

6163

BUREAU POWELL STREET
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO.

6163

To be completed by persons of the Japanese race having no property in any protected area.

NAME: OSAWA, Tatsu (Mrs. Genkichi)HOME ADDRESS: Queen Charlotte City, B.C. (At present
Hastings Park) REGISTRATION No. 12728SEX: FemaleAGE: 50MARRIED? YesOCCUPATION AND EMPLOYER: HousewifeNAME OF WIFE OR HUSBAND: GENKICHI -ADDRESS: Hastings ParkNAMES OF LIVING CHILDREN: None

ADDRESS: _____

ADDRESS: _____

ADDRESS: _____

I certify that the above information is true and complete and state that I have no property of any kind whatsoever in any protected area in British Columbia.

Dated this 27th day of April 1942.WITNESS: (Signature) Tatsu Osawa

LIST OF LIABILITIES:

None

HOW DO YOU PROPOSE TO PAY THESE OFF?

None

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE Jan. 30/43

Cur File No. 6163

Full Name OSAWA, Tatsu (Mrs. Genkichi)
(Surname in Block Letters)

Registration No. 12728 Male - Female Age Dec. 17, 1892
(Check)

Former Address Queen Charlotte City, B. C.
Hastings Park, Vancouver, B. C.

Date Evacuated 3/5/42 Naturalized - Canadian-Born - National
(Check)

RETURNED TO JAPAN

S. S. GENERAL MEIGS

2nd AUGUST, 1946

Present Address Greenwood, B. C.

Married - Single
(Check)

Name of Wife Genichi #12729

Name of Husband _____

Name of Mother Dec'd Name of Father Dec'd

Names of Children under 16 _____

Requested by P. Hunter Registered with Custodian yes
(Yes or No)

Additional Information _____

6163/10728

NY 895

DOMINION OF CANADA
DEPARTMENT OF FINANCE

Issued at Grenwood, N.Y.

Date July 26th, 1945

The Government of Canada acknowledges that OSAMA, Rabon
has surrendered property situated in Canada as described herein and agrees to remit the yen equivalent of the net proceeds
of such property immediately, or upon liquidation if such action is required, to Japan under arrangements made with,
and approved by, the United States Government and the Military Authorities in Japan; Provided that from the proceeds
of such property there shall be retained such amounts as are required to repay advances made by the Government of Ca-
nada by way of Repatriation Grant.

Outstanding balance -

Cash -

100.00

PAID ✓

1090

Al Deane

for Comptroller of the Treasury

711 Stock Exchange Bldg.,
475 Howe Street,
Vancouver, B. C.,

Nov. 19/46

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

TREASURY DEPT. CLAIM \$ *NIL.*

Dear Sir:

6163
Re: OSAWA, Tatsu #12728

Please note that the above Japanese has been repatriated to Japan. The following is the status of his account with this Department, covering the repatriation transactions:

Money turned in - - - - - \$ 2751.07

Draft Issued- - - - - \$ 2751.07

It will be noted, therefore, that this party is not indebted to this Department in this connection. However, should any further monies come into your hands on this account it should be turned over to this office for transmission to the Japanese in question.

Yours truly,

E. G. COBURN
E. G. COBURN,
Supervising Treasury Officer.

FGC/EJ.

✓

REAL PROPERTY SUMMARY

Cat. No. Pre-Cat.

File 6163.

Name: Tatsu (Mrs. Genkichi) OSAWA.

Reg. No. 12728.

Address: Queen Charlotte City, Queen Charlotte Islands, B. C.

Legal Description: Lot 6, Block "B", Subdivision of Block 4 of District Lot 15,
Townsite of Queen Charlotte City, Map 1498.

Classification: Dwelling.

Registered in the name of: TATSU OSAWA.

State of Title: Clear.

Sold to: CLARENCE McPHAIL for \$1000.00 (\$200.00 Cash; balance within 6 months,
Cash paid direct to Vendor, Balance \$800.00, plus refund of taxes \$12.43, paid
in to this office 15th October, 1943).

As at: March 23rd, 1942.

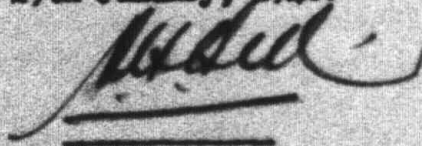
Chattels: Not involved.

Insurance: None.

Administration: This property was sold by the registered owner prior to evacuation
and did not come under our administration, beyond collecting, in
one sum, outstanding balance of Agreement for Sale.

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

29th January, 1946.



RGB/P.

LIABILITIES SUMMARY

File 6163.

Tatsu (Mrs. Genkichi) OSANA.

Reg. No. 12728.

