due).

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.

P.O. Box 452,
Greenwood, B.C.
May 1, 1943.

Edgar T. Reed Esq.,
The Custodian Office,
Royal Bank Bldg.,
Vancouver & Granville,
Vancouver, B.C.

| | |
|--------------------|------------|
| EVACUATION SECTION | |
| Rec'd | MAY 4 1943 |
| File No. | 3929 |
| Ans. | |
| Referred | Hudson |

Dear Sir:

I am told by Japanese
Committee Kichida Kimura that
all the boats are under the supervision
of you.

I earnestly desire to
know what has happened to my
boat since I evacuated interior.

License no. 1231 Vic
The name of boat "Cassidy"

Your kind information
will be appreciated.

Yours truly,
T. Toyama

3929

May 4, 1943.

Mr. Tsunetaro KOYAMA,
Registration No. 12004,
P. O. Box 452,
Greenwood, B. C.

Dear Sir:

In reply to your letter of May 1st, regarding the vessel "Barkley" or "T. K." Victoria License #1221, we wish to advise that this vessel was sold on March 15, 1943, for \$225.00.

Boat expenses (wharfage, insurance and other maintenance charges) amounted to \$39.18.

There has been credited to your account with this office the sum of \$185.82, from the sale of the vessel.

Yours very truly,

F. Matheson,
Specified Articles Department.

3929 & A/63.

May 6th, 1943.

Mr. J. Henderson,
House No. 1,
Fraser's Bay,
Vulualet, B. C.

Dear Sir:

Re: Taniwara KOYAMA - Reg. No. 12004.

Mr. Matterson has advised us by wire that you have paid your rent to 30/4/1943.

Rents are payable in advance and in the case of outposts like Vulualet, we require rents for the current month to be in this office by the 10th of the month. In future, please remit direct to this office in time to reach us by the 10th of the current month. New rates went into effect with tenants in good standing on the 1st of May, in your case the new rate being \$15.00.

We would add that although we now require rents forwarded direct to this office for the purpose of seeing that they are paid on time, Mr. R. Matterson is still our Agent in so far as the care of the property and the interests of the owners are concerned. All commitments connected with the property will be handled by this office, as in the case of rents, and you are invited to communicate with us on such matters, and to co-operate generally in the smooth running of the new arrangements.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.

c.c. to Mr. R. Matterson,
Vulualet, B. C.

FILE NO. 3929

T. KOYAMA

P.O. Box 452

Greenwood, B.C.

| | |
|----------|-------------|
| Rec'd | MAY 14 1943 |
| File No. | |
| Attn. | |
| Date | |

May 12, 1943

J. Matheson Esq.
The Canadian Office
601 Hastings & Granville St.
Vancouver, B.C.

Gentlemen:

For your kind advice
of my vessel, I am completely
satisfied and thanks to your troubles.

Please send my credit
of amounting to \$185.82 at your
earliest convenience, as I am able
to support for sometime, if I have
that money. The more money I have,
the longer I can make a living
without depending upon the B.C.
Security Commission.

The license of the boat will
be sent to you, whenever you need it.

Trusting this will fully be
understood.

Respectfully yours,

T. Koyama

3929.

May 19th, 1943.

Mr. Tsunetaro KOYAMA,
Registration No. 12004,
P. O. Box 452,
Greenwood, B. C.

Dear Sir,

We are in receipt of your letter of the 12th instant.

We enclose a statement of your account, showing a balance of \$195.26 at your credit. Out of this sum we are sending you \$100.00 (cheque attached) and propose remitting you a similar sum next month if rental payments are brought up to date as expected, as it is the policy of this office to maintain a reasonable credit balance in all accounts, if possible.

A rental dispute at Fraser's Bay resulted in a number of tenants withholding payment, since the 1st of January in the case of your property. The dispute has been settled, and there has been a re-appraisal of all rental values. The new rates, in the case of House No. 1—\$15.00, went into effect on the 1st of May, 1943.

From your file it is not clear whether you have been given particulars of expenses incurred in connection with the sale of your fishing vessel. These are as follows:

| | |
|--|-----------------|
| Gross price received from buyer | \$225.00 |
| Survey (expert valuation) and proportion of Towing, Storage, Watchmen, Insurance, etc. | <u>\$ 42.55</u> |
| Net proceeds credited to your account | \$182.45 |

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl.

P.O. Box 452,
Greenwich, B.C.
July 8th, 1943.

Mr. R. I. Bell,
Administration Dept.
Office of the Custodian
Vancouver, B.C.

| | |
|--------------------|---------------|
| EVACUATION SECTION | |
| Recd. | JUL 12 1943 |
| File No. | |
| For | |
| Collected | By R. I. Bell |

Dear Sirs—

I wish you will remit me the balance
of my loan which paid some time ago, and
also the house rent if you have collected
in your hands. As you understand we
are supporting ourselves, therefore we need
money for our necessity every day, so I wish
you will forward me your cheques for the
above as soon as you possibly can.

I have sent one hundred dollars
in cash to Kyuraku Shimizu who resides
at Lemon Creek, Slacan, B.C. at present,
one day before I left Vancouver. Therefore
I had no time to apply to the Claims
Department. I wish you will take attention
if any income to Kyuraku Shimizu credit
to me.

Yours truly
Tametaro Koyama.

Reg. No. 12004.
File No. 3929.

Claims Dept.
(See 17/9/43)

1736-7929/12004
KOYAMA, T.
Rent - Oct 1-31/43
House #1

Alchuk B.L.
Retoter 9/43

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

Dear Sir:

I am sorry I was
late in sending my rent. I had
some repairs to do. The
Chimney & pipes were rotted

| | |
|-------------------|-------------|
| VACUATION SECTION | |
| Recd | OCT 14 1943 |
| File No. | 3929 B |
| Ans. | |
| Referred | |

and for the benefit of others.

Yours truly,

Wm. W. G. Spindler

1.
through. Mr. Slatterson authorized
me to purchase some new ones.

I did so & took the bills to
him to be signed before sending
them to you. He was out of
town for a few days, consequently
I am rather late getting this away.

Chester is money order
for \$8.85 & bills for \$6.15 for
pipes etc. totalling \$15.00 for

PLEASE REFER THIS BILL FOR REFERENCE

SOLD

Debut

1943

OK-438



Admkt BC...

Mar 15/44.

EVACUATION SECTION

Rec'd MAR 20 1944

File No.

Ans.

Referred B.C.

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

Dear Sir,

The floors in 1st house, Fraser's
Bay are in very poor condition & are
getting to the state where nothing can
be done with them. I have measured
the rooms and priced linoleum and
find that two rooms can be

Covered for approximately \$15.00
which amounts to ~~one~~ one month's
rent. Your agent, Mr. Matterson
has seen the press and has
agreed that they need covering.

