

4625-



**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: SUGIYAMA Toyoko (Mrs.)HOME ADDRESS: Woodfibre, B. C.REGISTRATION NUMBER 07931 SEX: Female AGE: 31 yrs.OCCUPATION: Housewife

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

EMPLOYER: None.MARRIED? YesNAME OF WIFE OR HUSBAND: Husband-Katsuji SUGIYAMAADDRESS OF WIFE OR HUSBAND: Woodfibre, B. C.NAMES OF ANY LIVING CHILDREN: Kotori AprilADDRESS OF CHILDREN: Woodfibre, B. C.AGE OF CHILDREN: 11 months**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: In the Municipality of North Vancouver, B. C.  
and being lots 3 & 4, Lot 24, D.L. 64, New Westminster, Plan 4680.

2. BUILDINGS AND OTHER IMPROVEMENTS: None3. INSURANCE (Give particulars; state where policies are) None4. TAXES (Amount and where payable) About \$11.00 Paid 1941.5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None6. OCCUPANCY AND LEASES (If vacant so state) None Vacant.



7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Believed in North Vancouver Municipal Hall, North Vancouver, B. C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: 1/2 interest Katsuji (husband)
9. IF FARM LAND STATE CROPS SOWN: None

**STATEMENT OF REAL PROPERTY OCCUPIED**

1. LOCATION AND DESCRIPTION: None
2. LANDLORD'S NAME AND ADDRESS: None
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

**STATEMENT OF PERSONAL PROPERTY OWNED:**

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:  
Registered in Husbands Name. None
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: None
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY: None



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) None
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) None
8. BANK ACCOUNTS: None
9. LIFE INSURANCE: None
10. INTEREST IN ANY ESTATES OR TRUSTS. None
11. SAFETY DEPOSIT BOX: None

**LIABILITIES:**

1. PERSONAL DEBTS: None
2. TRADE DEBTS: None
- REMARKS: None

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 18th day of March 1942.

Arwen Thomas  
Witness

(Signature) Hayoko Segiyama

FOR DEPARTMENTAL USE



INFORMATION FROM R.C.M.P.

DATE Sept. 8/43

Our File No. 4625

Full Name SUGIYAMA (Toyoko) Mrs. Katsuji  
(Surname in Block Letters)

Registration No. 07931 Male - Female Age Feb. 7, 1911  
(Check)

Former Address Woodfibre, B. C.  
416 East Cordova St., City

Date Evacuated Apr. 20/42 Naturalized - Canadian-Born - National  
(Check)

Present Address ~~Lethbridge, Alta~~ 40 Bert & Nilsson, Raymond, Alta. (12/10/42)

Married - Single  
(Check) Name of Wife \_\_\_\_\_

nee Name of Husband Katsuji #09502 4624

Name of Mother (SHIMANAKA) Sen #07691 Name of Father HIRAMATSU Gisaku #07771

Names of Children under 16 Katari Apr. 13/41 (F)

Requested by ECT Registered with Custodian \_\_\_\_\_  
(Yes or No)

Additional Information \_\_\_\_\_



REAL PROPERTY SUMMARY

October 18, 1946.

**JAPANESE NAME:** SUGIYAMA, Katsuji - Reg. No. 09502 - File No. 4624  
SUGIYAMA, Toyoko - Reg. No. 07931 - File No. 4625

**CATALOGUE NO:** 444

**PROPERTY ADDRESS:** Tide Flats, West Capilano, North Vancouver, B. C.

**LEGAL DESCRIPTION:** Lots 3 & 4, Block 24, D. L. 264, Group 1, N.W.D., Plan 4680.

**CLASSIFICATION:** Vacant Land

**ASSESSED VALUE:** Land \$350.00 (\$175.00 ea. lot) Appraisal;  
Improvements \$ — \$175/200 Capping  
Annual Taxes \$ 22.32 (\$11.16 ea. lot) \$150.00 Moore.

**TITLE:** Registered in the names of Katsuji Sugiyama and Toyoko Sugiyama (his wife)

**ENCUMBRANCES:** None registered and no indication of any unregistered.

Vesting Order No. 35646 - January 30, 1943.

**HISTORY OF ADMINISTRATION:** The Custodian's representative reported on May 16, 1942, that the property is unimproved, and according to the Municipal records these two lots were sold to Sugiyama for \$175.00, under Tax Sale law.

This property was never rented by the Custodian and no revenue was received.

Sold in conjunction with Lots 1 & 2 for the sum of \$650.00 for the whole property, to Lab Singh and Bakhsu Singh. In the breakdown, Lots 3 & 4 were allotted \$380.00. Adjustments were calculated as of March 27, 1946.

Funds were released to the joint account of Katsuji and Toyoko SUGIYAMA on May 13, 1946.

Certificate of Title No. 146943-L was delivered to J. A. Williams, B. C. Police, North Vancouver, on the written request of the purchasers, on June 11, 1946.

A complete statement of the transaction was forwarded to Katsuji and Toyoko SUGIYAMA on October 17, 1946.

The above Summary is certified to be in accordance with the information on file:



George Peters,  
Office of the Custodian.



File No. 4625

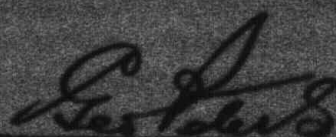
October 18, 1946.

LIABILITY SUMMARY

Re: Toyoko (Mrs. Katsuji) SUGIYAMA  
Registration No. 07931

There are no claims against Mrs. Toyoko Sugiyama  
revealed on the file.

The above Summary is certified to be in  
accordance with the information on file:



George Peters,  
Office of the Custodian.

GP/EL



File No. 4625

October 18, 1946.