- (1) \$225.00 Sugi MITSUI (File 11490), June 29th, 1943. See
authority of debtor to pay, dated 29th June, 1943.
\$ 65.00 paid direct by husband (Nov. 27, 1943)
~~\$160.00~~ transferred by Custodian (Dec. 11, 1943)
\$225.00
=====

- (2) \$ 40.36 U. S. Security Commission. 16th November, 1943 -
authority of debtor to pay. Paid by Custodian 21st
December, 1943.

There are no other claims recorded in this file.

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

29th January, 1946



MB/P.

PERSONAL PROPERTY SUMMARY

File 6163.

Tatsu (Mrs. Genkichi) OSAWA.

Reg. No. 12728.

Chattels: No evidence of any.

Accounts Receivable: None.

Bonds, Shares, etc.: None.

Bank Accounts: None.

Life Insurance: None.

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

29th January, 1946.

Michael

RGB/P.

6163.

March 7th, 1946.

Mrs. Tatsu OSANA,
Registration No. 12728,
Building No. 2,
Greenwood, B. C.

Dear Madam:

Re: Finances.

We duly received your letter of the 16th ultimo,
requesting the remittance of the balance of your account.

As you are a resident of a Department of Labour,
Japanese Division, Interior Housing Project, your request was
forwarded to the Department for their approval and we are now in
receipt of their reply, which reads:

"We cannot recommend the release of funds to this man.
Up to December last his earnings averaged \$80.00 per
month, and he should be able to pay for any dental work
from savings and income."

Should you desire to follow up this matter we would
suggest that you contact your Department of Labour Supervisor for
the purpose of obtaining his approval or recommendation.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.

6163.

February 8th, 1944.

Mrs. Genkichi OSAWA,
Registration No. 12728,
Greenwood, B. C.

Dear Madam:

We are in receipt of a letter dated the 4th instant and carrying the signature "Mrs. Genkichi Osawa, Reg. No. 12728" in a hand that appears to be quite different to your witnessed signature "Tatsu Osawa, Reg. No. 12728".

This letter reads, in part: "I wonder if it would be possible for you to send Mrs. Mitsui the balance of my debt as soon as possible. The sum is \$60.00. I have been approached by Mrs. Mitsui in regards this matter and I promised I would write to you. I believe after the debt is paid off, I have \$511.07 remaining in my account but will you please make sure that my figure is correct."

Our best reply to this request would appear to be to quote your letter of 27/11/1943, which reads in part: "To meet our pressing needs, my husband found casual labor as wood-cutter and received Sixty-odd dollars in payment for his services. \$65.00 of this was paid to Mrs. Mitsui yesterday as she demanded immediate payment of the debt. This still leaves a balance of \$160.00 unpaid." to which we replied on 11/12/1943 as follows:

"We note that your husband has earned enough from casual labour to be able to pay Mrs. Mitsui \$65.00 of your debt to her, leaving a balance of \$160.00. In view of our commitment to deduct the amount of this debt from the proceeds from sale of your property when received, we have paid the above \$160.00 to the credit of Mrs. Mitsui's account and enclose copy of our letter advising her that we have done so."

Our records thus show your debt to Mrs. Mitsui to be paid in full. We have also paid your debt to the British Columbia Security Commission (\$40.36), this last payment reducing the balance of your account to \$511.07, at which it stands today.

It is our desire that you have a clear and complete understanding of the position of your affairs and as Mr. W. M. Calnan, will, we feel sure, be glad to help clarify any points regarding which you are in doubt, we are sending him a copy of this letter.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.

c.c. to Mr. W. M. Calnan.

6163.

December 11th, 1943.

Mrs. Genkichi OSAWA,
Registration No. 12728,
Greenwood, B. C.

Dear Madam:

We are in receipt of your letter of the 27th ultimo, and have again reviewed your file.

The balance standing at the credit of your account is \$811.43, as advised in our letter of the 29th October.

We note that your husband has earned enough from casual labour to be able to pay Mrs. Mitsui \$65.00 of your debt to her, leaving a balance of \$160.00. In view of our commitment to deduct the amount of this debt from the proceeds from sale of your property when received, we have paid the above \$160.00 to the Credit of Mrs. Mitsui's account and enclose copy of our letter advising her that we have done so.

We note that your dental work will cost \$80.00 and that you are in need of money to purchase winter clothing for yourself and your husband. We enclose our cheque for \$100.00 to meet your immediate needs and carry forward a balance of \$551.43 in your account.

Yours truly,

R. G. Bell, .
Administration Department.

RGB/P.
Encl.

Your File No. 6163

Greenwood, B. C.
November 27, 1943

Mr. R. G. Bell
Administration Department
Office of the Custodian
Vancouver, B. C.

| | |
|--------------------|------------|
| EVACUATION SECTION | |
| Rec'd | DEC 1 1943 |
| File No. | 6163 |
| Ans. | |
| Referred | Bell |

Dear Sir:

I wish to acknowledge receipt of your letter of October 29, regarding my funds which is, at present, left in your care.