Please advise if this meets
with your approval.

Sincerely,

Wm. W. J. Anderson

3929.

March 23rd, 1944.

Mrs. W. J. Henderson,
House No. 1,
Fraser's Bay,
UCLUELET, B. C.

Dear Madam:

Re: Tsumetaro KOYAMA - Reg. 12004.

We are in receipt of your letter of the 15th instant, from which we note that the floors of two rooms need to be re-covered.

While ordinarily prepared to allow tenants the cost of materials (but not labour) where floors or walls need re-covering the fact that the house you occupy will be offered for sale in the not distant future makes it desirable not to incur any expense that can be avoided as in the event of sale the purchaser will probably want to do work that would nullify expense incurred now. We hope, therefore, that you will find it possible to carry on for a few months until it is known whether you are to have a new landlord.

Sales will be subject to existing leases so that you need not be immediately inconvenienced by a sale. A copy of the catalogue of properties, now in the hands of printers, will be forwarded to Mr. Matterson, who will be kept advised on the subject of advertising dates, etc.

Yours very truly,

R. G. Bell,
Administration Department.

RGB/P.

c.c. to Mr. R. Matterson.

orig sent
8/19/45

NAME KOYAMA, Tsunetaro

REGISTRATION NO. 12004

FILE NO. 1929

The following chattels were sold by public
auction at Ueluelet, S.C. on July 25, 1944.

| | |
|-------------------|---------|
| Table | \$ 0.50 |
| 4 Chairs | 2.00 |
| 1 Single mattress | 1.50 |
| 1 Gas lamp | 2.50 |

| | | |
|--|--|----------------|
| Total | | \$ 6.50 |
| Less Expenses: (Auctioneer's Fee: \$0.65 | | |
| (Advertising: - - - | | \$ 1.95 |
| (Moving: 0.90 | | |
| Net Proceeds Credited: | | <u>\$ 4.95</u> |

Members of Custodian Staff Present.

Extracted from Auctioneering List No. Ueluelet 1.

Remarks.

3929.

October 17th, 1944.

Mr. Tsunetaro KOYAMA,
Registration No. 12004,
Greenwood, B. C.

Dear Sir:

Ref.: Our letter of 27/8/1943.

Your Uclualet property (House No. 1, Fraser's Bay) having become vacant at the end of September, we are unable to forward our usual monthly remittance (\$15.00) this month.

The closing of the R.C.A.F. station at Uclualet will greatly reduce the demand for houses and it may be some time before another tenant or a purchaser can be found for the property.

The balance of \$14.73 standing at your credit on 11/9/1944 has been reduced to \$7.23 by payment of appraiser's fee and will be further reduced to \$2.73 by payment, this week, of Mr. Matterson's collection fee for the quarter ending 30/9/1944.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.

c.c. to B. C. Security Commission,
360 Homer Street,
Vancouver, B. C.

1/63.

COPY

May 21st, 1945.

Mrs. William Wemedge, Jr.,
House No. 6,
Fraser's Bay,
Valuable, B. C.

Dear Madam

RE: Vacant Houses.

Before leaving for Tofino for two months our Agent for Valuable, Mr. R. Matterson, advised us that you would be good enough to look after the houses at Fraser's Bay during his absence.

We have today received a telegram from a Mr. V. Bowden regarding House No. 7, to which we have replied as follows:

HOUSE NUMBER SEVEN ALREADY RENTED STOP WRITING MRS WEMEDGE TODAY
REGARDING HOUSES STILL VACANT

Mrs. L. M. Bowden, on her return from her inspection trip, called at this office and paid a deposit on House No. 7, but according to our records the following houses are still vacant and are offered at the rents quoted, subject to being available and to our confirmation after receipt of definite enquiry.

| | |
|-------------|-------------------------|
| House No. 1 | Rent \$15.00 per month |
| House No. 2 | Rent \$15.00 per month |
| House No. 3 | Rent \$15.00 per month |
| House No. 5 | Rent \$25.00 per month |
| House No. 9 | Rent \$25.00 per month. |

It would be appreciated if you would give this information to interested parties when you can recommend as tenants.

Yours very truly,

R. G. Ball,
Administration Department.

RMB/P.

c.c. to Mr. R. Matterson,
c/o Tofino Hotel,
Tofino, B. C.

COPY

Vulcanet, B. C.
May 29th, 1949.

Custodian Heavy Property,
Royal Bank Building,
Vancouver, B. C.

Dear Sir:

I have today sent you the following telegram,
quote -

To - Custodian Heavy Property,
Royal Bank Building,
Vancouver, B. C.

WE WISH TO RENT HOUSES 1-2-3-4-5 AT VULCANET AT
RATES QUOTED TO YOUR LOCAL AGENT STOP WILL DISCUSS
POSSIBLE PURCHASE WITH YOU WHILE IN VANCOUVER NEXT
WEEK.

H. C. McQuillan.
Manager.
North Coast Timber Co. Ltd.

The rental rates for houses referred to were quoted
to me by a Mrs. Seunidge, who showed me a recent letter from your office
listing a rate for each house.

We have recently acquired a block of timber near here
which assures us a long term operation, and wish to rent the houses for
some of our employees and their families.

As stated in my telegram, we are interested in purchasing
the houses if they are to be bought at a reasonable figure. I expect to
be in Vancouver on the 28th, of this month and will call on you then to
discuss the above matter.

Yours very truly,
North Coast Timber Co. Ltd.

By. "H. C. McQuillan"
H. C. McQuillan.
Manager.

COPY

May 25th, 1945.

R. McCallan, Esq.,
Manager,
North Coast Timber Co.,
Vancouver, B. C.

Dear Sir:

Re: Fraser's Bay Properties.

We are in receipt of your telegram of today
reading as follows:

WE WISH TO RENT HOUSES 1 2 3 4 5 AT VULVELLET AT RATES
QUOTED TO YOUR LOCAL AGENT STOP WILL DESIRE POSSIBLE
PURCHASE WITH YOU WHEN IN VANCOUVER NEXT WEEK

This message is self-explanatory and we now await
your call at this office next week.

Yours truly,

R. G. Bell,
Administration Department.

RGH/T.

c.c. to Mr. R. Hatterson.

c.c. to Mrs. T. Wemedge, Jr.

NORTH COAST TIMBER CO. LTD.
METROPOLITAN BUILDING,
VANCOUVER, B. C.

COPY

May 30th, 1945.

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

Attention: Mr. Bell.

Dear Sir:

Further to my conversation with you re houses
#1, 2, 3, 5 and 9, situated at Ueluelat, we herewith submit an offer
of \$3,500.00 for the purchase of these houses.