PERSONAL PROPERTY SUMMARY

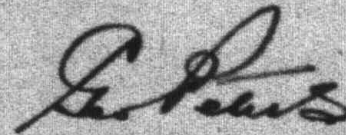
re: Toyoko (Mrs. Katsuji) SUGIYAMA  
Registration No. 07933

Chattels: In her declaration of March 18, 1942, Toyoko Sugiyama declared no chattels of any kind whatsoever in the Protected Area and none are revealed on the file.

Specified Articles: There are no Cameras, radios, Fire Arms or Motor Vehicles revealed in the registration or the file.

No property interests other than those mentioned are found on the file.

The above Summary is certified to be in accordance with the information on file:



George Peters,  
Office of the Custodian.

GP/EL



*Peas*

THE CORPORATION OF THE  
DISTRICT OF NORTH VANCOUVER

P. O. BOX 2488, NORTH VANCOUVER, B. C.  
PHONE: NORTH 500



OFFICE OF THE Clerk  
DISTRICT MUNICIPAL HALL  
4TH ST. W AND CHESTERFIELD AVE.

NORTH VANCOUVER, B.C.

July 17th 1942

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

**RECEIVED**  
JUL 20 1942

*4624 - V*  
*4656 - V*  
*(D.M.)*

G. W. McPherson, Esq.,  
Deputy Custodian,  
Royal Bank Bldg.,  
Vancouver, B.C.

Dear Sir:

On May 22nd 1941 an Agreement for Sale was entered into between the District of North Vancouver and Katsuji Sugiyama (Pulp mill worker) and Toyoko Sugiyama (his wife) whose address is now C/o Bert Nilson, Raymond, in the Province of Alberta, for the purchase by them of two lots at a price of \$175.00 on terms.

Full payment of the purchase price has now been made plus the cost of issuing and registration of deed, which is now before me for signature.

I am withholding this deed and would ask that you let me know what the regulations are in connection with selling or completing a contract with Aliens.

I would not sell to Aliens now but am not aware of the regulations with respect to cases where the contract was entered into before a certain date and completed.

Will you please give me your instructions in this connection.

Yours truly,

*J. G. Tate*

MUNICIPAL CLERK.

DGT:LWM.



✓  
4624 & 4625

21st July, 1942.

Office of the Clerk,  
Corpn. of District of North Vancouver,  
North Vancouver, B. C.

Dear Sir:

Re: Katsuji SUGIYAMA &  
(Mrs) Toyoko SUGIYAMA

In reply to your letter of the 17th instant regarding the property of the above that was purchased from you. As the agreement for sale covering this transaction was entered into on May 22, 1941 we can see no reason why the title should not pass to the above on completion of the transaction. You may take this letter as your authority to register the documents covering this transaction.

For our information please let us know if the taxes on this property are paid for 1942 or not.

Yours truly,

F. G. Shears  
Assistant Manager

*[Handwritten signature]*  
G.F.P:ND



4624 & 4625

March 27, 1946.

Messrs. Jack Loutet & Co. Ltd.,  
110 Boulevard West,  
North Vancouver, B. C.

Dear Sirs:

re: Catalogue No. 444  
Tide Flats W. Capilano  
Lots 3 & 4, Blk. 24, B.L. 264

Further to our letter of March 21st we have to advise you that we are prepared to accept your offer, on behalf of your clients, Lab Singh and Rakhsu Singh, of \$650.00 for Catalogue Nos. 444 and 445. As these two properties are separate and titles in the names of different Japanese, and in order to apportion the purchase price, we are dividing it as follows:

\$270.00 for Catalogue No. 445  
\$380.00 for Catalogue No. 444

We will make application for one title for your clients if they so desire.

Kindly advise the full name, address and occupation of the persons in whose names this property is to be registered and also state whether or not the proposed registered owners are British Subjects, using the enclosed form, and if the ownership is to be a Joint Tenancy or a Tenancy in Common.

Upon receipt of the above information, the necessary documents will 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., calculated as of the date of this letter, will be prepared, including registration fees, and forwarded to you.

Yours truly,

F. G. Shears,  
Director.

GP:EB  
Enc. 1 - Information Form.



Catalogue No. 444  
Files Nos. 4624 & 4625  
Tide Flats W. Capilano  
3 & 4/24/264

May 4, 1946.

LAD SINGH AND BAKHSU SINGH  
(purchasers)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at March 27, 1946)

	DEBIT	CREDIT
Purchase price	\$380.00	
Cheques received		\$380.00
Seller's proportion of taxes for 1946 - 85/365 x \$22.32		5.20
Registration fees on deed - \$380.00	4.75	
Balance owing to purchasers	.45	
	<hr/>	<hr/>
	\$385.20	\$385.20
	<hr/>	<hr/>

BALANCE OWING TO PURCHASERS

454



## STATEMENT RE SALE OF:

MITSUYAMA, Catalogue 407502

Name: MITSUYAMA, Toyoko 207121

Catalogue No: 444

File No: 4634 &amp; 4635

Street Address: Tide Flats, North Vancouver, B. C.

Legal Description: 3 &amp; 4/24/244

Date of Sale and Adjustments ..... March 27, 1946.

Sale Price		\$ 380.00
Real Estate Agents Commission	\$ 19.00	
Charge for Valuation	10.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	2.50	
Encumbrances:		
<del>Unpaid Vendor</del>		
<del>Mortgage</del>		
<del>Arrears of Taxes</del>		
<del>Other Charges</del>		
Adjustments:		
<del>FIRE INSURANCE</del>		
Taxes	9.30	
<del>Water</del>		
	\$ 40.70	\$ 380.00
Net Proceeds credited to your account	as of March 27/46	\$ 339.30

October 27, 1946.

Date:.....

George Peters.

Compiled by:.....