In the communication, you advised me to approach the Supervisor and lay my problems out before him. My request for a personal interview has been rejected several times at the office and I was told to consult the Welfare Department in this connection. Much to my regret, I have been unable to receive satisfactory answers to my problems.

As you already know, I owed Mrs. Sugi Mitsui, also resident of Greenwood, the sum of \$225.00 which was to have been paid out of the said \$811.43. Mr. R. P. Alexander advised me, in his letter of July 31, to send the title on to Mr. McPhail without further delay and the former would deduct the debt from my funds as was agreed. I did this immediately and was later told that my debt could not be considered in the agreement. I feel that such an action by your department is extremely unjust since Mr. Alexander has not "stuck to his bargain", so to speak. I had full confidence in the Custodian's Office so therefore I followed his advice.

Also, on June 29, I signed an authorization for the Custodian to turn \$225.00 over to Mrs. Mitsui. Mr. T. A. Moryson, former Supervisor of Greenwood, witnessed my signing the paper.

Several weeks ago, I was called into the Welfare Department and was told our maintenance from September would be deducted from our funds so I believe my free balance is less than \$291.43. I asked Mr. W. M. Calnan, Welfare Manager, to have a monthly cheque of \$50.00 forwarded to me as my husband and I were badly in need of heavy winter clothing. He wrote to the Head Office in regard to my request but have had no reply. My dental work would cost around \$80.00.

To meet our pressing needs, my husband found casual labor as wood-cutter and received Sixty-odd dollars in payment for his services. \$65.00 of this was paid to Mrs. Mitsui yesterday as she demanded immediate payment of the debt. This still leaves a balance of \$160.00 unpaid. I have shown Mr. Calnan the receipt and explained the situation I was in at present. He promised to investigate the matter of my debt but I believe this would take one or two weeks more.

(P.T.O.)

Would it be possible for you to deduct \$160.00 from what is left out of the \$291.43 and forward it to Mrs. Mitsui? If there is any balance left over, after the amount of debt and maintenance is deducted, could you send the money to me. I am afraid, if our present state continues, my husband and I would have to freeze this winter.

Naturally, I wish to have \$520.00 left in my account as we would require funds to re-establish ourselves in the post-war period.

Your sympathetic judgment towards our predicament would be greatly appreciated.

Hoping to hear from you, I remain,

Yours truly,

Mrs. Genkichi Osawa
Reg. No. 12728

6163.

October 29th, 1943.

Mrs. Genkichi (Tatsu) OSANA,
Registration No. 12728,
Greenwood, B. C.

Dear Madam:

We are in receipt of your letter of the 26th instant, from which we note that you have misunderstood our comments on the subject of bonds.

No compulsion was intended or implied but a free service was offered, if you desired to invest the funds we held for you, which represent your capital and not income or revenue.

We note your need of funds and as the most efficient and practical way of meeting this need we have consulted the B. C. Security Commission, and learn that you have been in receipt of maintenance since your arrival at Greenwood. This maintenance will, of course, cease from the time assets of your own become available to you. The Government generously allows Evacuees to hold a reserve of \$260.00 per head--or \$520.00 for a married couple--that is not affected by this rule, but any available funds over that sum are expected to be used by individuals for their own support.

There is a credit balance of \$811.43 in your account (\$812.43 as already advised less a charge of \$1.00 for a Certificate of Encumbrance), which, on the basis outlined above, would leave you a free balance of \$291.43 and it would appear to be a question of how to use this money to the best advantage. We note that one of your pressing needs is dental work. The B. C. Security Commission provide free dental examinations and extractions, and other dental work done under their supervision or advice costs very much less than would otherwise be the case. As the Commission's Supervisor at Greenwood will give your problems a sympathetic hearing and is in the best position to offer the most competent help and advice regarding their solution, we are sending him a copy of this letter and would ask you, in your own best interests, to lay all your problems before him and advise us in due course of the result of your conference.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.

c.c. to Mr. H.L. Brown,
B. C. Security Commission,
Vancouver, B. C.

Treasury Department,
B. C. Security Commission,
Vancouver, B.C.

September 16th, 1943.

Messrs. Brown & Harvey,
Barristers & Solicitors,
Bosmer Building,
Prince Rupert, B. C.

Dear Sirs:

RE: Lot 6, Blk. "B", Subd.
of Blk. 4, D.L. 15, Townsite
of Queen Charlotte City, Map
1498, Title No. 87/26477-1.

I am glad to note from yours of the 3rd instant
that you are now ready to convey the above described land
from Mrs. Tates DEANA to Clarence McPhail and wish to thank
you for your cooperation in closing this matter off.

I have today sent to the Land Registry Office at
Prince Rupert, the Certificate Vacating the Vesting Order
filed against the title as No. 8940, to permit the registra-
tion of the Deed to Mr. C. McPhail and have also written to
the Registrar advising him that the Custodian has no objection
to registration of the proposed conveyance of title.

