7716

FORM "JP" FILE NO. [illegible]

QUEENSBOROUGH, B.C.

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

Now of New W. B.C.

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: ONISHI, Eijiro

HOME ADDRESS: 335 Ewen Ave., New Westminster, B.C.

REGISTRATION NUMBER ~~085~~ 08494 SEX: Male AGE: 66

OCCUPATION: Retired

(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? Yes

NAME OF WIFE OR HUSBAND: Sada

ADDRESS OF WIFE OR HUSBAND: 335 Ewen Ave., New Westminster, B.C.

NAMES OF ANY LIVING CHILDREN: Ayako(Mrs. Shimizu), Kazuye(Mrs. T. Maeda), Eiichi, Kenji. (M) (M)

ADDRESS OF CHILDREN: Mrs. Maeda-166 5th Ave., West, Vanc'r, B.C. Eiichi & Kenji at Taft Camp, B.C. Ayako-335 Ewen Ave., NewWestminste, B.C

AGE OF CHILDREN: 23; 26; 29; and 21 years respectively.

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

N.B. back of last sheet.

1. LOCATION AND DESCRIPTION: (1) 307 Ewen Ave., New Westminster, B.C. Roll No. 8465, Block Group 1 Lot 757 Sub-Div A 29, Re-Sub 2. W½. in the District of New Westminster, B.C. Title No. 172035E. (2) ~~335 Ewen Ave.~~, 321 Stanley St., New Westminster, B. C. Roll No. 8447, Block Groupl Lot 757, Sub-Div A25, Re-Sub 4. S½ in the Districti of New Westminster, #96472E.

2. BUILDINGS AND OTHER IMPROVEMENTS: (1) 3-rooms, wooden frame dwelling hou.e. (2) 23 Rooms, 2-storey, wooden frame lodging house and woodshed, and lumber shed.

ALSO 315 STANLEY — See page 4

3. INSURANCE (Give particulars; state where policies are) (1) Atlas Assurance Co. $1,000.00 PolicyM#214620 in owner's possession. (2) ~~$500.00 The Phoenix~~ $2,000.00 The Liverpool-Manitoba, Ass. Co. #7171 in owner's possession.

4. TAXES (Amount and where payable) (1) & (2) $34.58 total taxes paid 1941 payable City Hall New Westminster, B.C.

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

None

6. OCCUPANCY AND LEASES (If vacant so state) (1) Mr. T. Baschuk - $10.00 ~~payable~~ paid May 20, 1942. ~~None~~ (2) 10 tenants (about $5.00 each) Agency for agentls property-Au N. MacIntosh Ltd., ~~Columbia-Sts.~~ New Westminster, B.C.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owner's possession.
but intends placing same in Land Registrar's offi
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None New West'r, B.C
9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None 335 Ewen Ave., New Westminster
Living in house owned by wife(Sada)
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:
12 stoves., 12 beds, 12 tables, 24 chairs at 321 Stanley St., New We
and personal property will be left at this address to be taken
care of by the agent of the house.
1-stove, 1-bed, carpet, this is at 325 Stanley St., New Westr, B.C.
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

FORM "JP" FILE No.

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) File 1647.

None $62.00 - Kiichi Maruyama, 217 Fraser Mills, B. C. (Kaslo Camp, B. C.)

No funds - Onishi abroad. see letters Jan. 23/43 and Jan 30/43.

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) 10/9

Victory Bonds....
1-$500.00 (K-8, Z43837), 2-$100.00 K-8A086781 and D-4A501642;

1-$50.00 War Saving Certificate in owner's possession.

8. BANK ACCOUNTS: 2659 Royal Bank of Canada, New Westminster, B.C. Amount-$400.44.

9. LIFE INSURANCE: $1,000.00 The Mutual Life Assurance Co., Beneficiary-Sada(wife) Policy #533540 in owner's possession.

10. INTEREST IN ANY ESTATES OR TRUSTS. None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

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 5th day of May 1942.

(Signature) K Onishi

B. D. Williams
Witness

FOR DEPARTMENTAL USE

P. D. 27/2/43

7716

INFORMATION FROM R.C.M.P.

DATE August 28, 1943.

Our File No. 7716

Full Name ONISHI, Eijiro
(Surname in Block Letters)

Registration No. 08494

x
Male - Female
(Check)

Age January 24, 1876

Former Address 335 (now 339) Ewen Avenue, New Westminster, B. C.

Date Evacuated May 19, 1942.

x
Naturalized - Canadian-Born - National
(Check)

Present Address P. O. Box 522,
Kaslo, B. C.
(Lettr. Sept.30/42)

Lower Middle Road,
R. R. No. 1,
Oakville, Ontario.
(Lettr. July 26/45)

x
Married - Single
(Check)

Name of Wife Sada - 08374

Name of Husband -----

Name of Mother Deceased

Name of Father Deceased

Names of Children under 16

Requested by G. M.

Registered with Custodian Yes
(Yes or No)

Additional Information

5447
7716
7727
7761

July 14th 1949

Messrs Mitsugi Yamashita and
Mijiro Onishi,
Reg. Nos. 08457 and 08494,
c/o Mr R. Windrum,
Morrison Road,
Oakville, Ontario.

Dear Sirs:

With further reference to our letter of the 23rd ulto., we wish to advise you that we received a communication from Mrs Kisue Tanaka in which she requests us to send her the goods belonging to the Japanese School House, 318 Boyne Street, New Westminster, as she was the School teacher there for 16 years.

It would appear from Mrs Tanaka's letter that she feels the goods listed in the name of the School are her personal property, but we stated in a letter of even date that it will be necessary to obtain your consent before they can be released to her.

Mrs Tanaka is asking for documents, photographs, books, phonograph records, picture frames, etc., but the only goods located to date are a box of books and pictures, and a globe of the World.

You may expect to hear from Mrs Tanaka in the near future, following which you both will no doubt be writing to this office.

Yours truly,

W.J.Johnston
Office of the Custodian.

WJJ/ms

7781
7717
7716
5447

July 13th 1949

Mrs Kisue Tanaka,
Reg. No. 08343,
322 Markham St.,
Toronto, Ont.

Dear Madam:

We are in receipt of your letter of the 7th instant and note contents.

In reply we wish to advise you as follows:-

1. The Custodian is willing to release goods registered in the name of the Japanese School House, 318 Boyne Street, New Westminster, if the Trustees, namely, Mr Mitsugi Yamashita and Mr Eijiro Onishi, c/o Mr B. Windrum, Morrison Road, Oakville, Ontario, give their consent.

2. You should prepare a detailed list of goods in such a manner that they can be identified. If possible, you should commission a Japanese person who is returning or has returned to the Pacific Coast, to identify the goods for you.

3. It is outside the jurisdiction of the Custodian to arrange transportation as suggested in your letter, but this office is willing to arrange shipment of the goods without personal cost to you.

We shall expect to hear from you further after you have communicated with the above mentioned Trustees.

Yours truly,

W.J.Johnston,
Office of the Custodian.

WJJ/ms

7716, 7717,
3447, 3406.

July 5, 1947.

Angus McMillan, Esq.,
Barrister, Solicitor & Notary Public,
139 Colborne Street East,
Oakville, Ontario.

Dear Sir:

Re: Lots 68, 69 & 70, Block 27, D. L. 757,
Group 1, Plan 2620, N.W.D. - known as
318 Boyne Street, New Westminster, B. C.

We have to acknowledge your advice to us that you have been instructed by Mr. Mitsugi Yamashita and Mr. Eijiro Onishi to arrange distribution of the proceeds from the sale of the real property described above.

In the event of your not having already been informed, this property was registered under two Certificates of Title, one, No. 199379E, covering Lot 68, registered in the names of Sayejiro Tauchida, Mitsugi Yamashita and Eijiro Onishi as "Tenants-in-Common" and one, No. 12.5.5E, covering Lots 69 and 70, registered in the names of the same persons as "Joint Tenants". A building is situated on Lot 68 but Lots 69 and 70 are vacant land. One of the owners, namely Tauchida, is reported to have died on February 6, 1947.

Regarding the beneficial interest in this property, Mr. Yamashita stated in a letter to this office, dated May 11, 1944, that this property was registered in the names of himself and two others for the sake of convenience but refers only to the manner in which the premises were maintained for school purposes and does not disclose by whom or in what manner contributions were made to acquire the real property. If your clients have shown you our letters, you will note that we have written to both Mr. Onishi and Mr. Yamashita, asking for more information concerning the interest of the members in the land and building but, as yet, we have received no reply. Copies of our letters of December 9, 1946, and February 4 and March 18 of this year are attached.

Angus McMillan, Esq. July 9, 1947.

The interests of the three registered owners were vested by the Custodian, the property sold and the proceeds credited to a joint account in the names of these owners. The interest of Mr. Touchkin in Lots 69 and 70 would, upon production of Certificate of Death and Succession Duty Release, automatically pass to the other two joint tenants but it will be necessary to deal in some way with the tenancy-in-common of Lot 68 on which the building is situated. Since there is no evidence of a registered Declaration of Trust, it may be feasible to have the personal representative of Mr. Touchkin assign his interest to the survivors and, although this particular case has not been referred to our solicitors, we feel that it would be in order to acknowledge a formal request from all parties concerned to pay the proceeds of the sale to the remaining registered owners.

You will understand that the difficulty centers around identification of the persons who are the real owners of this property. We do not wish to stand in the way of distribution of the funds to the rightful persons but feel that our file should be supplied with the information asked for in our previous letters relative to the origin of the funds used to acquire the real property in the first place.

We will be pleased to co-operate with you in every respect in getting this matter settled and will be glad to hear from you further and consider any suggestion which you may wish to make.

Yours very truly,

A. G. Mcartney,
Office of the Custodian.

AGM/AC
Enc. copies - letters May 11, 1944,
Dec. 9, 1946,
Feb. 4, 1947,
March 11, 1947.

7716, 5406

Airmail

May 31, 1947.

C.H. Pitts, Esq.,
Barrister & Solicitor,
P.O. Drawer 39,
Ashcroft, B.C.

Dear Sir:

Re: Estate of Suejiro TSUCHIDA, #10204,
Deceased.

Replying to your letter of May 15th we wish to advise that funds in the account of the above Japanese person amount to $2745.32. This amount represents the balance remaining on February 6, 1947 from liquidation of real and personal property in the protected area.

At the time of his evacuation from the Coastal area, Suejiro Tsuchida declared that he owned four $100 Victory Bonds, twelve $5.00 War Savings Certificates, and $2700 cash on deposit in the Royal Bank of Canada, New Westminster. Neither the bank account nor the securities were brought under the control of the Custodian.

No outstanding liabilities are indicated on the file of the deceased and no other assets other than those mentioned above with the exception of an interest in proceeds from sale of real property at 318 Boyne Street, New Westminster, which is reported by the registered owners to be held by them in trust for the members of a Japanese language school society. The registered owners of this property are as follows:

Mr. Eijiro ONIMI, #08494, Lower Middle Road, R.R. 1,
Oakville, Ontario.
Mr. Mitsugi YAMASHITA, #08457, Lower Middle Road, R.R. 1,
Oakville, Ontario.
Mr. Suejiro TSUCHIDA, #10204, Deceased.

We have been advised by these three persons that the language school society is not incorporated and that the membership altered from time to time in terms of the school attendance. Some difficulty may be experienced in making distribution of these funds unless an arrangement can be made between the executor of Tsuchida's estate and the two other registered owners regarding the appointment of one or more to take over the proceeds from this sale. The Custodian has no wish to

hold these funds which amount to $1645.34, which do not form any part of Tsuchida's personal credit, but which are now held in a joint account in the names of these three persons.

Upon receipt of a certified copy of Letters Probate, we will be pleased to remit the funds on hand to the named executor.

Yours truly,

A. G. Mcarthur,
Office of the Custodian.

AGM:AH

7717, 5447,
7716, 5406.

March 18, 1947.

Messrs. Eijiro ONISHI and
Mitsugi YAMASHITA,
Registration Nos. 08494 & 08457,
Lower Middle Road,
R. R. No. 1,
Oakville, ONTARIO.