This was the figure that I had in my mind after
examining these houses a few days ago. I do not know when these
houses were appraised but I believe that the board walks have
deteriorated considerably since that time. These walks are now unsafe
and we would have to renew them before the houses can be occupied.

Trusting that this offer will be acceptable to the
Custodian.

Yours truly,

"H. C. McQuillan"

H. C. McQuillan,
NORTH COAST TIMBER CO. LTD.

HCMQJH

COPY

MEMORANDUM

TO: File 1/43.

FROM: Mr. R. G. Bell.

May 31st, 1945.

Ref: Our letter of 31/5/1945.

House No. 1. Fraser's Bay

Offers \$ 950.00

Cat. No. 516

File 3929

Tsunetaro KOYAMA

(Lots 11, 12 and 13 of Section 21, Clayoquot District,
Plan 1116).

House No. 2. Fraser's Bay

Offers \$ 400.00

Cat. No. 515

File 7599

Nasao IKARI

(Lot 10, Section 21, Clayoquot District, Plan 1116).

House No. 3. Fraser's Bay

Offers \$ 500.00

Cat. No. 514

File 1666

Shinkichi SAKAI

Lot 9, Section 21, Clayoquot District, Plan 1116).

House No. 4. Fraser's Bay

Offers \$1000.00

Cat. No. ---

File 12435

Nanayoshi OHE

(Lot 7 of Section 21, Clayoquot District, Plan 1116).

House No. 5. Fraser's Bay

Offers \$1300.00

Cat. No. 508

File 9216

Nobuo MATSURA

(Lot 1 of Section 21, Clayoquot District, Plan 1116).

TOTAL AMOUNT OF OFFER

\$3750.00

RBG/7.

A/63.

COPY

May 31st, 1945.

Attention Mr. H. G. McNallen,

The North Coast Timber Co. Ltd.,
Metropolitan Building,
Vancouver, B. C.

Dear Sir:

Re: Fraser's Bay, Valdez, Province.

We are in receipt of your letter of the 30th instant
filing an offer of \$3500.00 for Houses Nos. 1, 2, 3, 5 and 7, Fraser's Bay.

We confirm our subsequent telephone conversation with
Mr. J. L. Peterson resulting in your offer being increased to \$3,750.00; and
if you will now send us your cheque for this amount necessary documents will
be prepared and forwarded to Ottawa with our recommendation that your offer
be accepted.

On return of completed documents from Ottawa, in three to
four weeks, you will be advised and may then enter into possession, at your
own risk, if you so desire. The transaction will not be completed, and
therefore cannot be considered closed, until we receive new titles in your
name from the Land Registry Office and affect usual final adjustments of
taxes, insurance, etc.

When forwarding your cheque please supply the following
information, to enable our Titles Department to prepare the usual documents:

- (1) Full name of Company.
- (2) Date of registration.
- (3) Address of registered office.

Yours very truly,

R. G. Ball,
Administration Department.

RM/7.

4/13.

COPY

July 30th, 1963.

The North Coast Fisher Co. Ltd.,
Metropolitan Building,
Vancouver, B. C.

Dear Sirs:

Re: Fraser's Bay, Valued, Promotion.

With reference to our letter of the 11st May, we have to advise that your offer has been accepted by Ottawa, all documents having been returned duly completed, and application for registration in your name has now been filed with the Land Registry Office at Victoria.

You will be advised when new Certificates of Title are ready for delivery. The transaction will not be complete until this is done but we understand that time is an important factor with you and you may, therefore, enter into possession subject to your doing so at your sole risk and expense, it being clearly understood that title to the property is not transferred until registration in your name has been completed.

A copy of this letter is being forwarded to Mrs. William Wemedge, Jr., Room No. 6, Fraser's Bay, with instructions to turn over the Keys of Rooms Nos. 1, 2, 3, 5 and 9, as per descriptive list at foot, to your representative against his formal application and receipt, it being understood between us that such application constitutes acceptance of the terms and conditions of this letter.

Yours very truly,

R. G. Bell,
Administration Department.

RM/7.

Room No. 1 (Cat. No. 514, File 3929, Tomotaro HOYAMA):
Lots 11, 12 and 13, of Section 21, Clayoquot District, Plan 1116.

Room No. 2 (Cat. No. 515, File 7579, Masao IKARI):
Lot 10, Section 21, Clayoquot District, Plan 1116.

Room No. 3 (Cat. No. 514, File 1666, Shinkichi SAKAI):
Lot 9, Section 21, Clayoquot District, Plan 1116.

Room No. 5 (Cat. No. ---, File 12435, Masayoshi OYE):
Lot 7 of Section 21, Clayoquot District, Plan 1116.

Room No. 9 (Cat. No. 508, File 9216, Nobuo MATSURA):
Lot 1 of Section 21, Clayoquot District, Plan 1116.

c.c. to Mrs. W. Wemedge, Jr.

3929.
Cat. No. 516.

June 4th, 1945.

Mr. Tsunetaro KOYAMA,
Registration No. 12004,
Greenwood, B. C.

Dear Sir:

Re: House No. 1, Fraser's Bay, Helinalet, B. C.

In conformity with the Dominion Government's policy of liquidation of properties in the Protected Areas of British Columbia the above property (Lots 11, 12 and 13 of Section 21, Glayoquet District, Plan 1116) was included in a Catalogue of such properties and widely advertised for sale.

In spite of this advertising and the efforts of Real Estate agents no buyer has been found up to the present, but we have now received an offer of \$550.00, which is in line with the value placed on the property by a qualified independent appraiser, and we are proceeding with the sale.

A complete statement of the transaction will be sent you after final adjustments are made. This will show the net proceeds passed to the credit of your account, an extract of which will go forward at the same time. In the meantime it will be appreciated if you will send us the Certificates of Title (No. 122172-I for Lot 11 and No. 113207-I for Lots 12 and 13). A stamped addressed envelope is enclosed for your convenience in doing so.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl.

275 - 2

EXHIBIT No. _____
DATE 26/5/48
FILED BY Claimant

Alberni Assessment District

Clayoquot Land District

Fraser's Bay Ucluelet Inlet

Catalogue No. 516

Lots 11 - 13 DL 21

Frame house approx. 34' x 20'
on cedar posts with lean to.

Lined with shiplap and paper.

Stove pipe chimney in poor shape.

5 rooms.

Has well.

Value \$500.00

"H.G. Winter"

I hereby certify that the above words are a true copy
of the original whereof they purport to be a copy.

Aug. 19/48

W. H. Winter
W. H.

Copy for Mr. [unclear]

[Handwritten signature]

1915

June 7, 1915.

North Coast Timber Co. Ltd.,
Metropolitan Building,
Vancouver, B. C.