Yours truly,

Ian Macpherson
Title Examiner

IM:ML

Brown & Harvey
BARRISTERS & SOLICITORS

J. F. Harvey

J. W. Brown

| |
|---------------------------|
| RECEIVED |
| SEP 6 1943 |
| 6163 |
| Referred <i>McPherson</i> |

Telephone 11
P.O. Box 456

Business Building

sent to you

Prince Rupert, B.C.

September 3, 1943.

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

Your File 6163.

Dear Sirs: Re: Mrs. Tatsu Osawa, No. 12728.

We are in receipt of your registered letter of August 20th. with conveyance from Tatsu Osawa to Clarence McPhail enclosed. We thank you very much for your attention to this matter and we enclose herewith copy of letter written by us today to our client, Clarence McPhail.

We understand from the Land Registry Office here that a vesting order has been filed against the above property and that the Registrar of Titles requires a consent in writing from you to the registering of the conveyance, and also your consent for him to vacate the vesting order.

If you will let us have the above we will endeavour to have this matter satisfactorily completed at the earliest possible date.

Yours truly,

BROWN & HARVEY

By *Q 7 3*

ABB/JC
Encl.

September 3, 1943.

C. McPhail, Esq.,
c/o Prince Rupert Fishermen's
Co-operative Association,
Prince Rupert, B.C.

Dear Sir:

Re: Tatsu Osawa.

We are pleased to advise you that we now have a conveyance covering the property which you were purchasing under agreement for sale from Mrs. Osawa.

We are now bound to remit to the Office of the Custodian the sum of \$212.43, and it will be appreciated if you will arrange to let us have the above amount at this office at your very early convenience.

Yours truly,

BROWN & HARVEY

By *[Signature]*

AMB/JS-

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

Original not marked to indicate sending of copy.

6163

August 24, 1943.

Registered

Mr. T. A. Heryson, Supervisor,
S. C. Security Commission,
Greenwood, S. C.

Dear Sir:

Re: Mrs. Tatsu OZAWA
Registration No. 12728

Further to our letter dated August 12th we are sending to you attached Conveyance from Tatsu Ozawa to Clarence McPhail, which please have duly executed by Mrs. Ozawa and returned to this office as soon as possible.

Upon receipt of relative Conveyance, the Custodian will be pleased to forward it to Prince Rupert where it will be registered in the Land Registry Office there by Messrs. Brown & Harvey who will thereafter be remitting to us promptly the sum of \$612.43.

Unless our calculations are in error, of this sum of \$612.43, \$225.00 will be credited by the Custodian to the account of Mrs. Sugi Mitsui and the balance of \$387.43 will become available to Mrs. Ozawa.

Yours truly,

R. F. Alexander,
Manager.

RP:MA
Enc.

cc Messrs. Brown & Harvey

BARRISTERS & SOLICITORS

273

Banner Building

August 16, 1943.

Dear Sirs: **Re: Tatsu Osawa - Registration**
 No. 12728.

We enclose herewith Conveyance of the above property from Tatsu Osewa to Clarence McPhail and it is understood that as soon as the Conveyance is made registrable in the Land Registry Office here, or as soon thereafter as we can get in touch with our client, we will forward to you the sum of \$800.00 being the balance owing on the purchase price of the above mentioned property together with \$12.45 being our client's share of 1942 taxes.

We appreciate very much the interest you have shown in this matter and we will do our best to locate Mr. McPhail at an early date as possible and as soon as the Conveyance has been returned our cheque in your favour for \$812.45 will go forward without delay.

Yours truly,

BROWN & HARVEY

BY

ABB/EG
Edol.

6163

August 12, 1943.

Registered

Brown & Harvey,
Barristers & Solicitors,
Besner Building,
Prince Rupert, B. C.

Dear Sirs: Re: Tatsu OSAWA

Today we received from Mr. T. A. Moryson, Supervisor in Greenwood, B. C. of the B. C. Security Commission, Mrs. Tatsu Osawa Certificate of Indefeasible Title No. 26497-1 which you will find enclosed and the receipt of which please acknowledge by return mail.

We have not received as yet the conveyance prepared by you and forwarded by you through Mr. McPhail to Mrs. Osawa and we are today writing to Greenwood on your behalf. It is quite possible that during the past eight or ten months that Mrs. Osawa has mislaid the conveyance in question and it is our suggestion that you forward to us immediately another conveyance from Mrs. Osawa to Mr. Clarence McPhail we in turn will be happy therefore to have Mr. T. A. Moryson arrange for execution by Mrs. Osawa by the conveyance in question.