Dear Sirs: Re: Lots 68,69 & 70/27/151/1/2620,
318 Boyne Street,
New Westminster, B. C.

We are in receipt of your letter of the 28th ultimo and note contents.

Before making a decision regarding the disposition of funds held by us in connection with the sale of property at the above-mentioned address we should have further information regarding the Japanese School Maintenance Association and your intentions regarding what use will be made of said funds.

The following is an extract from letter dated May 11, 1944, received from Mr. Mitsugi Yamashita:

"Before evacuation commenced, the Association held a general meeting when it has been decided to cease the function of the Association and also the authority was given to myself and two others under whose names the property is registered to use whatever discretion for the disposition of the property."

If possible, we would like to inspect the minutes of the above-mentioned general meeting as this would assist us to a great extent in arriving at a decision. Further, and we realize this may be quite difficult for you to do, we would like to have a list, even though incomplete, of all those who contributed funds to the building and operation of the above property. Please advise us also regarding the actual amount of monies which you, ie. Mitsugi Yamashita and Eijiro Onishi, subscribed for the purchase of the land and erection of the building known as 318 Boyne Street, New Westminster, B. C.

P.T.O.

7717, 5447,
7716, 5406.

Messrs. Eijiro ONISHI and
Mitsugi YAMASHITA

March 18, 1947.

Also, what are the names of those who were originally responsible for purchasing the property.

An early reply to this letter would be appreciated.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ/HMS

7127, 5447,
7116, 5406.

February 4, 1947.

Mr. Eijiro ONISHI,
Registration No. 08494,
Lower Middle Road,
R. R. No. 1,
Oakville, ONTARIO.

Dear Sir: Re: Lots 68,69 & 70/27/757/1/2620,
316 Boyne Street,
New Westminster, B. C.

We are writing you again regarding the trusteeship of the property formerly known as the Japanese School House, at the above-mentioned address, and would ask you to please reply to the following questions after you have communicated with the other trustees, namely, Mitsugi YAMASHITA and Suejiro TSUCHIDA:

(1) Have you any written record or minutes of any meeting attended by persons who contributed funds for the purchase of the land, building and school equipment, which would support the statement made by Mr. Mitsugi YAMASHITA in his letter dated May 11, 1944, copy of which is enclosed herewith?

(2) As trustee, how do you, Mr. Yamashita and Mr. Tsuchida propose to use the funds which are now available for distribution?

The above-mentioned property has been sold and net proceeds received from the sale are being held by us in an account in the names of the three trustees. A statement of said account, as it appears in our books, is enclosed herewith for your information, and you will note that the credit balance at the present time amounts to $1,645.34.

The addresses of Mr. Yamashita and Mr. Tsuchida are as follows:

(1) Mr. Mitsugi YAMASHITA,
Registration No. 08457,
c/o Mr. D. F. Windrum,
Morrison Road,
Oakville, ONTARIO.

(2) Mr. Suejiro TSUCHIDA,
Registration No. 10204,
Ashcroft, B. C.

Your early attention to the above matter will be appreciated.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ/HAS
Enc. (2)

Same letter forwarded to Mr. Suejiro TSUCHIDA on February 4, 1947.

7715
7716

December 21, 1946.

REGISTERED

Mr. Eijiro ONISHI,
Registration No. 08494,
Lower Middle Road,
R. R. No. 1,
Oakville, ONTARIO.

Dear Sir:

We are enclosing herewith our cheque in your favour for the sum of $1,600.36, which represents all funds in this Office at credit to yourself and your wife, Sada ONISHI. You will note the following credit balances appear in the attached statements:

(1) Joint Account Nos.7715 and 7716.....$ 21.45
(2) Sada ONISHI, Account No. 7715.....1272.49
(3) Eijiro ONISHI, Account No. 7716..... 306.42
$1600.36

As arranged with you and Mrs. Onishi, we credited rents from the properties at 339 Ewen Avenue and 321 Stanley Street, New Westminster, to Joint Account Nos. 7715 and 7716 and paid expenses therefrom, as shown in the Joint Account statement.

Net proceeds from the sale of Mrs. Onishi's property at 339 Ewen Avenue, were credited to her account No. 7715 and a statement in connection with said sale was sent to her in our letter dated February 7, 1945. Payments under Agreement for Sale have been completed and after making the disbursements shown in the statement covering her account, there remains the above-mentioned credit balance.

Net proceeds from the sale of your properties at 321 Stanley Street and 307 Ewen Avenue, were credited to your personal account No. 7716 and statements in connection therewith were forwarded to you on February 8, 1945, and May 16, 1945, respectively. Payments under the Agreement for Sale in connection with 321 Stanley Street have been completed and as shown in our statement relating to 307 Ewen Avenue, that sale was a cash transaction.

We are sending all funds to you in view of the fact that

P.T.O.

7715
7716

Mr. Eijiro ONISHI. December 21, 1946.

Mrs. Onishi requested us in her letter dated October 16, 1946, to send all her credits with the Custodian to her husband, Eijiro ONISHI. You will, therefore, be handing her the statement relating to her account, together with a copy of the statement of the Joint Account which we are sending in duplicate and will make necessary settlement with her regarding her funds.

In this connection we would ask you and Mrs. Onishi to acknowledge receipt of these funds.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ/HHS
Enc. (6)

P.S. We are also attaching hereto a statement of Account No. 1652, in connection with your son, Eiichi ONISHI, whose funds were credited to your account as shown in your statement under date of November 1, 1946.

WJJ/HS

File 7716

Sada & Eijiro ONISHI

File Nos. 7715 & 7716
Reg. Nos. 08374 & 08494

	Date	Particulars			Debit	Credit	Balance
1942	September 18	Taxes $ 37.49 & $21.23			$ 58.72	$	
	October 13	Life Insurance premium			22.42		
	November 12	" " "			14.28		
	December 1	Fire Insurance premium			11.00		
	December 12	Life Insurance premium			7.64		
	December 22	Fire Insurance premium			12.80		
		Cheques sent - 6 @ $50.00			300.00		
		Rents collected				480.00	
		Agent's commission			24.00		
		Phone, Light & water bills			6.92		
1943	May 13	Fire Insurance premium $6.00 & $25.60 & $6.90			38.50		
	July 17	Cartage & Freight			66.30		
	September 10	Land Registry Office - Certificate of Encumbrance			1.00		
		Taxes			22.40		
	December 16	Repairs			50.00		
		Rents collected				960.00	
		Agent's commission			48.00		
		Life Insurance premium			87.68		
		Cheques sent	6 @ $ 50.00	$ 300.00			
			1 @ 100.00	100.00			
			1 @ 40.00	40.00			
			1 @ 25.00	25.00			
			3 @ 60.00	180.00	645.00		
1944	September 21	Cheques sent - 8 @ $60.00			480.00		
		Rents collected				666.65	
		Agent's commission			33.33		
		Repairs			9.00		
		Fire Insurance premiums $12.80 & $25.60 & $6.90			45.30		
	November 17	Life Insurance premium			92.82		
1945	January 18	Life Insurance premium			9.14		
	February 8	Refund Fire Insurance premium				1.05	
					$2,086.25	$2,107.70	CR $ 21.45

Accounting Department
December 20th, 1946

File 7716

File No. 7716
Reg. No. 08494

Eijiro ONISHI

Date	Particulars	Debit	Credit	Balance
		$		
1945 May 5	Balance as per statement sent		$1,823.78	
July 14	Cheques to you - 3 @ $30.00	90.00		
August 9	Cheque to you	1,700.00		
November 28	Payments on Agreement for Sale 7 @ $16.67--116.69 Interest 6.35		123.04	
1946 August 28	Balance payments on Agreement for Sale 8 @ $16.67 $ 133.36 Final @ $16.59 16.59 Interest 3.15		153.10	
			318.90	
November 1	Transfer from account Eiichi ONISHI	318.90		
November 5	Cheque to you Registration fees	3.50		
		$2,112.40	$2,418.82	
				CR $ 306.42

Accounting Department
December 20th, 1946

7717
7716
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December 9, 1946.

Mr. Mitsugi YAMASHITA,
Registration No. 08457,
c/o Mr. D. F. Windrum,
Morrison Road,
Oakville, ONTARIO.

Dear Sir:

Re: Lots 68,69 & 70/27/757/1/2620,
318 Boyne Street,
New Westminster, B. C.

We are writing you again regarding the trusteeship of the property formerly known as the Japanese School House, at the above-mentioned address, and would ask you to please reply to the following questions after you have communicated with the other trustees, namely, Kijiro ONISHI and Suejiro TSUCHIDA:

(1) Have you any written record or minutes of any meeting attended by persons who contributed funds for the purchase of the land, building and school equipment, which would support the statements made by you in your letter dated May 11, 1944, copy of which is enclosed herewith?

(2) As trustees, how do you, Mr. Onishi and Mr. Tsuchida propose to use the funds which are now available for distribution?

The above-mentioned property has been sold and net proceeds received from the sale are being held by us in an account in the names of the three trustees. A statement of said account, as it appears in our books, is enclosed herewith for your information, and you will note that the credit balance at the present time amounts to $1,645.34.

The addresses of Mr. Onishi and Mr. Tsuchida are as follows:

(1) Mr. Kijiro ONISHI,
Registration No. 08494,
Lower Middle Road,
R. R. No. 1,
Oakville, ONTARIO.

(2) Mr. Suejiro TSUCHIDA,
Registration No. 10204,
Ashcroft, B. C.

Your early attention to the above matter will be appreciated.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ/HMS
Enc. (2)

		File Nos.	Reg. Nos.
Suejiro TE[redacted]IDA		5406	10284
Mitsugi YA[redacted]ITA		5447	08457
Eiiiro ONISHI		7716	08459

	Date	Particulars	Debit	Credit	Balance
1944	December 14	Balance as per Statement Sent		$1,145.86	
1945	January 8	Payment under Agreement for Sale $31.34,Int.$2.06		33.40	
	February 5	Payment under Agreement for Sale $33.08,Int.$1.92		35.00	
	March 26	Payment under Agreement for Sale $33.39,Int.$1.61		35.00	
	April 5	Payment under Agreement for Sale $33.36,Int.$1.64		35.00	
	May 1	Water Rates	$ 5.25		
	July 24	Payment under Agreement for Sale $33.55,Int.$1.45		35.00	
	August 6	Payment under Agreement for Sale $33.00		33.00	
	August 21	Payment under Agreement for Sale $34.48,Int.$2.52		37.00	
	September 10	Payment under Agreement for Sale $33.93,Int.$1.07		35.00	
	October 9	Payment under Agreement for Sale $34.08,Int.$ .92		35.00	
	October 27	Sale of desk and benches		3.00	
	November 7	Proceeds Auction Sale		1.97	
		Payment under Agreement for Sale $34.25,Int.$ .75		35.00	
	December 6	Payment under Agreement for Sale $34.37,Int.$ .63		35.00	
1946	January 30	Payment under Agreement for Sale $69.18,Int.$ .82		70.00	
	March 15	Balance under Agreement for Sale $48.23,Int.$ .25		48.48	
	October 26	Transfer of Auction Sale	26.25		
		Proceeds from Auction Sale		24.13	
			$31.50	$1,676.84	
				CR $1,645.34	

1652
7716 ✓

October 30, 1946.

Mr. Eijiro ONISHI,
Registration No. 08494,
R. R. No. 1,
Oakville, ONTARIO.

Dear Sir:

Please find enclosed herewith our cheque for the sum of $318.90, which represents all funds in the account of your son, Mr. Eiichi ONISHI, and which we are forwarding to you in accordance with the request made in his letter dated October 16, 1946.

We will be forwarding to you, in the near future, all funds in our hands at credit to yourself and your wife in this Office, together with statements of all accounts as they appear on our books.

Please acknowledge receipt of the enclosed cheque at your early convenience.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ/HMS
Enc.

7716

May 16th 1945.

Mr. Eijiro ONISHI,
Registration No. 08494,
Kaslo, B. C.

Dear Sir:

Re: Catalogue No. 652
307 Ewen Avenue
New Westminster, B. C.
Wg 2/29/A. pt. 757/2620.