Dear Sirs:

Mr. [unclear] No. 216
Box No. 1, Fraser's Bay,
B.C. 11372-2116

Your letter of June 1st enclosing cheque for \$3,750.00 and offer to purchase the above property for the sum of \$2550.00, this amount to be deducted from the above cheque, has been received and considered. Our official receipt is enclosed herewith. *4,550*

This is to advise you that we are prepared to recommend the acceptance of this offer.

We note that you request this property to be registered in the name of the North Coast Timber Company Limited. The registration date of the company is April 29, 1910, the address of your registered office being 221 Metropolitan Building, Vancouver, B. C.

The necessary documents will 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. Adjustments will be calculated as of the date of this letter.

Yours truly,

F. G. Moore,
Director.

[Handwritten signature]

STATEMENT RE SALE OF:

Name: KOYAMA, Tsunetaro #12004

Catalogue No: 516

File No: 3929

Street Address: House #1, Fraser's Bay, Uclualst, B. C.

Legal Description: 11-13/21/1116

Date of Sale and Adjustments June 7, 1945.

Sale Price

\$550.00

~~Real Estate Agents Commission~~

\$

Charge for Valuation

7.50

Charge for Advertising

4.00

Land Registry Office Transmission Fee

2.50

Encumbrances:

~~Unpaid vendor~~~~Mortgage~~~~Affairs of Taxes~~~~Other charges~~

Adjustments:

Fire Insurance

17.82

Taxes

12.00

Water

5.17

\$19.17

\$579.82

Net Proceeds credited to your account as of June 7/45

\$560.65

Date: August 17, 1945.

Compiled by: George Peters

File No. 3929
Catalogue No. 516
House No. 1, Fraser's Bay
Vcluelet/11-13/21/1116

July 20, 1945.

NORTH COAST TIMBER COMPANY LIMITED

(Purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As of June 7, 1945)

| | DEBIT | CREDIT |
|--|-----------------|-----------------|
| Purchase price | \$550.00 | |
| Cheques received | | \$550.00 |
| Seller's proportion of 1945 taxes - $15\frac{1}{2}/365 \times \12.00 | | 5.17 |
| Registration fees on deed - \$550.00 | 5.10 | |
| Insurance premium | 17.82 | |
| 1945 taxes paid | 12.00 | |
| Amount charged to purchaser | | <u>29.75</u> |
| | <u>\$584.92</u> | <u>\$584.92</u> |

AMOUNT CHARGED TO PURCHASER - \$29.75

R. J. Bell, Esq.
Administration Depart.
Office of The Custodian,
Vancouver, B.C.

June 8/45. *AL*
P.O. 452,
Greenwood, B.C.

| | |
|--------------------|--------|
| EVACUATION SECTION | |
| Rec'd JUN 12 1945 | |
| File No. 3979 | |
| Ans. | |
| Referred | Cramer |

Dear Sir:-

Re: File # 3979 Sub # 516
In compliance with your
request I am enclosing herewith
Certificate of Title (No. 187177-1 for Lot 11
and No. 113707-1 for Lots 12 and 13).
I thank you for your kind
attention to disposal of my property
and also I appreciate indeed if you
would forward me the net proceeds
when transaction is completed.

Sincerely yours,

T. Toyama

Recd 17004
[Signature]

Enc. 1.

3929.
Cat. No. 516.

July 9th, 1945.

Messrs. Ker & Ker Ltd.,
Agents,
The London Guarantee & Accident Co. Ltd.,
475 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: House No. 1, Fraser's Bay, Ucluellet, B. C.
(Lot 11 of Sec. 21, Clayoquot Dist., Plan 1116).

The above property has been sold to The North Coast
Timber Company Limited and we would be obliged if you would let us have
usual Transfer and Consent endorsement for your policy No. 572593 for
\$500.00 expiring 27/6/1948.

Yours very truly,

R. G. Bell,
Administration Department.

RGB/P.

TRANSFER AND CONSENT

Company **LONDON GUARANTEE & ACCIDENT CO. LTD.** Agency **Vancouver, B. C.**

Date of Expiry **June 27th 1948**

Policy No. **572593**

Name of Insured **Secretary of State of Canada Acting in his Capacity as Custodian (File #1556)** **#3929**

FOR VALUE RECEIVED, I hereby transfer, assign and set over unto

North Coast Timber Company Limited

of **Vancouver, B. C.**

the **Purchasers of the Property** (Insert on this form the Purchaser of the Property. The Mortgagee of the Property. As Collateral Security as the case may be.)

all my right, title and interest in this Policy of Insurance and all advantages to be derived therefrom.

Witness my hand and seal at **Vancouver, B. C.** this **9th** day of **July** **1945**

Signature **For and on behalf of The Secretary of State of Canada acting in his capacity as Custodian of Enemy Property.**

By **J. G. Shears**

The **Secretary**
LONDON GUARANTEE & ACCIDENT COMPANY LTD.

(Insert Name of Company)

hereby consents to the above Assignment, subject, however, to all the provisos, conditions and stipulations contained in said policy, or endorsed thereon; it being understood that if the Assignment be made in favor of a Mortgagee, or for collateral security, the insurance under said Policy shall continue in the name of the Insured, whose loss, if any, shall be payable to the Assignee, or the interest of such Assignee may appear.



Dated **July 9th**

1945.

KER & KER LTD.

B. C. Standard Form
No. 101 (June, 1925)
20M-12-44.

Per **Agent.**

Catalogue No. 516
File No. 3929/12004
House No. 1, Fraser's Bay
Ucluelet/11-13/21/1116

Koyama, Isamu

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

Dated at Vancouver this 26th day of July 1945.

North Coast Timber Co. Ltd.
Signed E. Benson

RETURN TO THE CUSTODIAN

29.75

12475, 12476, 12477,
12478 & 12479

August 1, 1945.

The North Coast Timber Co. Ltd.,
501 Metropolitan Building,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue Nos. 308, 314, 315 & 316
and Special Advertisement Feb. 17/44.
Boxes Nos. 1, 2, 3, 5 & 9,
Frederic Rex, Holmset, B. C.

Enclosed you will find our official receipt covering
closing adjustments on sale of the above property.

Complete accounting of House No. 3 which you state was
not part of our title of July 24th was not called to you until July 26th
and is now in your hands.

With reference to insurance on the above property which
has been adjusted with you, the sale of property by the Custodian is somewhat
different to an ordinary transaction. In our letters recommending acceptance
to the purchaser you will note that the necessary documents had to be forwarded
to Ottawa for signature, and if the Custodian's recommendation was acted upon
the documents would be signed and returned, therefore, no deal is complete
until such time as these documents are received by this office from Ottawa.
In this interim the Custodian must keep all parties protected by insurance. It
is ordinary procedure to transfer the balance of the insurance to the purchaser
unless notified to the contrary. As all these policies are now in your name and
consented to, it will be necessary for you to cancel out this insurance.