It is our understanding that upon receipt by you of the certificate of Indefeasible Title and upon receipt by you of a fully executed conveyance enabling you to have title to the property placed in the name of your client, when you will be forwarding to us the sum of \$812.43 representing \$300 balance due on the property plus a tax adjustment of \$12.43.

Yours truly,

Mr. R. P. Alexander,
Manager.

RPA/HMS

6163

July 31, 1943.

Mr. T. A. Moryson, Supervisor,
B. C. Security Commission,
Greenwood, B. C.

Dear Sir:

Re: Mrs. Tatsu OSAWA
Registration No. 12728

Thank you for your letter dated July 10th following receipt of which we again communicated with Messrs. Brown & Harvey, Solicitors of Prince Rupert, B. C.

The balance due to Mrs. Osewa on the property is \$800.00 from which we will be deducting \$225.00 at her request to be credited by the Custodian to the account of Mrs. Sugi MITSUI, Registration No. 13234, leaving a balance of \$575.00 due to Mrs. Osewa.

Insofar as adjustments are concerned, Messrs. Brown & Harvey tell us that there was no fire or any other insurance on the property as of March 23, 1942, which is the date of the agreement signed by Mrs. Osewa. We further understand that Mrs. Osewa paid the 1942 taxes amounting to \$16.77 and Messrs. Brown & Harvey's client is prepared to pay his proportion of these taxes amounting to \$12.43. In other words, the total amount which will be coming due to Mrs. Osewa is \$587.43.

In view of the recommendation embodied in your letter dated July 10th, we will be prepared to forward the entire amount to Mrs. Osewa in Greenwood following receipt of relative funds by the Custodian.

Could you please explain to Mrs. Osewa that any further delay on her part in conveying title to Mr. McPhail should, if possible, be avoided.

Yours truly,

R. P. Alexander,
Manager.

RPA:MA
cc Mr. M. L. Brown,

Brown & Harvey
BARRISTERS & SOLICITORS

J. F. Harvey

J. W. Brown

Telephone 12
P.O. Box 511

Business Building

Prince Rupert, B.C.

July 26, 1943.

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

| |
|---------------------------|
| EVACUATION |
| Rec'd JUL 29 1943 |
| File No. 6163 |
| Ans. |
| Referred <i>Alexander</i> |

Dear Sirs: Re: Tatsu Osawa.
Registration Number 12728.

Since our letter to you of July 19th.
we have been in touch with our client regarding any
adjustments there may be in connection with the
property which he purchased from Mrs. Osawa.

We are advised by Mr. McPhail that there
has been no fire or other insurance on the property
since he signed the agreement with Mrs. Osawa on the
23rd. day of March, 1942. We are further advised that
Mrs. Osawa paid the 1942 taxes amounting to \$16.57.
Our client is prepared to pay his proportion of these
taxes amounting to \$12.43.

We trust that this is the information
that you require, and that in the near future this
matter will be satisfactorily concluded.

Yours truly,

BROWN & HARVEY

[Signature]
BY

ABB/JC

BRITISH COLUMBIA SECURITY COMMISSION

MARINE BUILDING

VANCOUVER, B.C.



Greenwood, B.C.
July 10th, 1943.

| | |
|-------------|--------------------|
| JUL 15 1943 | |
| Ans. | <i>[Signature]</i> |
| Referred | <i>Alexander</i> |

Your file #6163

Mr. R. P. Alexander,
Manager,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

Mrs. OSAWA, Tatsu #12728

Replying to your letter of June 24th, I have again interviewed Mrs. Osawa, and described the procedure necessary for her to obtain the money in question with her property. I am attaching a form which I have had drawn up and signed by Mrs. Osawa, which is self-explanatory.

Mrs. Osawa having signed this form, understands that she has given you the authority to pay the \$225.00 out of funds which she will receive from her property.

However, before Mrs. Osawa sends you the conveyance papers, she wants to know definitely just how much money she will receive after this \$225.00 is paid to Mrs. Sugi MITSUI #03234.

Mrs. Osawa would like the money paid to her in a lump sum and not at the rate of \$100.00 per month. She explained that she has considerable dental work to be done and that she can take care of the said money in one payment.

Personally, I feel that she is capable of looking after these funds as we have a bank here.

As soon as I receive your reply to this letter, I feel sure that I will be able to forward you the necessary conveyance papers which Messrs. Brown & Harvey are anxious to receive for this property.

Yours truly,

T. A. Moryson
T. A. Moryson,
Supervisor.

See June 29/43.

TAM/ao

Encl. c.c. to Mr. M. L. Brown

Greenwood, B.C.
June 29th, 1943.

B. C. Security Commission,
Custodian's Department,
360 Homer Street,
Vancouver, B.C.

| |
|-------------------|
| EV 'C' |
| Rec'd JUL 15 1943 |
| File No. |
| Ans. |
| Referred |

The undersigned Tatsu OSANA #12728 is indebted to
Sugi MITSUI, #03234, in the sum of two hundred twenty-five
dollars (\$225.00).