Please be informed that the above property has been sold as of December 11th 1944, for the sum of $800.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

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

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

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/HAS
Encl. (2)

c.c. B. C. Security Commission.

STATEMENT RE SALE OF:

Name: ONISHI, Eijiro

Catalogue No: 652

File No: 7716

Street Address: 307 Ewen Ave., New Westminster. B.C.

Reg. #08494

Legal Description: W½ 2/29/A, pt. 757/2620

Date of Sale and Adjustments ..... December 11th, 1944

Sale Price		$ 800.00
Real Estate Agents Commission	$ 40.00	
Charge for Valuation	7.50	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	2.50	
~~Encumbrances~~:		
~~Unpaid Vendor~~		
~~Mortgage~~		
~~Arrears of Taxes~~		
~~Other charges~~		
Adjustments:		
Fire Insurance		2.45
Taxes		1.15
Water		1.13
	~~54.00~~	$ ~~804.73~~
Net Proceeds credited to your account as of December 11th, 1944		750.73

Date: May 9th, 1945

Compiled by: Mr. George Peters

File No. 7716
Reg. No. 08494

Eiiiro ONISHI

Date		Particulars	Debit	Credit	Balance
1945	January 27	Balance as per statement sent	$	$1,102.75	
1944	December 11	Credit re Sale of Property		750.73	
		Balance rents to date		6.65	
1945	February 12	Cheque to you	30.00		
	February 26	Payment under Agreement for Sale - $16.67, Int $1.21		17.88	
	March 28	Payment under Agreement for Sale - $16.67, Int $1.27		17.94	
	March 13	Cheque to you	30.00		
	April 12	Cheque to you	30.00		
	April 28	Payment under Agreement for Sale $16.67, Int $1.16		17.83	
			$ 90.00	$1,913.78	
					CR $ 1,823.78

MEMORANDUM RE SALE OF CHATTELS

(Apart from Auction Sales)

FILE NO: 7716/1

NAME: ONISHI, Eijiro

DATE ADVERTISED:
(or other information)

APPRAISER'S NAME: Trapp Motors Ltd.

VALUATION: $53.00

PURCHASE PRICE: $53.00

COMMITTEE'S APPROVAL: April 6, 1945.

PURCHASER'S FULL NAME: Tom Sutak

ADDRESS: 231 Stanley St., New Westminster, B.C.

OCCUPATION:

BILL OF SALE REQUIRED: [redacted] NO
(state if purchase price already paid or arrangements made) Paid in full.

ENCUMBRANCES, IF ANY: Nil.

LIST OF CHATTELS SOLD: As per appraisal on file.

file 7714

7715
7716
7740

March 8, 1945.

Attention: T. J. Carlyle

Prudential Insurance Company of America,
NEW WESTMINSTER, B. C.

Dear Sirs:

Re: #391827201 - Ruth K. SHIMIZU
#392032103-Daniel R. SHIMIZU
#D11448036 - Ayako SHIMIZU
#M6378152 - Mrs. Sada OKISHI

Kindly find attached hereto our cheque for $81.47 to pay premiums as set out in your letter of January 31st as follows:

Pol. 391827201 - yearly premium	$11.75
Pol. 392032103 - yearly premium	11.75
Pol. D11448036 - yearly premium	24.11
Pol. M-6378152 - yearly premium	33.86
	$81.47

Kindly acknowledge receipt in due course.

You will also find attached hereto the forms you supplied to us to have signed by the insureds in order to change these policies over to a yearly payment basis.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

Attach.

Catalogue No. 652,
File No. 7716,

March 2nd, 1945.

307 Ewen Avenue, New Westminster, B.C.
W½ Lot 2, Blk.29/A, pt. Lot 757,
Map 2620

THOMAS BASCHUK and DOLORES BASCHUK

(purchasers)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at December 11th, 1944)

	DEBIT	CREDIT
Purchase price	$800.00	
Cheques received		800.00
Registration fees on deed-$800.00	5.60	
Insurance premium - 40.9% x 6.00	2.45	
Water paid to December 31/44		
20 days @ .565/100 day	1.13	
Purchaser's proportion of 1944 taxes		
20/365 x 21.00	1.15	
Rent November 19th to December 10th		
21/30 x 9.50	6.65	
Balance owing by purchaser		16.98
	$816.98	$816.98

BALANCE OWING BY PURCHASER -$16.98

C
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P
Y

Kaslo, B. C.
February 14, 1945.

Mr. T. J. Carlyle,
Prudential Inc. Co.,
New West'r, B. C.

Dear Sir:

We have just received a letter from Mr. Gibson of the Custodian concerning our Prudential Policies. First of all I would like to have the children's name straightened out. I asked for this correction before but so far it seems to have been neglected. In case anything should happen to them, I like to have their names correct to avoid any last minute confusion

#391827201 Ruth Keiko SHIMIZU
#392032103 Daniel Kazuo SHIMIZU
KAZUO not "R"

Furthermore, I am widow now and if I remember correctly, one of the children's beneficiary is in my deceased husband's name -- RINZO SHIMIZU. If leavin, the name as it is should make any difference, I also would appreciate that correction.

As to the annual payment of premiums, before we sign our names on the attached forms from the Custodian, we would appreciate knowing the premiums for each indivudual policies separately. We are informed only as to the total amount of $61.47

Kindly send us your full explanation at your earliest opportunity as we intend to begin on yearly basis from March. Thank you.

Ours truly,

"Sada Onishi"

"Ayako Shimizu"

#D11448036 - Ayako Shimizu

#M6378152 - Mrs. Sada Onishi

7716

February 8th, 1945.

Mr. Eijiro ONISHI,
Registration No. 58494,
Kaslo, B. C.

Dear Sir:

Re: Catalogue No. 697
321 Stanley Street
New Westminster, B.C.
S44/25/A/757/2620

Please be informed that the above property has been sold as of August 25th, 1944, for the sum of $1,400.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

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

The net result of this sale appears on an attached statement and the proceeds from the down payment of $1,000.00 has been credited to your account. The balance of $400.00 is being paid under an Agreement for Sale at the rate of $16.67 per month plus interest at 5% per annum until the full purchase price has been paid.

We are also enclosing a general statement of your account up to date which includes the net figure to which reference has already been made.

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/MMS
Encl. (2)

c.c. B. C. Security Commission.

STATEMENT RE SALE OF:

Name: ONISHI, Eijiro

Catalogue No: 697

File No: 7716

Street Address: 321 Stanley St.

Legal Description: New Westminster, Reg. 08494
S½/25/A/757/2620

Date of Sale and Adjustments Aug. 25/44

Sale Price 1400.00 (Agreement $400.00)		$ 1,000.00
Real Estate Agent's Commission	$ 70.00	
Charge for Valuation	17.50	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee		
Encumbrances:		
Unpaid vendor		
Mortgagee		
Arrears of Taxes		
Other charges		
Adjustments:		
Fire Insurance		4.58
Taxes		5.16
Water		
	91.50	$ 1009.74

Net Proceeds credited to your account 918.24

Date:.....

Compiled by:.....

File No. 7716
Reg. No. 08434

Hilire GUIGNI

	Date	Particulars	Debit	Credit	Balance
1942	September 16	1942 taxes	$ 35.09	$	
	December 12	Rents collected		95.00	
		Commission, water & insurance	18.28		
		Balance 1942 taxes, lot 9	1.27		
		1942 taxes re lot 3	32.50		
1943	September 29	1943 taxes $35.35 and $65.10	100.45		
	November 6	Land Registry Office - Certificate of Encumbrance	1.00		
	December 16	Rents collected		212.50	
		Commission and water	35.43		
1944	August 25	1944 taxes $14.70 and $21.00 and $44.10	79.80		
		Rents collected		150.00	
		Disbursements	26.29		
		Credit re Sale of Property		918.24	
	October 12	Rents collected		20.00	
		Commission & Water	6.25		
	December 8	Cheque to you	75.00		
	December 15	Rents collected		10.00	
		commission	.50		
	November 3	Payment on Agreement for Sale $16.67, Int. $2.03		18.70	
		" " " " $16.67, Int. $1.37		18.04	
	November 24	Payment on Agreement for Sale $16.67, Int. $1.51		18.18	
1945	January 5	Payment on Agreement for Sale $16.67, Int. $1.49		18.16	
	January 26	Payment on Agreement for Sale $16.67, Int. $1.42		18.09	
	January 10	Cheque to you	30.00		
	January 27	Sale of chattels		47.70	
			$ 441.86	$1,544.61	CR $1,102.75

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February 1, 1943.

Mr. & Mrs. Eijiro ONISHI,
Reg. Nos. 08494 & 08374,
KASLO, B. C.

Dear Sir & Madam:

Re: Prudential Policies Nos.
#39182721 - Ruth K. SHIMIZU
#39203103-Daniel R. SHIMIZU
#011448036 - Ayako SHIMIZU
#36378152 - Mrs. Sada ONISHI

Further to our letter of January 16th I wish to advise that we have received word from the Prudential Insurance Company in a letter dated January 31st, a copy of which we are attaching hereto for your information.

We are also attaching the forms referred to in the Prudential letter for signature. For your convenience I have numbered the forms in red, 1, 2, and 3. Form No. 1 is to be signed by Ayako SHIMIZU; Form No. 2 is to be signed by Sada ONISHI; and Form No. 3 is to be signed by Ayako SHIMIZU. On No. 3 Form the signature must be witnessed by someone outside of the immediate family.

When these forms have been signed kindly send them back here as soon as possible so that we can arrange to send a cheque for $81.47 to pay the annual premiums as you have requested.

I might mention that the Joint-Account No. 7715-7716 has at present a credit balance of $20.40, which is insufficient of course to meet this requested payment. Account No. 7715, Sada ONISHI, has a credit balance of $1,244.88 and Account No. 7716, Eijiro ONISHI, has a credit balance of $1,083.15. Please advise as to which account you wish to have this payment made.

Yours truly,

S. M. Gibson,
Insurance Department

SMG/S

Attach.

7715
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January 16, 1945.

Attention: T. J. Carlyle

Prudential Insurance Co. of America,
NEW WESTMINSTER, B. C.

Dear Sirs:

Re: Pol. #391827201-Ruth K. SHIMIZU
Pol. #392032103-Daniel R. "
Pol. #D11448036-Ayako "
Pol. #M6378152-Sada ONISHI

On November 15th we made payments on the above policies which according to your letter of November 22nd paid the weekly policies up to and including the week of January 1st, 1945 and the two monthly policies up to and including the month of January.

We are attaching hereto our cheque for $9.14 to be applied as follows:

Pol. #391827201 - weekly premiums to end of February	$2.00
Pol. #392032103 - weekly premiums to end of February	$2.00
Pol. #D11448036 - monthly premium to end of February	$2.17
Pol. #M6378152 - monthly premium to end of February	$2.97
Amount of cheque	$9.14

Mr. and Mrs. ONISHI have requested that the premiums on these policies be paid through this office to you on an annual basis. We would like you to advise us of the amount necessary to pay each of the policies above numbered for one year as from the date now paid up on each, that is, the end of February. Kindly acknowledge receipt of the above cheque in due course.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS
Encl.

7716, 5406, 5447

Dec. 27th, 1944.

Mr. Mijiro ONISHI,
Registration No. 08494,
Kaslo, B.C.

Dear Sir:

Re: Catalogue No. 641 - 642
300 Blk. & 318 Boyne St. N.W.
68.62 & 70/7/757/3629

Please be informed that the above property has been sold as of July 3rd, 1944. for the sum of $1,616.00. $1,000.00 cash and $616.00 payable within 2 years. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

Rents, less expenses, up to the mentioned date, have been credited to your joint account and adjustments of unearned taxes and any insurance premiums have also been credited to you.

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

Yours truly,

George Peters
Administration Department

GP:PR
Enc. (2)
cc: B.C. Security Commission.

Copies of this letter sent Suejiro TSUCHIDA and Mitsugi YAMASHITA

STATEMENT RE SALE OF: Name: TSUCHIDA, Sunjiro
YAMASHITA, Mitsugi
ONISHI, Kijiro

Catalogue No: 641 - 642 File No: 5406 - 5447 - 7726

Reg. No.10204 - 08457 - 08494

Street Address: 300 Blk. & 318 Boyne St. New. West.