We might suggest that you may be able to cancel out, at a
flat rate within a period of 60 days, the insurance placed by you in the first
part of June, as we understand that this is the general policy of insurance
companies.

Yours truly,

George Peters,
Administration Department.

GP:ED
Enc.

File No. 3929.
Catalogue No. 516.

August 6th, 1945.

MEMORANDUM

TO: Mr. George Peters
FROM: Mr. D. A. Cramer

Tsunetaro KOYAMA
Lots 11, 12 and 13 of Sec. 21,
CLAYOQUOT DIST., Plan 1116.

With reference to the above property which was recorded in the Victoria Land Registry Office, dated July 5th, 1945, we attach herewith the following documents in connection therewith.

1. Copy of application number 153171-I, dated June 28th, 1945, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 153172-I, dated June 28th, 1945, registering the property in the name of North Coast Timber Company Limited (Deed).
3. Duplicate of Transmission dated June 18th, 1945.
4. Duplicate of Deed dated June 18th, 1945 - Secretary of State to North Coast Timber Company Limited.
5. Certificate of Indefeasible Title number 153172-I, dated July 9th, 1945, covering the above property in the name of North Coast Timber Company Limited.

DAC:JS
Atch.

D. A. Cramer

Per JF

3929

REGISTERED A/R

August 7, 1945.

The North Coast Timber Company Ltd.,
321 Metropolitan Building,
Vancouver, B. C.

Dear Sirs:

Net Catalogue No. 516
House No. 2, Fraser's Bay
Helmslet/11-13/21/1116

Enclosed herewith please find Certificate of Title
No. 153172-I covering the above property in your name.

We are also enclosing London Guarantee & Accident
Company, Policy No. 572593 which has been assigned to you.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

DEPARTMENT OF PUBLIC WORKS, CANADA

DISTRICT ENGINEER'S OFFICE

No. _____
SUBJ: Ueluelet Fisherman's Floats
REF: _____

New Westminster, B.C.
August 8th, 1945.

EVACUATION SECTION

Rec'd AUG 8 1945

File No. 3929

Ans. _____

Referred *Bill*

Dear Sir:

Will you kindly hold in abeyance the sale of Lot No. 13, Lot 21, Clayoquot District, B.C. The Department is placing an approach and a number of floats in front of this lot and property mentioned is required to give access to approach.

The reservation of this property is being taken up with the Department in Ottawa and the B.C. Provincial Government.

Very truly yours,

K. W. Morton
K. W. MORTON,
DISTRICT ENGINEER.

Custodian of Alien Enemy Property,
Vancouver, B.C.

AP/bo

ENEMY SECTION

Rec'd AUG 9 1945

File No. _____

Ans'd _____

Refer'd _____

3929.
Cat. No. 516.

August 10th, 1945.

K. W. Morton, Esq.,
District Engineer,
Dept. of Public Works,
New Westminster, B. C.

Dear Sir:

Re: Lots 11, 12 and 13 of Section 21, Clayequet
District. Plan 1116.

In reply to your letter of the 8th instant we have
to advise that Certificate of Title to the above property was delivered
to the new owners, The North Coast Timber Company Limited on the 7th
instant.

Yours very truly,

R. G. Bell,
Administration Department.

RGB/P.

3929.

September 27th, 1945.

REGISTERED MAIL.

Mr. Tsunetaro KOYAMA,
Registration No. 12004,
Greenwood, B. C.

Dear Sir:

We have from time to time sent you statements of your account, and, as funds have been available, we have also sent you regular monthly remittances; but the remainder of your assets in our hands becoming available to you as a result of the completion of the sale of your Fraser's Bay, Uluvalet Inlet, property, you will doubtless appreciate having the following brief resume of our administration of your affairs.

As you are aware, 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.

Registration: Our file shows that you completed our Registration ("JF") Form on the 10th April, 1942, and this report is based thereon.

Real Property: Every effort was made to maintain the condition of the buildings (house and outhouse) and to keep the property revenue producing. During the period of Air Force activity in the district no difficulty was experienced in renting to acceptable tenants but with the closing down of Air Force operations in the neighbourhood accommodation far exceeded the demand. However, our records show your property to have been rented for 26 out of the total of 37 months it was under our administration.

The price realized for the property (\$550.00) was slightly more than the value placed on it by a qualified independent appraiser (\$500.00) and we are satisfied that this price represented its full current value. Title was delivered to the new owner on the 7th August and a complete statement of the transaction was mailed to you on the 17th August, 1945.

Liabilities: You declared no personal nor trade debts and no claims have been registered against you.

Personal Property: Your Fishing Vessel, the "Regal I" did not come under our administration but our records show that it was sold (4/3/1942) by the Japanese Fishing Vessels Disposal Committee for the sum of \$3,800.00, and that they paid the net proceeds (\$3,762.00) to you on the 14/3/1942.

(Over)

September 27th, 1945.

Your Fishing Vessel, "Barkley", was sold (15/3/1943) by this office for \$225.00, the net proceeds (\$185.82) being credited to your account as advised you on the 19/5/1943.

Chattels: Your file indicates that you sold most of your furniture before leaving Ucluelet. Nothing was declared by you but a few articles found in storage were first moved back into your house, to facilitate renting, and later (25/7/1944) sold at a well advertised auction at Ucluelet, as already advised you.

Specified Articles: There were no articles listed under this heading.

Money Owed To You: You reported on the 8/7/1943 that Kyuroku Shimizu (Reg. No. 12112, File No. 1464) owed you the sum of \$100.00. This office has not taken any steps to collect this money but we are awaiting Mr. Shimizu's reply to our request for information as to what he has done, or proposes doing, to liquidate this debt.

Two claims (2 @ \$12.25 each) were filed with the Canadian Government on your behalf, for recovery of cost of transportation connected with the delivery of your fishing vessels, and the total collected (\$24.50) was duly credited to your account.

Bank Accounts: No action was taken by this office with regard to the balance of "approximately \$1500.00" declared by you to be in the Royal Bank of Canada, East End Branch, Vancouver. This money, therefore, remained under your control.

Life Insurance: No action was taken by this office with regard to a Sun Life Insurance policy for \$2000.00 declared by you, the policy remaining in your possession and under your administration.

Remits: In your letter of the 26/7/1945 you requested the remittance of proceeds from sale of your property, when completed. We, therefore, enclose our cheque in your favour for \$570.83 representing all funds held for your account, which will therefore be closed.

General: This completes our review of your file, and our report on the administration of your affairs as disclosed by the evidence therein, and to complete our records it would be appreciated if you would let us have, at your early convenience, your acknowledgment of both report and remittance. We enclose a stamped addressed envelope for your convenience in doing so.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl.

March 8/46
P.C. 457
Greenwood, B.C.