This will be your authority for paying over to the
said Sugi MITSUI, #03234, the said sum of \$225.00 out of
any funds which may come into your possession belonging
to me or credited to my account.

Tatsu Osawa

Signed Tatsu OSANA #12728

The foregoing authorization is hereby accepted

See July 10/43.

June 24, 1943.

Mr. M. L. Brown, Office Manager,
B. C. Security Commission,
Dick Building,
360 Homer Street,
Vancouver, B. C.

Attention Mr. T. A. Harvey

Dear Sir:

Re: Tadan Otsuka, No. 12742

Thank you very much indeed for your letter dated June 17th.

We would very much appreciate your arranging to have Mrs. Otsuka sign and return the papers prepared by Messrs. Brown & Harvey and forwarded by them to Mrs. Otsuka in November, 1943.

As far as the balance of \$600.00 outstanding is concerned, we do not have particulars at the moment as to the exact adjustments but it seems reasonable to assume that when title is conveyed, there will be certain small adjustments in connection with taxes and possibly in connection with fire insurance charges.

Insofar as Mrs. Otsuka's debt of \$225.00 to another individual of the Japanese race in Greenwood is concerned, and provided we have her written authority to do so, and after we receive from Messrs. Brown & Harvey the \$600.00 in question, we shall be happy to charge Mrs. Otsuka's account with \$225.00 and credit the account with the Custodian of her friend to whom she is indebted.

The balance remaining thereafter we are prepared to forward to Mrs. Otsuka at the rate of \$100.00 per month with a clear understanding that any larger amount will be forwarded to her provided you recommend our taking such action and provided you are satisfied as to the nature of her needs. Insofar as Mrs. Otsuka's friend is concerned, the same applies to her.

We have no record of any claims on file against Mrs. Tadan Otsuka but not knowing the name of the friend to whom she is indebted we cannot give

BRITISH COLUMBIA SECURITY COMMISSION

MARINE BUILDING

VANCOUVER, B.C.



Greenwood,
June 17th, 1943

| | |
|--------------------|--------------|
| EVACUATION SECTION | |
| Rec'd | JUN 22 10:15 |
| File No. | 6163 |
| Ass. | |
| Referred | Alexander |

sent to Alexander

Mr. R. P. Alexander,
Administration Department,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

RE: OSAWA, Tatsu #12728

Replying to your letter of June 3rd re the above person's signing conveyance papers drawn through Messrs. Brown & Harvey and forwarded to Mrs. Osawa on November, 1942.

The writer has interviewed Mrs. Osawa and while she is agreeable to sign and return the necessary papers, she would like to know first as to how the \$800.00 will be distributed.

Does she get the money herself? Are there any charges against this sum? Answers to these viewpoints will clarify the situation here. Mrs. Osawa informs me that she has a debt of approximately \$225.00 payable to another Japanese here in Greenwood and on assuming this debt, she had promised the party concerned that on receipt of proceeds on the sale of this property, she would pay off her indebtedness.

If you will give me the information as to the possible distribution of the \$800.00 involved, and let me have your views regarding the debt which Mrs. Osawa has incurred, I will be glad to go into the matter further with her, and see if I can settle this matter satisfactory to all.

Copy to Alexander

TAM/ao

c.c. to Mr. M. L. Brown

T. A. Moryson
T. A. Moryson,
Supervisor

6163

June 3, 1943.

Mr. E. L. Brown, Office Manager,
S. C. Security Commission,
Empire Building,
Vancouver, B. C.

Dear Sir:

Re: Mrs. Tetan OGDEN, Reg. No. 12722,
Greenwood, B. C.

According to information supplied to this office by Messrs. Brown & Harvey, Barristers and Solicitors of Prince Rupert, on May 20, 1942 Mrs. OGDEN made an agreement with Mr. Clarence McNeil under which she agreed to sell property described as Lot 4, Block "D", Subdivision of Block 4 of D. L. 15, Townsite of Queen Charlotte City "for the sum of one thousand dollars" of which she received in cash the sum of \$200.00. Mr. McNeil has paid the balance of \$800.00 in trust to Messrs. Brown & Harvey to be held by Messrs. Brown & Harvey until such time as their client, Mr. McNeil, obtains clear title to the property. A Conveyance was drawn by Messrs. Brown & Harvey and forwarded to Mrs. OGDEN for signature in November 1942 with the request at that time that Mrs. OGDEN complete the Conveyance and return it to Messrs. Brown & Harvey in Prince Rupert together with her duplicate Certificate of Title covering the property in question.

Mrs. OGDEN has, however, failed to respond to communications addressed to her in this connection by Messrs. Brown & Harvey who have appealed to us for assistance in clearing up the matter. Mrs. OGDEN is legally obliged to go ahead with the matter.