Legal Description: 68, 69 & 70/27/757/2620

Date of Sale and Adjustments ..... July 3rd, 1944.

Sale Price $1,616.00 (A/S $616.00) Bal. 2 years. Cash $ 1,000.00

Real Estate Agent's Commission	$ 80.80	
Charge for Valuation	12.50	
Charge for Advertising	8.00	
Land Registry Office Transmission Fee	3.10	
Encumbrances:		
Unpaid Vendor		
Mortgagee		
Arrears of Taxes		
Other charges		
Adjustments:		
Fire Insurance		15.44
Taxes		24.99
Water		
Allowance - Damage to building	45.00	
	149.40	1041.43
		$ 992.83

Net Proceeds credited to your account

December 22nd, 1944.

Date:.....

George Peters.

Compiled by:.....

File No.
5406, 5447, 7716
Reg. No.
10204, 08457, 08494

Suejiro TSUCHIDA
Mitsugi YAMASHITA
Eijiro ONISHI

	Date	Particulars	Debit	Credit	Balance
1942	December 12	Rents collected - 5 months @ $10.00	$	$ 50.00	
		Commission	3.00		
		Water	2.90		
1943	December 14	Rents collected - 12 months @ $10.00		120.00	
		Commission	11.75		
		Repairs	4.00		
		Water - 4 @ $5.25	21.00		
1944	February 21	1943 taxes	50.79		
		Land Registry Office - Certificate of Encumbrance	2.00		
	March 18	Rents collected - 3 months @ $10.00		30.00	
		Commission	3.00		
		Water	5.25		
	April 20	Returned Insurance premium re chattels		4.50	
	April 25	Proceeds from Auction Sale		26.25	
	May 4	Proceeds from Auction Sale		38.95	
	June 15	Proceeds from Auction Sale		13.82	
	June 30	Boarding up windows	5.00		
	July 3	1944 taxes	50.40		
		Fire Insurance premium	12.20		
		Credit re Sale of Property		892.03	
	September 1	Payment under Agreement for Sale $30.03, Int. 4.97		35.00	
	October 6	Payment under Agreement for Sale $32.60, Int. 2.40		35.00	
	November 6	Payment under Agreement for Sale $32.66, Int. 2.34		35.00	
	December 1	Payment under Agreement for Sale $32.87, Int. 2.13		35.00	
			$171.29	$1,315.55	CR $1,144.26

Catalogue No. 697
File No. 7715
321 Stanley St., New Westminster
S½ Lot 4, of Lot 25, Blk. "A", Lot 757, Map 2620 December 11th, 1944

TOM SUTAK

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at August 25, 1944)

	DEBIT	CREDIT
Purchase price	1,400.00	
Cheques received		1,000.00
Agreement for Sale		400.00
Registration fees on Agreement	3.50	
Insurance Premium - 41.6% x $11.00 (expiry date 24/11/45)	4.58	
128/365 x $14.70 - purchaser's proportion of 1944 taxes	5.16	
Rental - Aug. 15 to Aug. 24 - 9/31 x $28.50	8.27	
Balance owing by purchaser		21.51
	$1,421.51	$1,421.51

BALANCE OWING BY PURCHASER - $21.51

7716

December 11th, 1944

Messrs. A. N. MacIntosh Ltd.,
New Westminster, B.C.

Re: Catalogue No. 652
307 Ewen Avenue, New Westminster
W42/29/A/pt.757/2629

Dear Sirs:

This will acknowledge receipt of your letter of December 2nd, in which you enclose your cheque for $720.00. We have now received a total of $800.00, being the full amount of the purchase price for the above property.

We note that you wish this property to be registered in the names of Thomas Baschuk, sawmill worker, of 307 Ewen Avenue, New Westminster, B.C., and his wife, Dolores Baschuk, of the same place, Russians.

We are putting this through as a joint tenancy unless otherwise instructed by you.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance, and if accepted, adjustments will be calculated as of the date of this letter.

Yours truly,

F. G. Shears,
Director.

GEMMG
encl.

TELEPHONE 408 — 891 COLUMBIA STREET — NIGHT PHONES: GARAGE 2872, SALES 2696

TRAPP MOTORS LTD.

AGENTS FOR GOODYEAR TIRES

AUCTIONEERS

PORT OF
NEW WESTMINSTER, B. C.

December 7th, 1944.

Custodian of Enemy Property,
675 W. Hastings St.,
Vancouver, B. C.

Re Onishi Kijiro
File 7716
Reg # 08492

Dear Sir:

Under instructions from the Office of the Custodian we have appraised and sold the following list of goods at 231 Stanley St., New Westminster, to Tom Sutka of the above address:

9	Beds (No commercial value)	
5	Springs "	
8	Mattresses "	
	Kitchen Utensils & Lantern	$1.00
	Wash Tub & Ladders	1.00
	Stoves (No commercial value)	
	Table & Tub	1.00
	Stove	10.00
	Kitchen Utensils	1.00
	Bed (No commercial value)	
	Chair & Table	1.00
	Bed	2.00
	Table & Chair	1.00
	Cupboard & Pans	1.00
	Table & Chair	1.00
	Stove	2.50
2	Cot	3.00
	Table & Chair	1.25
	Bed	1.00
	Wardrobe	1.00
	Table8	.75
	Stove	1.50
	Bed	1.00
	Table & Chair	2.00
	Pots & Pans	.50
	Bed	1.25
	Table & Cupboard	.75
	Table	.50
	Table & Chairs	1.00
	Bed	1.00
	Table & Bed	1.25
	Bed	1.25
		Fwd $41.50

Onishi Kijiro
File 7716
Reg # 08492

SALES - SERVICE - SATISFACTION
All that the term implies.

TELEPHONE 408 — 891 COLUMBIA STREET — NIGHT PHONES: GARAGE 2872, SALES 2696

TRAPP MOTORS LTD.

AGENTS FOR GOODYEAR TIRES

AUCTIONEERS

PORT OF NEW WESTMINSTER, B. C.

	Brt. Fwd	$41.50
Stove		7.50
Heater		2.50
Table, Bed & Chairs		1.50
		53.00
	Less 10%	5.30
		$47.70

✓ O.K. wfd.

Certified a just and fair appraisal as made by us this 6th day of December, 1944.

Yours very truly,

TRAPP MOTORS LIMITED,
Auctioneers & Appraisers,

C. F. D. Trapp

Secretary.

Approved by Rural Advances Committee - 6/4/45

CFDP/k

This is a very poor rooming house & but for the fact that the furniture was in use by the operator we would not have been able to realize anything on it.

7716

December 2nd, 1944

Messrs. A. E. MacIntosh, Limited,
New Westminster, B.C.

Re: Catalogue No. 652
307 Ewen Ave., New Westminster
W½2, Blk.29/A, Pt. Sec. 757, Map 3620

Dear Sirs:

Your letter of November 24th, enclosing cheque for $80.00 and submitting an offer to purchase the above property for the sum of $800.00, has been received and considered.

This is to advise you that we are prepared to recommend acceptance of this offer. Will you please forward us your certified cheque for the balance of the purchase price, namely $720.00.

We note that you wish this property to be registered in the names of Thomas Baschuk and his wife, Dolores Baschuk. Kindly advise Mr. Baschuk's occupation and also their nationality as Russian Poles is not sufficient.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

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

We are attaching herewith a letter received from the City of New Westminster with reference to an encroachment on this property. We are of the opinion that this is for the widening of Ewen Avenue to one hundred feet. The sale of this property is subject to this encroachment.

Yours truly,

F. G. Shears,
Director.

[illegible]
wel.-

Catalogue Nos. 641 & 642
Files Nos. 7717, 7716, 5406 & 5447
300 Blk. & 318 Boyne St., New Westminster
68, 69 & 70/27/757/2620

November 28, 1944.

JOHN J. KILKOFF
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at July 3, 1944)

	DEBIT	CREDIT
Purchase price	$1,616.00	
Cheques received		$1,000.00
Agreement for Sale		616.00
Allowance for damage to building		45.00
Registration fees on deed - $1,616.00	7.50	
Insurance premium - 20.6% x $20.60	4.24	
Insurance premium - 100% x $12.20	12.20	
Purchaser's proportion of 1944 taxes - 181/365 x $50.40	24.99	
Balance owing by purchaser		3.93
	$1,664.93	$1,664.93

BALANCE OWING BY PURCHASER $3.93

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November 15, 1944.

Prudential Insurance Co. of America,
NEW WESTMINSTER, B. C.

Dear Sirs:

Re: Pol. #391827201-Ruth K. SHIMIZU
Pol. #392032103-Daniel R. "
Pol. #D11448036-Ayako "
Pol. #6378152-Sada ONISHI

We enclose herewith our cheque for $19.42 which is made up as follows:

Pol. #391827201- weekly premium of 25¢ to the end of December	$2.00
Pol. #392032103-weekly premium of 25¢ to the end of December	$2.00
Pol. #D11448036-October, November and December monthly premiums ($2.17)	$6.51
Pol. #6378152-October, November and December monthly premiums ($2.97)	$8.91
Amount of cheque	$19.42

Kindly acknowledge receipt in due course.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

Encl.

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November 15, 1944.

Mr. & Mrs. Eijiro ONISHI,
Reg. Nos. 08494 & 08374,
KASLO, B. C.

Dear Sir & Madam:

Re: Prudential Policies
#391827201-Ruth K. SHIMIZU
#392032103-Daniel K. "
#D11448036-Ayako "
#M6378152-Sada ONISHI

We have received a letter from the Prudential Insurance Company of America dated November 13th a copy of which I am attaching hereto.

From information on file I gather that these four above mentioned policies have formerly been maintained by the payment of premiums through the office of A. N. MacIntosh, Limited. As he no longer has funds belonging to you it is impossible for him to carry on of course, and we take for granted that you wish to maintain this insurance.

As these policies are getting very close to the date on which they will lapse, we are taking it upon ourselves to forward sufficient premium to pay each policy to the end of December. The amount necessary to cover for the next eight weeks on the two weekly policies (#391827201 and #392032103); and to cover for October, November and December on the two monthly policies(#D11448036 and #M6378152) is $19.42, which amount we are today forwarding to the Insurance Company and charging same to your joint account in this office.

We would like please, a letter by return mail, advising us that you agree with this action taken and giving us further instructions in connection with future payments on these life insurance policies. Please see that the letter is signed by you both.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:Js
Encl.

August 22nd, 1944

REAL PROPERTY MEMORANDUM

FILE NOS: 5406, 5447, 7716, 7717

NAMES: Suyejiro TSUCHIDA, Mitsugi YAMASHITA, Eijiro ONISHI

CATALOGUE NOS: 641 and 642

RE: 318 Boyne Street, New Westminster, B.C. - Hall
300 Block Boyne Street, - Vacant Land

CERTIFICATE OF ENCUMBRANCE:

Description of Property:	Lots 68, 69, and 70, Block 27 of Lot 757, Group 1, Map 2620, City of New Westminster
Encumbrances:	Nil
Taxes:	1943 taxes of $50.40 paid. No arrears.
Vested:	Nos. 26183 and 24230
VALUATION BY APPRAISER:	$1,616.00
AMOUNT OF BID:	$1,616.00
APPROVED BY ADVISORY COMMITTEE:	June 14th, 1944
AMOUNT RECEIVED BY CUSTODIAN:	$1,000.00. Balance payable at $35.00 monthly, commencing September 1st, 1944. Interest at 5% per annum.
NAME OF PURCHASER:	John J. Rilkoff

KWW/JF
Attach.

K. W. WRIGHT

7716

July 12, 1944.

Mr. T. Sutak,
321 Stanley Street,
New Westminster, B.C.

Dear Sir:

Re: Catalogue No. 677,
321 Stanley Street,
New Westminster, B. C.

Your letter of May 31st, 1944 submitting offer to purchase the above property for the sum of $1,400.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price namely $1,325.00.