R. J. Bell Esq.,
Administration Dept.,
Office of The Custodian,
Vancouver, B.C.

| | |
|------------|-------------|
| EVACUATION | |
| Rec'd | MAR 11 1946 |
| File No. | 3929 |
| Ass. | WB |
| Referrer | Bell |

Dear Sir:

Re: File # 3929

Re: Nikiichi Nishi, Lemmon Creek, B.C.

With reference to the loan of \$600.00 to the above mentioned person, I beg to request you to collect such sum. This claim should be reported to you prior to evacuation, but this person was my relative and I did not wish to do so at that time.

Will you please be kind enough to contact Nishi and claim for the money as I am under self-supporting basis which requires cash very badly.

Thanking you for your kind co-operation and considerations.

Sincerely yours,

Tsunetako Kayama
Reg # 17004

983 & 3929.

March 12th, 1946.

Mr. Mikichi NISHI,
Registration No. 06041,
Lemon Creek,
Slocan, B. C.

Dear Sir:

Re: Debt - Tsunetaro KOYAMA - #12004.

We are in receipt of a letter from the above
Evacuee requesting us to collect from you the sum of \$600.00, which,
we understand, was advanced to you as a loan.

We hold no funds of yours but in order that our
records may be accurate and complete we need to know if this claim
is correct and would therefore ask you to confirm same, or supply
the information needed to make necessary corrections.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.

c.c. to Mr. Tsunetaro KOYAMA,
Greenwood, B. C.

for File 3929

C O P Y

Lemon Creek, B.C.

Mar. 15th, 1946.

Office of the Custodian,
506 Royal Bank Bldg.,
Hastings and Granville Sts.,
Vancouver, B.C.

Dear Sir:-

I have received your letter of Mar. 12th and I
acknowledged NOTARA's claim.

As I shall be able to get surrender value of the
Crown Life Insurance Co. (now under procedure) I shall pay
back the sum directly.

Thank you,

Yours truly,

W. HENRI

✓

May 10/46
P.O. Box 4516
Greenwood, B.C.

R. H. Bell, Esq.,
Administration Department
Office of the Custodian
Vancouver, B.C. File # 2979 Cat # 516

| | |
|--------------------|-------------|
| EVACUATION SECTION | |
| Rec'd | MAY 13 1946 |
| File No | 3979 |
| Ans | REB |
| Referred | REB |

Dear Sir: - Re. debt. Mikichi Nishi.
Sometime ago I have requested
you to collect my loan to the above
mentioned person of Lemon Creek
Alouan, B.C. and recently I have
received cheque of \$454.⁴¹ from
the same person.

I must appreciate you for your
kind efforts in granting such sum.

Sincerely yours.

J. Kayama
#17004

P.O. Box 452,
Greenwood B.C.
Sept. 12, 1946.

The Custodian's Office,
506 Royal Bank Bldg.,
Vancouver, B.C.

| | |
|--------------------|-----------|
| EVACUATION SECTION | |
| SEP 16 1946 | |
| Rec'd | |
| File No. | 1464 3929 |
| Ans. | Not |
| Referred | Bell |

Dear Sir:
Re: \$100 cash advance to
Kiuroku Shimizu Reg. #2112.

This is to inform you that I have
been paid by Kiuroku Shimizu Reg. #2112,
the sum of one hundred dollars, in
full settlement of the above, in December
1945.

Therefore, I hereby withdraw my
claims against him and at the same
time, I request you to withdraw my
claims registered against him, from
your file.

Yours truly,

Tsunetaro Koyama
Reg. #17004

3929

October 6th, 1948

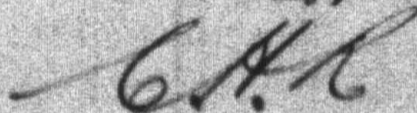
Mr. Tsunetaro AOYAMA,
Registration No. 12804,
Box 452,
Greenwood, B. C.

Dear Sir:

Please advise us by return mail if you were
in any way connected with the Green Cove Saltery Limited and
if so did they at any time owe you any money.

A stamped, self addressed envelope is enclosed
for your convenience.

Yours truly,



C. H. Reed
Office of the Custodian

CHR:SK
Encl.

8/176

November 6, 1946.

Messrs. P.B. Ross & Sons,
411 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sirs:

Re: Green Cove Saltworks Limited

Replying to your various enquiries contained in your letter of the 1st October, 1946.

Takada Shoten - \$721.38 - File 8/443 - In Japan

Monies due from T. Satoyama Company for the account of Takada Shoten Ltd. have been paid to this office and we feel that any amount owing to Shoten from Green Cove Saltworks should also be paid to this office.

L. Isami - \$1,000.00 - George Sotaro Isami. File 7136

This man returned to Japan on the S.S. General Seige on the 17th June, 1946 and would therefore not be classed as an enemy. While our file does not reveal any claim against the Green Cove Saltworks, we feel that any payment for him should be paid to this office.

T. Kusunagi or B. Kusunagi - Translators Kusunagi - \$100.00 - Hanning - File 1002

Our files indicate that this man was the holder of shares in Green Cove Saltworks and in these circumstances, feel that payment should be made to this office.

L. Ode - \$1,051.26 - Son Isamuro Odamaki. (referred into Kusunagi file)

According to our records Y. Ode would not be classed as an enemy as he returned to Japan on the S.S. General Seige on the 17th June, 1946 and would be entitled to any assets which he left behind in Canada at that time. We therefore consider, even though he is a majority shareholder, as he is not enemy, any funds should be paid to us for

P. S. Ross & Co.

- 2 -

Nov. 6, 1945.

His account.

1. London - 11/10/45 - 11/10/45 - 11/10/45

This account returned to Japan to be taken, 1945 and would be closed as an enemy if any distribution should be told to this office.

1. Tokyo - 11/10/45 - 11/10/45 - 11/10/45

We are glad to know of the degree to which you refer. There is a possibility that the degree might be at the same degree with the company's bank books and vouchers. However, it would appear that any copies due to this man should be told this office.

I am very truly,

P. S. Ross,
Director.

POS/US

Pls Bill Bay
Office of the Curator
Washington, D.C.

Mar 18 1949
457 Greenwood, D.C.

| | |
|--------------------|-------------|
| EVACUATION SECTION | |
| Rec'd | MAR 21 1949 |
| File No. | 3929 |
| App. | WFB |
| Referral | Dell |

Dear Sir:

In regard to Green Cove Battery Ltd:
which you have notified me recently,
I beg to state that I have had various
transactions with that company for long time
before the war.

I cannot recall my memory
of any such credit balance of \$36.12
but perhaps it could be a interest on
loan which I one time financed them
in a small amount.

If you consider it is necessary
for me to produce positive proof to this
effect, I shall go thru my memory
once again but I have no recollection
at the present.