Would you please be good enough to forward a copy of this letter to your representative in Greenwood and request your representative on our behalf to discuss the matter briefly with Mrs. OGDEN and arrange, if possible, for her to take the necessary action immediately. Your representative in Greenwood is authorized by this office, if necessary, to inform Mrs. OGDEN that in the event she does not comply with this request, the Quotation's office is fully prepared to authorize Messrs. Brown & Harvey on behalf of their client, Mr. McNeil, to take any legal steps against Mrs. OGDEN which they may deem appropriate under the circumstances.

It is perhaps unnecessary for us to add that the assistance of
your organization in this connection will be very much appreciated.

Yours truly,

H. P. Alexander,
Manager.

W. A. M. M.

To Mr. Alexander

June 1st, 1943.

Dear Mr. Ian Shepherdson

Re: Lot 6, Block 7P, D.L. 15,
Queen Charlotte Islands -
B.C. Title 12474.

Am

Mrs. Owen sold the above described land on the 2nd of March, 1942 to Clarence McNeill of Queen Charlotte City and District. Brown and Harvey have been endeavoring to close the deal by getting a deed executed by Mrs. Owen. Up to date Mrs. Owen has not executed this document and has not made any explanation to Messrs. Brown and Harvey of her negligence.

The property has been vested in the Custodian.

Referring to the second paragraph of Messrs. Brown and Harvey's letter of May 27th and their suggestion that we might be able to assist them in procuring execution of the deed by Mrs. Owen, I do not see that such assistance may be expected from us as the deal was undertaken between the two parties without intervention by the Custodian and without his knowledge. If you think this attitude correct I will write Messrs. Brown and Harvey intimating that insofar as we have the knowledge of this agreement, the Custodian will not object to the transfer to Mr. McNeill and when they have procured execution of the deed, that the Vesting Certificate registered by the Custodian will be revoked.

J.M.

12-75

Tolson-Talbot

THIS AGREEMENT made this twenty third day of March in the year of Our Lord one thousand nine hundred and forty -two,. and in pursuance of a BILL OF SALE.

BETWEEN Mrs. Tatsu Osawa married woman, of the City of Queen Charlotte City, in the Province of British Columbia, Canada

and

Mr. Clarence McPhail., bachelor., of the City of Queen Charlotte City, in the Province of British Columbia, Canada.

Witnesseth that for the sum of One Thousand Dollars of which Mr. C. McPhail shall pay two hundred dollars cash, and receipt of the sum of two hundred dollars is hereby acknowledged., Mrs. Tatsu Osawa shall sell to Mr. Clarence McPhail, ALL and Singular the certain parcel of land and premises situate, lying and being, LOT six (6)., Block 'B'., Subdivision of Block four (4)., of District Lot Fifteen (15)., townsite of Queen Charlotte City., Map 1498 , situated in the Prince Rupert Assessment District. The Certificate of Indefeasible Title shall remain in the name of Mrs. Tatsu Osawa until the balance of the amount due, namely Eight Hundred Dollars., (\$800.00) shall be paid in full by Clarence McPhail. This balance of eight hundred dollars to be paid to Mrs. T. Osawa within six months from the above date. The title name Tatsu Osawa is the same party as referred to above as Mrs. Tatsu Osawa.

Sworn before me, this
twenty third day of March,
in the year of Our Lord, One
thousand nine hundred and forty
two., at Queen Charlotte
City., B. C.

"Tatsu Osawa"

Tatsu Osawa

"Duncan T. R. McColl J.P. "

"Clarence McPhail"

Duncan T.R.McColl., M.D.,C.M.,
Justice of Peace in and for the
Province of British Columbia.

Clarence McPhail

Brown & Harvey
BARRISTERS & SOLICITORS

J. F. Harvey

J. W. Harvey

Business Building

Prince Rupert, B.C.

April 17, 1943.

| | |
|--------------------|----------------|
| EVACUATION STATION | |
| Rec'd | APR 22 1943 |
| File No. | |
| Ans. | <i>W</i> |
| Referred | <i>In Prep</i> |

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

Dear Sir:

Your File 6163.
Re: Tatsu Osawa.

We thank you for your letter of April 13th. and appreciate the interest you are showing in this matter.

In October, last, our client, Clarence McPhail, left with us the sum of \$800.00 to be paid when he obtained title from Tatsu Osawa to certain property on the Queen Charlotte Islands which he was buying under Agreement for Sale from Mrs. Osawa.

We drew a conveyance in favour of McPhail and sent it to him asking him to forward it to Mrs. Osawa in Greenwood with instructions to have it completed and returned together with her Certificate of Title.

Apparently our client got no reply from Mrs. Osawa and in February last, we wrote to her at Greenwood advising her that she was legally obliged to go ahead with this matter, but unfortunately our letter was also ignored.