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

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

A statement of adjustments of taxes etc. will then be prepared, including registration fees, and forwarded to you, after which the documents will be submitted for registration.

Yours truly,

F. C. Shouse,
Director.

CP:AS

Rec'd MAY 31 1944
File No. 7716
Ans.
Referred HARRAP

May 31st, 1944.

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

Dear Sirs: Re: Catalogue No. 697
321 Stanley Street
New Westminster, B. C.

I am in receipt of your letter dated May 27th, 1944 and note contents. In view of the necessity for improvements as shown in the attached letter and also the fact that the premises requires a foundation I do not feel that I should pay more than $1,400, which amount I offer at this time.

Yours truly,

I Sutak

June 7th, 1943.

C
O A. N. McIntosh Ltd.,
P 28 Lorne Street,
Y NEW WESTMINSTER, B. C.

Dear Sirs: Re: 339 Ewen Ave. & 321 Stanley St., now rented by T. Sutak.

Further to our conversation re the above Japanese properties, I beg to advise you of the following improvements required to make these properties conform to City Lodging House By-Laws.

339 Ewen Ave. This building contains 14 two-room housekeeping suites, seven on each floor.

All the lower floor suites are equipped with sinks. The upper floor has only three suites equipped with sinks; therefore, four more sinks are required here. As the regulations call for 1W.C. and 1 Bath for each three housekeeping suites, the minimum requirements would be a least 4 baths and 4 W.C.'s for this building I found 1 W.C. on ground floor of this building which has been in use sometime in the past, but has not functioned for a long time, so there must be a septic tank on the property taking care of the sink wast, etc., from this building, and another tank may be required to care for disposal of future baths and toilets.

321 Stanley I was informed by Mr. Sutak that he intends to use the 18 rooms in this building for use by men only, and as there are two community sinks installed here the requirements here would be 1 Bath and 1 W.C. on each floor, all connected to a septic tank.

The total sanitary facilities for the two buildings are as follows:

339 Ewen Ave. Ground Floor - 2 Baths, 2 W. Closets (1 Male, 1 Female)
Upper Floor - 2 Baths, 2 W. Closets, 4 sinks.

321 Stanley Ground Floor - 1 Bath, 1 W. Closet
Upper Floor - 1 " 1 " " } all connected to septic tank

There are numerous repairs required on the Stanley Street building - roof drainage, shingling, plastering and decorating. At the present time these properties are giving housing to 50 people, and the sanitary facilities provided are very crude, and I would like you to stress this point when writing the owner.

When a decision is arrived at to do this work, I want to assure you that we will give every assistance and advise in order to have a satisfactory job done.

Thanking you for past favours and trusting satisfactory arrangements can be made,

I am, Sirs,

Yours respectfully,

"E. L. Slevin."
E. L. Slevin,
Sanitary Inspector.

ELS:CN

7726

May 16th 1945.

Mr. Eijiro ONISHI,
Registration No. 08494.
Kaslo, B. C.

Dear Sir:

Re: Catalogue No. 652
307 Eden Avenue
New Westminster, B. C.
No. 2/20/A. File 7717/650.

Please be informed that the above property has been sold as of December 11th 1944, for the sum of $800.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

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

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

Yours truly,

E. J. Johnston,
Administration Department.

EJJ/EMG
Encl. (2)

c.c. B. C. Security Commission.

STATEMENT RE SALE OF:

Name: ONISHI, Eijiro

File No: 7716

Catalogue No: 652

Reg. #08494

Street Address: 307 Eden Ave., New Westminster, B.C.

Legal Description: W½ 2/29/A, pt. 797/2620

Date of Sale and Adjustments December 11th, 1944

Sale Price		$ 800.00
Real Estate Agents Commission	$ 40.00	
Charge for Valuation	7.50	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	2.50	
Encumbrances:		
Unpaid Vendor		
Mortgage		
Arrears of Dower		
Other Charges		
Adjustments:		
Fire Insurance		2.45
Taxes		1.15
Water		1.13
	54.00	$ 804.73
Net Proceeds credited to your account as of December 11th, 1944		750.73

Date: May 9th, 1945

Compiled by: Mr. George Peters

File No. 7716
Reg. No. 08494

Hilire ONISH

Date		Particulars	Debit	Credit	Balance
1945	January 27	Balance as per statement sent	$	$1,102.75	
1944	December 11	Credit re Sale of Property		750.73	
		Balance rents to date		6.65	
1945	February 12	Cheque to you	30.00		
	February 26	Payment under Agreement for Sale - $16.67, Int $1.21		17.88	
	March 28	Payment under Agreement for Sale - $16.67, Int $1.27		17.94	
	March 13	Cheque to you	30.00		
	April 12	Cheque to you	30.00		
	April 28	Payment under Agreement for Sale $16.67, Int $1.16		17.83	
			$ 90.00	$1,913.76	
					CR $ 1,823.76

Catalogue No. 652
File No. 7716
307 Ewen Avenue
New Westminster
W½ 2/29/A/757/2620
Certificate of Title No. 182750-E

Control of property covered by Certificate of Title No. 182750-E and described above 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 New Westminster this 16th day of April, 1945.

Signed Thomas Baschuk

Signed Mrs Dolores Baschuk

Return to the Custodian

7716

April 20, 1945.

REGISTERED A/R

Mr. and Mrs. Thomas Baschuk,
307 Eden Avenue,
New Westminster, B. C.

Dear Sir and Madam:

Re: Catalogue No. 652
307 Eden Avenue
New Westminster, B. C.
Rt 2/29/A/ct.757/2620

Receipt is acknowledged with thanks of control receipt duly signed covering sale to you of the above described property and adjustment cheque for $16.96.

Attached please find Certificate of Title No. 182750-E registered in your names as joint tenants and covering said property. We also enclose Atlas Assurance Company Ltd. fire policy No. M24684 which has been assigned to you.

Yours truly,

George Peters,
Administration Department.

GP:MA
Encs.
cc Messrs. A. N. MacIntosh Ltd.

THE UNDERSIGNED ACKNOWLEDGES THAT THE REGISTERED ARTICLE DESCRIBED ON THE
Le soussigné déclare que l'envoi mentionné d'autre part

OTHER SIDE WAS DULY DELIVERED ON THE | DEC 6 1946 | 19
a été dûment livré le

Date stamp of office of destination
Timbre du bureau destinataire

NEW WESTMINSTER DE 6 46 B.C.

SIGNATURE OF THE ADDRESSEE | (1) J Sutah
Signature du destinataire

OF ADDRESSEE'S REPRESENTATIVE | (2)
du représentant du destinataire.

OF THE POSTMASTER OF THE OFFICE OF DESTINATION
de l'agent du bureau destinataire

(1) This advice should be signed by the addressee or if the regulations of the country of destination so provide, by the Postmaster of the Delivery office and returned by first mail to the address shown on the other side.

Cet avis doit être signé par le destinataire, ou si les règlements du pays de destination le comportent, par l'agent du bureau destinataire, et renvoyé par le premier courrier à l'expéditeur, dont l'adresse figure sur l'autre côté de cette carte

(2) When delivery is made to the authorized representative of the addressee, both addressee's name and representative's signature must appear on this receipt.

Lorsque la remise est faite au représentant autorisé du destinataire, le nom du destinataire et la signature de son représentant doivent paraître sur ce reçu.

7716

December 5, 1946.

REGISTERED A/R

Mr. Tom Sutak,
339 Ewen Avenue,
New Westminster, B. C.

Dear Sir:

Re: Catalogue No. 697
321 Stanley Street
Sk A/25/A/757/2620

Enclosed herewith please find Certificate of Title No. 210986-E, covering the above described property in your name.

We are also enclosing the Liverpool-Manitoba Assurance Co., Policy No. 38071, which has been assigned to you.

Yours truly,

George Peters,
Office of the Custodian.

GP/EL
Enc. (2) - Certificate of Title
Insurance Policy

alogue No. 697
le No. 7716 /08494
l Stanley Street
ew Westminster, BC
½ 4/25/"A"/757/2620

ONISHI Eijiro
Jan 1 16.67
149.
1816

Control of property described above and covered by Agreement for Sale is by me hereby acknowledged and I agree that all adjustments and incidents connected with the sale to me of this property have been settled.

Dated at New Westminster BC this 29th day of December 1944.

Tom Sutah

Return to the Custodian

Catalogue No. 697
File No. 7716

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

Dear Sirs:-

Re: 321 Stanley St. New Westminster

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

Yours faithfully,

Tom Sutak .....Signed

Return to the Custodian

REAL PROPERTY SUMMARY

File No. 7716 Catalogue No. 652

Japanese Name: Eijiro ONISHI (Mr) Reg. No. 08494

Civic Address: 307 Ewen Avenue, New Westminster, B. C.

Legal Description: Lot 2 of Lot 29 of Block "A" of part of Lot 757, Group 1, Map 2620 Save and Except therefrom the Easterly half of said Lot heretofore conveyed City of New Westminster.

Classification: Dwelling

- S O L D -

Registered in the name of: Harry Ejiro ONISHI
(Note) The correct spelling of Mr. Onishi's given Japanese name is Eijiro and not Ejiro. Also, evidence on file indicates that he was otherwise known as Harry Eijiro ONISHI.

State of Title: Clear.
Notice dated April 4, 1944, received from the Corporation of the City of New Westminster stated there was an encroachment being maintained on the street allowance known as Ewen Avenue in the City of New Westminster. The purchaser was advised of this Notice in our letter dated December 2, 1944.

Whereabouts of Title: In owner's possession; have written for same. Mr. Onishi states "not in his possession" in letter dated Dec. 24/46. Whereabouts unknown.

Vesting: In Custodian. Filing No. 24232, June 29, 1942.

Sold to: Mr. Thomas Baschuk and Dolores Baschuk, his wife, Joint Tenants, of 307 Ewen Avenue, New Westminster for the sum of $800.00 (cash). Date of sale December 11, 1944. The Nationality of Mr. and Mrs. Baschuk was given as Russian Poles.

Title delivered by registered mail to the new owners, Mr. and Mrs. Thomas Baschuk, 307 Ewen Avenue, New Westminster, B. C., with our letter dated April 20, 1945.

Funds derived from above sale released to credit of Eijiro Onishi, Registration No. 08494, File No. 7716, on March 8, 1945.

Insurance: Transferred to purchasers.

Chattels: Not involved.

ADMINISTRATION:

Mr. Eijiro Onishi, in his JP Form dated May 5, 1942, declared owning the following Real Property: "307 Ewen Avenue, New Westminster, B. C. Roll No. 8465, Block Group 1 Lot 757 Sub-Div A29, Re-Sub 2. W½ in the District of New Westminster, B. C. Title No. 17203-E (with) 3 rooms, wooden frame dwelling house."

Mr. Onishi also gave the following information regarding the above property in his JP Form:
1. Occupancy and Leases: Rented to Mr. T. Baschuk for $10.00 monthly. Rent paid to May 20, 1942.
2. Fire Insurance: $1,000.00 carried on dwelling.
3. Taxes: Paid for 1941.

P.T.O.

4. Agent for property: A. N. MacIntosh Limited.
5. No chattels were declared as being owned at above address. He did not live in this house.

The following is an extract from a letter dated May 27, 1942, received from A. N. MacIntosh Limited: "It (the house) is rented at $10.00 per month to Thomas Baschuk and rent is paid to May 20th. The tenants have money on hand to pay the next month's rent but they wanted someone with authority to collect the rent to call for it."

We instructed the above firm to act for us on June 12, 1942. Mr. Baschuk remained the tenant continuously until the property was sold to him and his wife. Mr. Baschuk was a good tenant and paid his rents regularly. The small rental charge was more than sufficient to pay Water Rates, Taxes and Fire Insurance. No repairs were necessary.

The Valuation Report of Mr. R. Alstead stated the dwelling consisted of 3 rooms, and was of frame construction with shingle roof. The condition was reported as good. He valued the property at $800.00. This is the same as the purchase price paid by Mr. and Mrs. Thomas Baschuk. It was sold for cash.

Deed of Land was filed on January 29, 1945, and Certificate of Title No. 182750-E in the names of Thomas Baschuk and Dolores Baschuk, Joint Tenants, was forwarded to the purchasers with our letter of April 20, 1945.