Above is all information I can
say and I shall leave it up to you
the entire matter.

Thanking you in advance

Sincerely yours,
J. Kayama

March 29th, 1947.

Mr. Tsunetaro KOYAMA,
P. O. Box 452,
Greenwood, B. C.

Dear Sir:

Re: Green Cove Saltery Limited.

We are in receipt of your letter of the 18th instant and thank you for your prompt reply to ours of the 14th.

We do not appear to have any evidence of a loan made by you to the above Saltery and would ask you to supply us with such particulars as: (1) date; (2) amount; (3) what written evidence, if any, have you of the loan.

The books of the Green Cove Saltery do carry evidence of a loan, but this refers to money advanced by the late Fujikazu (Frank) KOYAMA of Nanaimo, whose formal claim for the amount so advanced is on file.

Yours truly,

R. G. Bell,
Office of the Custodian.

RGB/P.

Note for file: General Summary (Feb. 20/47) on File 5889 (Fujikazu KOYAMA) reads, in part, as follows: "A claim of \$500.00 was filed (15th and 27th January, 1943) against Masao KASHINO (File 11791), for Cash advanced to him personally. This money was used by Debtor for his Green Cove Saltery business, and is carried in that Company's books (see Memorandum dated Nov. 21/46 on File 11791). Green Cove Salteries' records are still in the hands of the Liquidator, Frederick Field, whose office today (Feb. 18/47) confirms the whole amount of this debt to be still outstanding."

APR 4/49

| | |
|--------------------|------------|
| EVACUATION SECTION | |
| Rec'd | APR 6 1949 |
| File No. | 3929 |
| Ans. | 6/4/49 RRB |
| Referred | BELL |

Manwood, B.C.

R. 6/4/49

JRB

Mr. Bell Esq.
Office of the Custodian
Vancouver B.C.

Dear Sir:- Many Thanks for your letter concerning loan to Green Cove Sattery Ltd.

There are no written evidence and I do not remember the date or year of loan, but the amount was \$1000.00

In fact, the loan has made to Mr. Kashino of the same Sattery and the same amount has been returned to me after few years without any interest. Since Mr. Kashino was my friend and just for this reason I made a loan, but Mr. Kashino after returning the said sum perhaps charged the Sattery with certain interest under my name.

This is all the information I can supply.
Yours
K. Koyama.

3929.

April 6th, 1949.

Mr. Tsunetaro KOYAMA,
Registration No. 12004,
Box 452,
Greenwood, B. C.

Dear Sir:

Re: Green Cove Saltery Limited.

We are in receipt of your letter of
the 4th instant and have to advise that the item of \$36.12,
referred to in our recent exchange of letters, having been
definitely identified as payable to Fujikazu KOYAMA, the
money is today being transferred to that account.

Yours truly,

R. G. Bell,
Office of the Custodian.

RGB/T.

Sub-Commission

DEFENCE BRIEF

Grand Forks, B.C.
26 May 1948
Rural Real Prop.

Tsunetaro KOYAMA

File No. 3929

Case No. 275

REAL PROPERTY CLAIM

Claim

1. \$1000.00

Appraised at

\$500.00

Sold for

\$550.00

(a) Witness - H.G. Winter - Appraiser.

Claim amended to \$1000.00.

This property consists of 3 parcels of waterfront land, each parcel measuring 50' x 100' and located side by side. There is a frame house 34' x 20' on cedar posts on one lot. The house is lined with shiplap and paper. The property is situate at Fraser's Bay, Ucluelet Inlet in the Clayoquot Land District, Alberni Assessment District.

Question of fair value only.

(b) Property wholly owned by claimant.

Legal Description -

Lots 11, 12, 13
of Section 21 - Clayoquot District,
Plan 1116.

Summary of Defence Witnesses

H. G. Winter

Where Required

1 (a)

JLG/mw

Name of Claimant **KUTANA, Teumetare**Case **872**Custodian File **3929**

| <u>REAL PROPERTY</u> | | | | | | | | | | Total |
|--------------------------------------|-------------------------------------|--|-----------------------------------|---|--|--|--|---|-----------------------------|--------------|
| Greater Vancouver | | Rural (except V.L.A.) | | | V.L.A. (except Mission Village) | | V.L.A. Mission Village | | | |
| Sale Price | 5% thereof & 12.50 | Sale Price | 10% thereof | Charges 12.50 & Comm. | Sale Price | Total Award 80% of all Sale Prices % of Amount Total | Sale Price | Total Award 125% of all Sale Prices % of Amount Total | | |
| | | 550 | | 60 | | | | | | 67.50 |
| | | | 55.00 | 12.50 | | | | | | |
| <u>PERSONAL PROPERTY</u> | | | | | | | | | | |
| Motor Vehicles | | | Boats and Boat Gear | | | | | | | |
| Sale Price | 25% thereof | Sale Price | Nelson Bros. 23.5% of Sale Price | Other Sales 28.5% of Sale Price | Equipment charges paid to purchasers in error. Repay to owners | Amount of Claims for Boat Gear Declared & Recorded Now Missing | 45% of amount in next preceding column | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| <u>NETS</u> | | | | | | | | | | |
| Total award for Nets plus Sale Price | | Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing | | Percentage Total Award to Total Claim | | Claim for Nets Sold Declared Not Found, & Recorded Now Missing | | Apply % ratio to Claim | Deduct Custodian Sale Price | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| <u>MISCELLANEOUS CHATELS</u> | | | | | | | | | | |
| Claim for goods Sold By Auction | Sale Price of Goods Sold By Auction | Rebates of charges 30% of Sale Price | Ratio in % of Sale Price to Claim | Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid | Application of % ratio to amount in next preceding column | Sale Price of goods Sold by Tender | 12% of Sale Price | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| TOTAL RECOMMENDATION | | | | | | | | | | 67.50 |

CASE NO. 278

IN THE MATTER OF THE "INQUIRIES ACT"
PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 92

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR, JUDGE ERIC P. DAWSON, SUB-COMMISSIONER)

10

Grand Forks, B.C.

May 26, 1948

IN THE MATTER OF THE CLAIM OF
TSUNETARO KOYAMA

PROCEEDINGS AT HEARING

20 APPEARANCES:

HAROLD W. McINNES, Esq.,

appearing for the
Dominion Government.

A.E. COBUS, Esq.,

appearing for the
Claimant.

L.A. DODD, Esq.,

Secretary to Grand
Forks Sub-Commission

G.M.R. UPTON, Esq.,

Official Interpreter

G. HAMBLETON, Esq.,

Official Reporter

30

2
T. Koyama
In Chief

MR. COBUS: The claim, your honour, of Koyama. It was No. 32 on the Secretary's list.