Any assistance you can be to us in this matter will be greatly appreciated as we are quite sure that our client is still prepared and anxious to see that this matter is brought to an early conclusion.

Yours truly,

BROWN & HARVEY

By *[Signature]*

ABB/JC

6163

October 31, 1942

Messrs. Brown & Harvey,
Besner Building,
Prince Rupert, B. C.

Dear Sirs:

Re: OSAWA, Tatsu (Mrs. Genkichi)

We are in receipt of your letter of October 22 in regard to Lot 6, Block "B", Subdivision of Block 4, of District Lot 15, Townsite of Queen Charlotte City, Map 1498. We would advise you that when Mrs. Tatsu Osawa, wife of Genkichi Osawa, registered her affairs with us on April 27th, she stated that she had no property of any kind in the protected area of British Columbia.

We note that the agreement signed with Mr. Clarence McPhail is dated the 23rd of March, which was before Mrs. Osawa declared her affairs to us.

In order to obtain title for your client, kindly have a Conveyance drawn from Mrs. Osawa to Clarence McPhail in the regular way, and at the present time the Custodian sees no reason why he should not write the Registrar of Titles advising him that we have no objection to registering the Deed.

When you obtain from Mr. McPhail the balance of the money due and the Deed is registered to his satisfaction, will you kindly send the money to this office for the account of Mrs. Osawa.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

Brown & Harvey

BARRISTERS & SOLICITORS

J. F. Harvey

J. W. Brown

6163
OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
OCT 24 1942

Prince Rupert, B.C.

October 26, 1942.

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

Dear Sirs: Re: Tatsu Osawa and Clarence McPhail

We have been consulted by Clarence McPhail of Queen Charlotte City who on March 23rd 1942 agreed to purchase from Mrs. Tatsu Osawa, formerly of Queen Charlotte City and now of Greenwood, B. C., Lot 6, Block "B", Sub-division of Block 4, of District Lot 15, Townsite of Queen Charlotte City, Map 1498. Our client paid Mrs. Osawa \$200.00 on the signing of the agreement, a copy of which we enclose herewith. Mr. McPhail has left with us \$800.00, the balance owing under the agreement, with instructions for us to pay it to the proper person as soon as we can be assured that he will be able to get clear title to the property.

We made a search in the Land Registry Office here today and find that the property in question is in fact registered in the name of Tatsu Osawa and that there does not appear to be any charges against the property whatsoever. We are informed by our client that Mrs. Osawa has the title to the property.

It will be appreciated if you will advise us as to what procedure to follow in order to get title for our client. Should a Conveyance be drawn from Mrs. Osawa to McPhail or should a Conveyance be drawn from yourself as Custodian in favour of McPhail? We understand also that the Registrar of Titles here will not accept a Conveyance unless he has authority from you saying that it is in order for him to do so.

It will be appreciated if you will give this matter your early attention as our client is anxious to get title as soon as possible.

Yours faithfully,

BROWN & HARVEY

By *[Signature]*

ABB/EG

DUNCAN T. R. MCCOLL, M. D., C. M.

Queen Charlotte City, B. C.

THIS AGREEMENT made this twenty third day of March
in the year of Our Lord one thousand nine hundred
and forty-two, and in pursuance of a BILL OF
SALE.

BETWEEN Mrs. Tatsu Osawa married woman, of the City of
Queen Charlotte City, in the Province of British Columbia,
Canada

and

Mr. Clarence McPhail, bachelor, of the City of Queen
Charlotte City, in the Province of British Columbia,
Canada.

Witnesseth that for the sum of One Thousand Dollars
of which Mr. C. McPhail shall pay two hundred
dollars cash, and receipt of the sum of
two hundred dollars is hereby acknowledged, Mrs.
Tatsu Osawa shall sell to Mr. Clarence McPhail,
All and Singular the certain parcel of land and
premises situate, lying and being,
Lot six (6), Block 'B', Subdivision of Block
four (4), of District Lot Fifteen (15), townsite
of Queen Charlotte City, Map 1422, situated in
the Prince Rupert Assessment District.

The Certificate of Indorsement Title shall remain
in the name of Mrs. Tatsu Osawa until the balance
of the amount due namely Eight Hundred Dollars,
(\$800.00) shall be paid in full by Clarence McPhail.
This balance of eight hundred dollars to be paid
to Mrs. T. Osawa within six months from the above
date. The title name Tatsu Osawa is the same party as
referred to above as Mrs. Tatsu Osawa.

Given before me, this
twenty third day of March,
in the year of Our Lord, one
thousand nine hundred and forty two.,
at Queen Charlotte City., B. C.

"Duncan T. R. McColl" J.P.

Duncan T. R. McColl., M.D., C.M.,
Justice of Peace in and for the
Province of British Columbia.

"Tatsu Osawa"

Tatsu Osawa

"Clarence McPhail"

Clarence McPhail