Completed statements regarding the sale of his property were forwarded to Mr. Eijiro ONISHI with our letter of May 16, 1945.

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

.....
Administration Department.

REAL PROPERTY SUMMARY

Catalogue No. 697 File No. 7716

Japanese Name: (Mr) Eijiro ONISHI Reg. No. 08494

Civic Address: 321 Stanley Street, New Westminster, B. C.

Legal Description: Southerly half of Lot 4 of Lot 25, Block "A" of Lot 757, Group 1, Map 2620 having a frontage of 31 feet on Stanley Street by uniform full depth of said Lot 4 and adjoining Lot 3, City of New Westminster.

Classification: Rooming-house.

- -S O L D- -

Registered in the name of: Eijiro ONISHI

State of Title: Clear

Whereabouts of Title: In owner's possession; have written for same. Mr. Onishi states "not in his possession" in letter dated December 24, 1946. Whereabouts unknown
Vesting: In Custodian. Filing No. 24219, June 29, 1942.

Sold to Mr. Tom Sutak for $1,400.00, payable $1,000. cash and the balance of $400.00 under A/S at the rate of $16.67 per month plus Int. at 5% per annum. Sale Date: Aug 25/4
Title delivered by registered mail to the new owner, Mr. Tom Sutak, 339 Ewen Avenue New Westminster, B. C., with letter dated December 5, 1946.

Funds derived from above sale released to credit of Mr. Eijiro ONISHI, Registration No. 08494, File No. 7716, as follows:
Down payment of $1,000.00 on December 20, 1944.
Final payment under Agreement for Sale on August 28, 1946.

Insurance: Transferred to purchaser.

Chattels: Not involved.

ADMINISTRATION:

Mr. Eijiro Onishi, in his JP Form dated May 5, 1942, declared owning: "321 Stanley St., New Westminster, B. C. Roll No. 8447, Block Group 1, Lot 757, Sub-Div A25, Re-Sub.4. S½ in the District of New Westminster, #96472E. (with) 23 rooms, 2 storey, wooden frame lodging house and woodshed, and lumber shed."

Mr. Onishi was evacuated on or about May 19, 1942, but before leaving New Westminster, he and his wife, Sada Onishi, File No. 7715, made a Lease on May 14, 1942, with Mr. Tom Sutak, covering the rental of the above-mentioned property, and the Westerly half of Lot 2 of Lot 25, Block "A" of Lot 757.

The address of Mr. Onishi's property is 321 Stanley Street (formerly 121 Stanley Street) and W½ of Lot 2 of Lot 25 etc., registered in the name of Sada Onishi, is known as 339 Ewen Avenue, New Westminster, B. C.

Notices regarding the re-numbering of these houses were received from the City of New Westminster and appear on respective files.

Mr. Sutak remained the Lessee of both properties until they were sold to him. The Lease called for payment of $80.00 per month payable on the 16th day of each month at the Office of A. N. MacIntosh Limited, 28 Lorne Street, New Westminster.

P.T.O.

Net rentals forwarded to this Office by our agent, A. N. MacIntosh Limited, were credited to Joint account Nos. 7715 and 7716 in the names of Mr. and Mrs. Onishi and disbursements in connection with these two properties were paid therefrom.

Mr. Sutak, who was responsible under the Lease for payment of Water Rates and repairs, was a good tenant and paid his rents regularly. Certain chattels were included in the above rent and a list of same appears in the Lease.

Revenues received by us from rentals were more than sufficient to carry both properties and a remittance of $30.00 was sent each month to Mr. Onishi at his request.

The sum of $30.00 of the above rental of $80.00 was apportioned to 321 Stanley Street and $50.00 to 339 Ewen Avenue by agreement between Mr. and Mrs. Onishi.

Mr. Tom Sutak paid $1,400.00 for the above property which is $200.00 below the valuation of Mr. R. Alstead but $455.00 higher than that of Mr. F. H. Coulthard.

The Agreement for Sale dated October 12, 1944, was registered at the Land Registry Office, New Westminster, B. C., on November 21, 1944; Deed of Land was filed on September 25, 1946,under No. 210986E and Certificate of Title No. 210986-E was forwarded to the purchaser by registered mail on December 5, 1946.

Completed statements regarding the sale of his property and account with the Custodian were forwarded to Mr. Onishi with our letter dated February 8/45.

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

.....

WJJ/HMS
December 13, 1946.

REAL PROPERTY SUMMARY

File Nos. 5406
5447
7716
7717

Catalogue Nos. 641 & 642

Name: Japanese School

Civic Address: 300 Block and 318 Boyne Street, New Westminster, B.C.

Legal Description: Lots 68, 69 and 70 of Lot 27 of Lot 757, Group 1, Map 2620, City of New Westminster.

Classification: Lot 68 - Hall
Lots 69 and 70 - Vacant Land

----------S O L D----------

The property at the above-mentioned address is registered in the names of the following Japanese:

File No. 5406, Suejiro TSUICHIDA, Reg. No. 10204
File No. 5447, Mitsugi YAMASHITA, Reg. No. 08457
File No. 7716, Eijiro ONISHI, Reg. No. 08494

The file covering the above real property is No. 7717, which shows that on July 3, 1944, Catalogue Nos. 641 and 642 were sold.

An account was opened in the names of the above-mentioned Japanese and proceeds from the sale of this property have been credited to the Joint Account. As the above parties represent, as trustees, a larger group of Japanese who contributed to the purchase and upkeep of the property, no funds should be paid out of said proceeds until it is determined who should benefit from same.

WJJ/HMS
December 16/46

REAL PROPERTY SUMMARY

Catalogue No. 696 File No. 1652
7716

Japanese Name: (Mr) Eiichi ONISHI Reg. No. 08394

Legal Description: The Northerly half of Lot 4 of Lot 25, Block "A", of Lot 757, Group 1, Map 2620, having a frontage of 31 feet on Stanley Street by uniform full depth of said Lot and adjoining Lot 5, in the City of New Westminster.

Civic Address: 315 Stanley Street, New Westminster, B. C.

Classification: Shack

----------SOLD----------

This property belongs to Eiichi ONISHI, File No. 1652, but Lease, Taxes and Rental Statements are in father's name, Eijiro Onishi, File No. 7716.

Balance of correspondence on File No. 1652, under 315 Stanley Street.

WJJ/HMS
December 16, 1946.

W J Johnston.

THE UNDERSIGNED ACKNOWLEDGES THAT THE REGISTERED ARTICLE DESCRIBED ON THE
Le soussigné déclare que l'envoi recommandé décrit au

OTHER SIDE WAS DULY DELIVERED ON THE Apr 21 19 7
a été dûment livré le

Date stamp of office of destination
Timbre du bureau destinataire



SIGNATURE OF THE ADDRESSEE (1) Mrs D. Basher
Signature du destinataire

OF ADDRESSEE'S REPRESENTATIVE (2)
du représentant du destinataire

OF THE POSTMASTER OF THE OFFICE OF DESTINATION
de l'agent du bureau destinataire

(1) This advice should be signed by the addressee or if the regulations of the country of destination so provide, by the Postmaster of the Delivery office and returned by first mail to the address shown on the other side.

Cet avis doit être signé par le destinataire, ou si les règlements du pays de destination le comportent, par l'agent du bureau destinataire, et renvoyé par la première courrier à l'expéditeur, dont l'adresse figure sur l'autre côté de cette carte.

(2) When delivery is made to the authorized representative of the addressee, both addressee's name and representative's signature must appear on this receipt.

Lorsque la remise est faite au représentant autorisé du destinataire, le nom du destinataire et la signature de son représentant doivent figurer sur ce reçu.

4. Agent for property: A. N. MacIntosh Limited.
5. No chattels were declared as being owned at above address. He did not live in this house.

The following is an extract from a letter dated May 27, 1942, received from A. N. MacIntosh Limited: "It (the house) is rented at $10.00 per month to Thomas Baschuk and rent is paid to May 20th. The tenants have money on hand to pay the next month's rent but they wanted someone with authority to collect the rent to call for it."

We instructed the above firm to act for us on June 12, 1942. Mr. Baschuk remained the tenant continuously until the property was sold to him and his wife. Mr. Baschuk was a good tenant and paid his rents regularly. The small rental charge was more than sufficient to pay Water Rates, Taxes and Fire Insurance. No repairs were necessary.

The Valuation Report of Mr. R. Alstead stated the dwelling consisted of 3 rooms, and was of frame construction with shingle roof. The condition was reported as good. He valued the property at $800.00. This is the same as the purchase price paid by Mr. and Mrs. Thomas Baschuk. It was sold for cash.

Deed of Land was filed on January 29, 1945, and Certificate of Title No. 182750-E in the names of Thomas Baschuk and Dolores Baschuk, Joint Tenants, was forwarded to the purchasers with our letter of April 20, 1945.

Completed statements regarding the sale of his property were forwarded to Mr. Eijiro ONISHI with our letter of May 16, 1945.

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

.....
Administration Department.

REAL PROPERTY SUMMARY

Catalogue No. 696 File No. 1652
7716

Japanese Name: (Mr) Eiichi ONISHI Reg. No. 08394

Legal Description: The Northerly half of Lot 4 of Lot 25, Block "A", of Lot 757, Group 1, Map 2620, having a frontage of 31 feet on Stanley Street by uniform full depth of said Lot and adjoining Lot 5, in the City of New Westminster.

Civic Address: 315 Stanley Street, New Westminster, B. C.

Classification: Shack

----------SOLD----------

This property belongs to Eiichi ONISHI, File No. 1652, but Lease, Taxes and Rental Statements are in father's name, Eijiro Onishi, File No. 7716.

Balance of correspondence on File No. 1652, under 315 Stanley Street.

WJJ/HMS
December 16, 1946.

W J Johnston

File No. 7716/1 PERSONAL PROPERTY SUMMARY December 14, 1946.

Re: (Mr) Eijiro ONISHI
Registration No. 08494

321 Stanley Street

CHATTELS: Certain chattels were included in the rental of /and a list of same appears in the Lease. See File No. 7715/1 for disposition of these effects.
Effects declared by Mr. Onishi were disposed of as per Chattel Summary on this File.

SECURITIES: Mr. Onishi declared in his JP Form dated May 5, 1942, having: "Victory Bonds...1-$500.00 (K-8,A43837), 2-$100.00 K-8A086781 and D-4A501642; 1-$50.00 War Saving Certificate in owner's possession.
The above-mentioned Bonds and Certificate did not come under the control of the Custodian at any time.

LIFE INSURANCE: Mr. Onishi declared in his JP Form having a $1,000.00 Policy in the Mutual Life Assurance Company and named his wife, Sada Onishi, the beneficiary. He stated the Policy, No. 533540, was in his possession.
The above Policy did not come under the control of this Office at any time.

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

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

.....
ADMINISTRATION DEPARTMENT.

WJJ/HMS

Catalogue No. 652,
File No. 7716,

March 2nd, 1945.

307 Swan Avenue, New Westminster, B.C.
W½ Lot 2, Blk.29/A, pt. Lot 757,
Map 2629

THOMAS BASCHUK and DOLORES BASCHUK

(purchasers)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at December 11th, 1944)

	DEBIT	CREDIT
Purchase price	$800.00	
Cheques received		800.00
Registration fees on deed-$800.00	5.60	
Insurance premium - 40.9% x 6.00	2.45	
Water paid to December 31/44 20 days @ .565/100 day	1.13	
Purchaser's proportion of 1944 taxes 20/365 x 21.00	1.15	
Rent November 19th to December 10th 21/30 x 9.50	6.65	
Balance owing by purchaser		16.98
	$816.98	$816.98

BALANCE OWING BY PURCHASER -$16.98

STATEMENT RE SALE OF: Name: ONISHI, Eijiro

Catalogue No: 697 File No: 7716

Street Address: 321 Stanley St. Reg. 08494

Legal Description: New Westminster, S½/25/2/757/2620

Date of Sale and Adjustments Aug. 25/44.....