TSUNETARO KOYAMA, the Claimant herein, being first duly sworn, testified through the official interpreter as follows:

THE COMMISSIONER: What is the claim number?

MR. COBUS: It was No. 32 on the Secretary's list, and it becomes No. 275.

THE COMMISSIONER: Yes.

10 MR. COBUS: I would ask leave, your honour, to amend the claim which is for real estate only. We are amending the value to read \$1000.00 for land and buildings and crediting the Custodian with \$550.00, leaving a net claim for real estate, \$450.00.

DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, I produce to you a statement concerning the real estate for which you are claiming.

20 Did you instruct Mr. Leckie to prepare this statement for you and is that your signature?

A: Yes.

Q: And are the statements contained therein true to the best of your knowledge and recollection?

A: Yes.

MR. COBUS: I would ask to file the statement concerning real estate, your honour, as the first exhibit.

(STATEMENT MARKED EXHIBIT NO. 1)

30 MR. COBUS: Perhaps my learned friend would produce

the appraisal on this property.

MR. McINNIS: Yes.

MR. COBUS: I have what purports to be an appraisal signed by one H.G. Winter. Unfortunately, no date appears, but the description of the property is obviously the description of the property in question. It is valued by Mr. Winters at \$500.00. I file that on behalf of the Crown.

(APPRAISAL MARKED EXHIBIT NO. 2)

20 MR. COBUS: Referring to the statement, your honour --

THE COMMISSIONER: It doesn't show who Mr. Winters is, whether he is a real estate man or anything about him.

MR. COBUS: No, your honour, there is nothing.

MR. McINNIS: For whatever it may be worth, in several other files there seem to be appraisals by Mr. Winters, so I take it that he must be a real estate man, although I have no proof of that.

THE COMMISSIONER: Yes.

20 MR. COBUS: Referring to Exhibit No. 1, your honour, the subject matter of the claim is a dwelling of four rooms, 34 feet by 20 feet, built on lots 11 to 13 in the Alberni, Clayoquot District, more particularly described as Frasers Bay, Ucluelet Island, B.C. It was a bungalow and was erected on lot 11 of the land owned by the claimant. The lots were 50 by 100 feet each, running to the water front, with a total water-frontage of 150 feet. Lot 11 was purchased in 1925 for \$500.00, which included a house. Lots

12 and 13 were purchased in 1927 at a cost of \$300.00. There were no improvements on lots 12 and 13.

10 The witness says that he rebuilt the interior of the dwelling in 1928, putting in new shiplap and paper. He laid new floors, re-roofed with new shingles, and used hired and his own labour and bought materials which cost about \$400.00. In 1941 he built a new float and left this on the water in front of the house when he left in February, 1942. This float was held down by new pilings. It was built by carpenters and his own labour and he bought materials. The cost of labour and materials he approximates at \$300.00. He estimates the value at the date of sale for the land and improvements to be \$1000.00.

20 With respect to the appraiser's report, which is now on file as Exhibit No. 2, the witness says that it fails to mention his new float. In 1942 he put in a new Yukon chimney, and it should still have been in good shape when the Custodian's appraiser inspected this property. He considers that the appraisal at \$500.00 was much below a fair value for the property. He describes the lots as being very eligible lots with a nice waterfrontage, very suitable for building lots for summer cottage purposes. He says that his property was assessed in 1942 for \$1200.00, and
30 he understands that it was assessed at \$950.00

in 1944. He believes that the property, when sold by the Custodian in June, 1945, for \$550.00, would be worth at least \$1000.00 at a fair market value.

THE COMMISSIONER: What is a Yukon chimney?

MR. COBUS: Q: Witness, what is a Yukon chimney?

THE COMMISSIONER: Mr. McInnes can't enlighten the court?

MR. McINNES: No, your honour.

10 THE COMMISSIONER: The valuation just talks about a stove-pipe chimney, and I was wondering if there is any difference between that and a Yukon chimney.

A: A Yukon chimney is a chimney that has air vents at either side of the pipe, the main flue, which runs up the middle of the chimney.

THE COMMISSIONER: Q: Would that be the stove pipe, stove pipe material?

A: Sheet metal.

20 THE COMMISSIONER: It would be made of sheet metal.

MR. COBUS: Would my learned friend admit that the assessed value on lots 11, 12 and 13 in 1942 amounted to \$1200.00?

MR. McINNES: Yes.

THE COMMISSIONER: Was that including improvements, or not?

30 MR. COBUS: That includes the improvements, yes, your honour, on lot -- well, they have it spread over the three lots, but he is claiming for the house as the only improvement. If my learned friend would produce the 1944 assessment notice,

would my learned friend admit that in 1944 the assessments on lots 11, 12 and 13 were \$950.00 for land and improvements?

MR. McINNES: That is correct.

THE COMMISSIONER: That is land and improvements, again.

MR. COBUS: Yes, your honour.

Your witness.

10 MR. McINNES: If it please your honour, in this case it is submitted the land and buildings were sold for their fair market value.

This property was catalogued, advertised for sale, and the appraisal was \$500.00, and the sale price was \$550.00.

20 I would point out to my friend that evidence may be given as to the location of this house. The note that I have in this file is that this bungalow was the oldest of a small group of dwellings located in Frasers Bay, and possibly the least suitable for white occupancy.

MR. COBUS: The source of that note, Mr. McInnes?

MR. McINNES: It appears to be the investigator for the Custodian's office.

The property was rented, according to the file, for upwards of two years, occupied by the personnel of the Royal Canadian Air Force, at an average rental of \$15.00 a month. When they left that territory, there was no further demand for the property for rental purposes.

30 I have no questions from this witness, your

Honour.

MR. COHUS: I have nothing farther, your honour.

THE COMMISSIONER: Very well.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify the foregoing to be a true and accurate transcript of the proceedings herein.

Carson Hambleton
C. Hambleton,
Official Reporter.

10

I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.

E.P. Dawson,
Sub-Commissioner

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3929

October 6th, 1950.

Mr. Tsunetarō KOKAMA,
P. O. Box 452,
Greenwood, B. C.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 275

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$67.50.

Cheque for \$63.60 is enclosed herein, and the sum of \$3.90 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears,
Director.

FUS/js
1 encl.

3929

January 22, 1951.

Mr. Tsunetaro KOTAMA,
P.O. Box 452,
Greenwood, B.C.

Dear Sir:

Re: Japanese Property Claims Commission
Case 43 - Uichi KITSUI

An award has been recommended by Mr. Justice Bird in connection with lumber owned jointly by 10 persons, in the total sum of \$140.62. Your share in this connection is \$14.07, from which is to be deducted proportion of legal fees, \$1.06, and we are pleased to enclose herein our cheque for \$13.01 in your favour.

Yours very truly,

F. G. Shears,
Director.

FCS/CM
Encl.