Sale Price 1400.00 (Agreement $400.00)		$ 1,000.00
Real Estate Agent's Commission	$ 70.00	
Charge for Valuation	17.50	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee		
Encumbrances:		
Unpaid vendor		
Mortgagee		
Arrears of Taxes		
Other charges		
Adjustments:		
Fire Insurance		4.38
Taxes		5.16
Water		
	91.50	$ 1009.74
Net Proceeds credited to your account		918.24

Date:.....

Compiled by:.....

File ...
Reg. No. 08494

Miiro ONISHI

	Date	Particulars	Debit	Credit	Balance
1942	September 16	1942 taxes	$ 35.09	$	
	December 12	Rents collected		95.00	
		Commission, water & insurance	18.28		
		Balance 1942 taxes, lot 9	1.27		
		1942 taxes re lot 3	32.50		
1943	September 29	1943 taxes $35.35 and $65.10	100.45		
	November 6	Land Registry Office - Certificate of Encumbrance	1.00		
	December 16	Rents collected		212.50	
		Commission and water	35.43		
1944	August 25	1944 taxes $14.70 and $21.00 and $44.10	79.80		
		Rents collected		150.00	
		Disbursements	26.29		
		Credit re Sale of Property		918.24	
	October 12	Rents collected		20.00	
		Commission & Water	6.25		
	December 8	Cheque to you	75.00		
	December 15	Rents collected		10.00	
		commission	.50		
	November 3	Payment on Agreement for Sale $16.67, Int. $2.03		18.70	
		" " " " $16.67, Int. $1.37		18.04	
	November 24	Payment on Agreement for Sale $16.67, Int. $1.51		18.18	
1945	January 5	Payment on Agreement for Sale $16.67, Int. $1.49		18.16	
	January 26	Payment on Agreement for Sale $16.67, Int. $1.42		18.09	
	January 10	Cheque to you	30.00		
	January 27	Sale of chattels		47.70	
			$ 441.86	$1,544.61	CR $1,102.75

Catalogue No. 697
File No. 7716
321 Stanley St., New Westminster
S½ Lot 4, of Lot 25, Blk. "A", Lot 757, Map 2620

December 11th, 1944

TOM SUTAK

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at August 25, 1944)

	DEBIT	CREDIT
Purchase price	1,400.00	
Cheques received		1,000.00
Agreement for Sale		400.00
Registration fees on Agreement	3.50	
Insurance Premium - 41.6% x $11.00 (expiry date 24/11/45)	4.58	
128/365 x $14.70 - purchaser's proportion of 1944 taxes	5.16	
Rental - Aug. 15 to Aug. 24 - 9/31 x $28.50	8.27	
Balance owing by purchaser	21.51	13.14
	$1,421.51	$1,421.51

BALANCE OWING BY PURCHASER - $21.51

Error paid to Aug 24/44

6th October, 1944.

REAL PROPERTY MEMORANDUM

FILE NO: 7716

NAME: Eijiro Onishi

CATALOGUE NO: 697

RE: 321 Stanley Street, New Westminster, B.C.
- Rooming House

CERTIFICATE OF ENCUMBRANCE:

Description of Property:	Southerly half of Lot 4 of Lot 25, Block "A" of Lot 757, Group 1, Map 2620 having a frontage of 31 feet on Stanley Street by uniform full depth of said Lot 4 and adjoining Lot 3, City of New Westminster.
Encumbrances:	None
Taxes:	1944 taxes paid - no arrears or consolidated.
Vested:	24219
VALUATION BY APPRAISER:	Westminster Trust - $1,600.00 Coulthard, Sutherland - $945.00
AMOUNT OF BID:	$1,400.00
APPROVED BY ADVISORY COMMITTEE:	July 6th, 1944.
AMOUNT RECEIVED BY CUSTODIAN:	$1000.00 - balance of $400.00, plus interest at 5% per annum, to be paid as per attached Agreement for Sale signed by the purchaser.
NAME OF PURCHASER:	Tom Sutak.

K.W. WRIGHT

REG. NO.	NAME	FILE NO.
08494	ONISHI, Kijiro (See also File 7715: 1652)	715

COMPANY	POLICY NO.	AMOUNT	EXPIRATION MONTH	EXPIRATION DAY	EXPIRATION YEAR	PROPERTY
Liverpool-Manitoba Assurance Co. ✓	Renewed by Pol # 28712 - Liverpool - now 7171	$2000.	Nov.	24	1942	121 Galbraith St. (formerly Stanley) Blk.4,Lt.25,Sd."A",D.L.757 Map2620,Lulu Is.,New Westmins
Phoenix Insurance Co.	Renewed by Phoenix Ins Pol#924820 924019	$500.	Nov.	4	1942	Blk.4,Lt.25,Sd."A",Lt.757 315 Stanley St.Lulu Island New Westminster,B.C.
Liverpool-Manitoba Insurance Co. ✓	Pol #7715 Renewed 28712	$2000.	Nov.	24	1945	321 Galbraith St.(Stanley) Blk.4,Lt. 5,Sd."A",D.L.757 Map2620,Lulu Is.,NewWestmin
Phoenix Insurance Co.	Pol #7171 - Liverpool & Manitoba Ins Co. (Renewed #7715 & 1652) Transferred to New 924820	$500.	Nov.	4	1945	Blk.4,Lt 25,Sd."A"Lt.757 315 Stanley St.Lulu Is. New Westminster,B.C.
Atlas Assurance Co. Ltd. ✓	Owner Shukowsky - sold Renewed Pol # M246854 Atlas Assurance Co. M214620	$1000.	March	4	1943	307 Ewen Ave.,Blk.2,Lt.29 D.L.757,Lulu Island New Westminster, B. C.
Phoenix Insurance Company ✓	Renewed Pol #924899 Phoenix Ins Co. 924749	$1000.	May	1	1943	335 Ewen Ave.,Lot.7,Lt.29 Blk."A",Lt.757,Sd.1, New Westminster,B.C.
Phoenix Insurance Company ✓	Renewed - Pol.#924902 - Phoenix Ins Co. 924755	$500.	May	11	1943	325 Ewen Ave.,Sq Lot,Lt.29 Blk."A",Lt.757 Sd.1 New Westminster,B.C.

SEE CARD NO. 2.

Fire Insurance Summary

Re: 307 Ewen Avenue
New Westminster, B.C.

Mr. Onishi declared in his JP Form dated May 5, 1942, the following: "Atlas Assurance Co. $1,000.00 Policy M#214620 in owner's possession."

The above Policy expired on March 4, 1943, and we authorized Messrs. A. N. MacIntosh to renew same for a further term of 3 years. The premium of $6.00 on the new Policy No. 246856, was paid from funds derived from rental of the above property.

Atlas Assurance Policy No. M246854, covering the dwelling at 307 Ewen Avenue for the sum of $1,000.00 was assigned to the purchasers, Mr. and Mrs. Baschuk, and was forwarded to them with our letter dated April 20, 1945.

- - - -

FILE NO. 28Hr 08494 | NAME ONEAL, Elsie (See also File 7715) | FILE NO. (Code #) 2285 7716

COMPANY	POLICY NO.	AMOUNT	EXPIRATION MONTH	DAY	YEAR	PROPERTY
Phoenix Insurance Company	(Renewed) Cancelled - Feb 2/45 925142	$500.00	May	11	1945	339 Ewen Ave., W½ of Lt.2, Lt.25, Blk."A", Lt.757, Gp.1 New Westminster, B. C.
Mercantile Ins. Co.	(Renewed as 38072 see below) 45774	$2,000.	Sept.	17	1947	318 Boyne St., Lt.69 & 70, Blk. 27, D.L.757, New Westminster BC
	Transferred to owner, Belkoff. Mailed 2?/46					
The Phoenix Insurance Company	Cancelled - Replaced by #501201 501181	$2,000.00	Dec.	9	1945	Lt.25, Blk."A", Lt.757, 339 Ewen Ave., New Westminster, B. C.
Phoenix Insurance Company	Transferred to new owner Sept 9/46 501201	$2,000.00	Dec.	9,	1945	W½ Lt.25, Blk."A", Lt.757, 339 Ewen Ave., New Westminster, B.C.
Phoenix Insurance Company	Transferred to new owner Sept 9/46 501296	$2,000.00	May	1	1948	339 Ewen Ave., W½ of Lt.2, Lt.25, Blk."A", Lt.757, Gp.1 New Westminster, B. C.
The Liverpool-Manitoba Assurance Company	Sold under agt to Tom Sutak 12/10/46 28712	$2,000.00	Nov.	24	1945	321 Columbia St.(Stanley St.) S½ Lt.2, Lot 25, Sec."A", D.L.757, Map 2620, Links Inc. New Westminster.
	Transferred to new owner Sept 9/46					

amounting to $11.00 was paid from funds derived from the rental of this property.

A. N. MacIntosh Limited forwarded to this Office, with letter dated October 12, 1944, an endorsement to be attached to Policy No. 28712 as the above-mentioned property had been sold under Agreement for Sale to Mr. Tom Sutak.

Policy No. 28712 expired on November 24, 1945 and was renewed by Policy No. 38071 for the sum of $2,000.00. Premium was paid by Mr. Sutak. This policy was assigned to the purchaser on September 9, 1946, and was forwarded to him with our letter dated December 5, 1946.

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

.....
Administration Department.

WJJ/HMS

BRO NO.	NAME	FILE NO.
08494	ONISHI, Eijiro (See also File 7715 & 1652)	7716

COMPANY	POLICY NO.	AMOUNT	EXPIRATION MONTH	EXPIRATION DAY	EXPIRATION YEAR	PROPERTY
Phoenix Insurance Company ✓	(Renewed by #924842 - Phoenix Ins. Co. 924690	$1000.	Dec.	9	1942	339 Keen Ave., W½Lot 2, Lt.25, Blk."A", Lot.757, Gp.1, New Westminster, B.C.
Phoenix Insurance Company ✓	Renewed Pol.925024 - Phoenix Ins. Co. 924842	$1000.	Dec.	9	1943	339 Keen Ave., W½Lot 2, Lot25, Blk."A", Lt.757, Gp.1, New Westminster, B.C.
Atlas Assurance Co. Limited. ✓	(Cancelled #??? Transferred to Mortgagees Bank - 5/8/45 M226834	$1,000.	March	4	1946	#307 on the North side of Keen Avenue, New Westminster, B.C. being Lot 2 of Lot 25, Blk. "A" of Lt. 757, Gp. 1, 339 Keen Ave New Westminster, B.C.
Phoenix Insurance Company ✓	Renewed Pol #925101 - Phoenix Ins. Co. 924899	$2,000.	May	1	1944	
The Phoenix Insce. Company ✓	Renewed Pol #925142 - Phoenix Ins. Co. 924902	$500.00	May	11th	1944	W½ Lt. 2 of Lt. 25, Blk. "A" of Lt. 757, Gp. 1, New Westminster, B.C.—339 Keen Ave.
Phoenix Insurance Company ✓	(Cancelled #??? Transferred to Assurance Soc. Mtge. 925024	$1,000.	Dec.	9	1944	Lt.2, Lot 25, Blk."A", Lt.757, 339 Keen Ave., New West.
Phoenix Insurance Company ✓	Renewed - Pol.# 501187 - Phoenix Ins. Co. Cancelled Assurance Soc. Pol. # 925024 Transferred to Mtge. - 21/10/44 9.3131	$2,000.	May	1	1945	Lt.2, Lot 25, Blk."A", Lt.757 339 Keen Ave., New Westminster
	Renewed - Policy # 301296 Phoenix Insurance Co.					

REG. NO.

08494

08374

08394

NAME

ONISHI, Eijiro

ONISHI, Sada (Mrs. Eijiro

ONISHI, Eiichi

FILE NO.

7 16

7715

1652

ASSURED

THE SECRETARY OF STATE OF CANADA, acting in his capacity as CUSTODIAN

COMPANY	POLICY NO.	AMOUNT	PREMIUM	RATE	TERM	EXPIRATION
Phoenix Insurance Company	924820	$500.00	$3.00	.60	3 Yr.	Nov. 4, 1945

PROPERTY INSURED

$500.00 on the frame, shingle-roof Private Dwelling

Transferred to New Owners Shuhowski 12/10/44

LOCATION

N½ Lot 4 of Lot 25, Block "A", of Lot 757, 315 Stanley St. Lulu Island, New Westminster, B.C.

LOSS PAYABLE

ASSURED

INSURANCE AGENT

A. N. MacIntosh Ltd.

RENTAL AGENT

A. N. MacIntosh.

ENDORSEMENTS

REG. NO.	NAME	FILE NO.
06494 06374	ONISHI, Eijiro ONISHI, Sada (Mrs. Eijiro)	7716 7715

ASSURED

The Secretary of State of Canada, acting in his capacity as Custodian.

COMPANY	POLICY NO.	AMOUNT	PREMIUM	RATE	TERM	EXPIRATION
Atlas Assurance Co. Ltd.	M 246854	$1,000.00	$6.00	.60%	36 mos.	March 4th, 1946.

PROPERTY INSURED

$1,000.00 on the bldg. and its additions attached, frame, shingled roof, Private Dwelling.

Transferred to New Queen Bankup 5/2/48

LOCATION

No. 207 North Side of Ewen Avenue, on the W. ½ of Lt. 2 of Blk. 29, D. L. 757, Lulu Island, New Westminster, B. C.

LOSS PAYABLE

Assured.

INSURANCE AGENT

A. N. MacIntosh, Limited

RENTAL AGENT

A. N. MacIntosh, Limited.

ENDORSEMENTS

REG. NO. 08494

08374

NAME ONISHI, Kijiro

ONISHI, Sada (Mrs. Kijiro)

FILE NO. 7716

7715

ASSIGNED TOM SUTAK of New Westminster, B. C.

COMPANY	POLICY NO:	AMOUNT	PREMIUM	RATE	TERM	EXPIRATION
The Liverpool-Manitoba Assurance Company	38071	$2,000.00	20.60	1.03%	3 Yrs.	November 24th 1948

PROPERTY INSURED
$2,000.00 on the two storey frame building with Rubberoid roof, occupied as Lodging House.

LOCATION
No. 321 Galbraith Street (formerly Stanley Street) on the South half of Lot 4 of Lot 25, Subdivision "AB", District Lot 757, Map 2620, Lulu Island, in the City of New Westminster, B. C.

LOSS PAYABLE
The Secretary of State of Canada, acting in his capacity as Custodian.

INSURANCE AGENT
A. N. MacIntosh Ltd.

RENTAL AGENT
A. N. MacIntosh Ltd.

ENDORSEMENTS
Sld. under a/s to Tom Sutak - 12/10/44.

REG. NO.	NAME	FILE NO.
08494	ONISHI, Eijiro	7716
08374	ONISHI, Sada (Mrs. Eijiro)	7715

ASSURED

THE SECRETARY OF STATE OF CANADA, acting in his Capacity as Custodian

COMPANY	POLICY NO.	AMOUNT	PREMIUM	RATE	TERM	EXPIRATION
Liverpool-Manitoba Insurance Co.	28712	$2000.00	$11.00	.55	3 Yr.	Nov. 24,1945

PROPERTY INSURED

$2000.00 On the frame, rubberoid-roof
Private Dwelling

Sold under Agreement for Sale to Tom Sutak 12/10/44

LOCATION

321 Galbraith St. (formerly Stanley) S½ Lot A, Lot 24, Subdiv "A" D.L.757, Map 2620, Lulu Isl. New Westminster, B. C.

LOSS PAYABLE	INSURANCE AGENT	RENTAL AGENT
ASSURED	A.N.MacIntosh Ltd.	A.N.MacIntosh

ENDORSEMENTS

Received Pol #38071 - The Liverpool-Manitoba Ins. Co.

File No. 7716/1 December 14, 1946.

CHATTEL SUMMARY

Re: (Mr) Eijiro ONISHI
Registration No. 08494

Re: 307 Ewen Avenue,
New Westminster, B. C.

Mr. Onishi did not live in the house at the above-mentioned address and no chattels were declared by him as being left in same.

Re: 321 Stanley Street
New Westminster, B. C.

Mr. Onishi declared in his JP Form dated May 5, 1942, leaving a few chattels at the above address and also stated that "personal property will be left at this address to be taken care of by the agent of the house."

Mr. Sutak removed a good many mattresses and bedsteads from the rooms in the rooming house and placed them in an empty room. It was quite apparent that they were of no value whatsoever and would not receive a fraction of the charges incurred if they were sent to auction. The same would apply to the five kitchen stoves thrown out by Mr. Sutak.

Under instructions from this Office, Trapp Motors Limited appraised and sold a great number of effects left at 321 Stanley Street, to Mr. Tom Sutak. Net amount received regarding the sale amounted to $47.70. This was a very poor rooming house and had it not been for the fact that the furniture was in use by the operator we would not have been able to realize anything from the chattels left by Mr. Onishi.

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

W. J. Johnston.
.....
Administration Department.

WJJ/HMS

File No. 7736 December 13, 1946.

LIABILITIES SUMMARY

Re: (Mr) Eijiro ONISHI
Registration No. 08494

CLAIMS

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

ACCOUNTS RECEIVABLE

Mr. Onishi declared in his JP Form under "Moneys owing to you": "$62.00 - Kiichi Maruyama, 217 Fraser Mills, B. C. Kasio Camp, B.C.)" Mr. Maruyama admitted his liability to the above-mentioned, in letter dated January 23, 1943, and also stated that he would settle the claim direct with Mr. Onishi after the War.
Mr. Maruyama has no funds at credit in this Office.
No further action will be taken by the Custodian regarding this claim.

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

.....
ADMINISTRATION DEPARTMENT.

WJJ/HMS

MEMORANDUM

File Nos.: 7216
5447
5406
7737

Oct. 26th, 1944.

To: Mr. Wright

From: Mr. Green

Re: Japanese School
218 Scott St., New West.

218 Scott Street, being a Japanese school but registered in the names of Japanese, is now in course of sale. Its contents were moved sometime previously by Mr. Iverson when he was conducting auctions in New Westminster. His action at this time is covered by a memorandum of August 29th, 1944 in which he reported that the benches and desks, all of which were homemade, were moved at the same time. He did not consider they had any commercial value but took the opportunity of having a truck there to move them to the outside of the Buddhist Temple at New Westminster, being our storage in that City. These items are all homemade and are of little, if any, value. I suggest that a written appraisal be obtained and we be then given permission to dispose of them to the first buyer for not less than the appraised price. I have seen them and they are of very little value.

HFG:ID

4.6.7716

MEMORANDUM

File Nos. 7715, 7716 December 13th, 1944

To: Mr. Johnston

From: Mr. Iverson

Re: ONISHI, Sada & Eijiro

Liquidation of effects disclosed on the property at 339 Dunn Avenue is complete and proceeds from auction sales are shown on file 7715, under date of May 17 & 31/44.

There are no saleable chattels on the property at 315 Stanley Street but we were successful in selling whatever goods were of value and found in the rooms to Tom Sutak, the original tenant - and now owner of the property. This sale was made by Trapp Motors who appraised the goods and returns will be shown as soon as the money is remitted.

Eijiro ONISHI declared on his "JP" form, the primary effects contained in the house at 315 Stanley St., but these were also declared on the inventory by his wife. Therefore, file 7716 may be closed insofar as chattels are concerned. There is no further correspondence regarding chattels on the file.

It might be pertinent to consider and draw Mrs. Onishi's attention to the matter of $250.00 which Tom Sutak paid her when he obtained the lease as she might consider the above amount inadequate if there was to be any refund as per terms of the lease. I notice in this connection, that she did ask for shipment of 1 kitchen stove heater, 1 vacuum cleaner etc. and that these were included in the articles mentioned in the lease - we did not ship them. There was also included in the lease, Beatty Ironer, dining room suite. Whether all these things would be worth more than $250.00, I am not prepared to say.

Going back to the Stanley Street house, Tom Sutak had removed a good many of the mattresses and bedsteads from the rooms and placed them in an empty room. It was quite apparent that they were of no value whatever and would not fetch a fraction of the charges incurred if they were sent to auction. The same would apply to the 5 kitchen stoves thrown out by Sutak. A separate certificate from Trapp's to this effect will be placed on file.

over —

File Nos. 7717, 7716, 5447 & 5406.

M E M O R A N D U M

To: The File. July 11th, 1947.

From: D. A. Cramer.

Lots 66, 69 and 70, Block 27, D.L. 757, Group 1, Map 2620, N. W. D.- 318 Boyne Street, New Westminster, B.C.

Japanese School Houses.....File No. 7717
Eijiro ONISHI Reg. No. 08494 File No. 7716
Mitsugi YAMASHITA Reg. No. 08497 File No. 5447
Sayejiro TSUCHIDA Reg. No. 10204 File No. 5406
(Discharged -- 21st February 6th, 1947).

With reference to the above lots, Lots 69 and 70, Block 27 of District Lot 757, Group 1, Map 2620, City of New Westminster were purchased by Sayejiro TSUCHIDA, Mitsugi YAMASHITA and Eijiro ONISHI as Joint Tenants on 22nd September 1937 for the sum of $150.00 through the office of Messrs. A.E. MacIntosh Limited, New Westminster, B.C., and registered in the Land Registry Office, New Westminster, 22nd September 1937 under Certificate of Title No. 122525-E.

Lot 66 of District Lot 757, Group 1, Map 2620, City of New Westminster, B.C., was purchased by Sayejiro TSUCHIDA, Mitsugi YAMASHITA and Eijiro ONISHI at the City of New Westminster, B.C., 1939 Tax Sale and was registered in the above names in the Land Registry Office, New Westminster, B.C., under Certificate of Title No. 139379-E, 8th October 1940 (as owners in Common), by A.J. Alligham, solicitor, New Westminster, B.C.

The three above described Lots were sold by the Custodian as one property under Agreement for Sale on July 3rd, 1944, for the sum of $1616.00 — $1,000.00 cash, balance payable $35.00 per month commencing September 1st, 1944, interest 5%, to John James Rilkoff. This was paid off in full and Certificate of Title No. 204860-E dated August 1st, 1946 in the name of John J. Rilkoff was handed to Mrs. P.J. Rilkoff August 16th, 1946. Her receipt acknowledging same is on file.

D.A. Cramer

DAC:ic

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Eiziro Onishi File No. 7716

Reg. No.

Company Mutual Life Agency

Policy No. 533540

Premium - $ 90.63

Payable: Annually, Semi-annually or monthly

Month July Day 20

REMARKS:

File Nos. 5404, 5467, 7316 and 7717.
Catalogue Nos. 641 and 642.

August 10th, 1946.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Suyejiro TSUCHIDA
Mitsugi YAMASHITA and Hajiro ONISHI
City of New Westminster
Lots 68, 69 and 70, Blk. 27 of Lot 727, Gp. 1, Map 1020.

Agreement for Sale covering the above described property has been paid for in full, we, therefore, attach herewith the following documents which were registered in the New Westminster Land Registry Office, June 4th, 1946.

1. Copy of application number 204860-E, dated June 4th, 1946, registering the property in the name of John J. Rilkoff (Dead).

2. Duplicate of Deed dated 27th March, 1946 - Secretary of State to John J. Rilkoff.

3. Certificate of Indefeasible Title number 204860-E, dated August 1st, 1946, covering the above property in the name of John J. Rilkoff.

D. A. Cramer
per J.

DAC:JH
Attch.

Inverse

7716

File Nos. 5406, 5447,
7716 & 7717.
Catalogue Nos. 641 & 642.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Suyejiro TSUCHIDA
Mitsugi YAMASHITA
Eijiro ONISHI
City of New Westminster
Lots 68, 69 & 70, Blk. 27 of
Lot 757, Gm. 1, Map 2620.

With reference to the above property which was recorded in the New Westminster Land Registry Office, dated September 12th, 1944, we attach herewith the following documents in connection therewith.

1. Copy of application number 177532-E, dated September 12th, 1944, registering the property in the name of the Custodian (Transmission).

2. Copy of application number 93287-C, dated September 12th, 1944, registering the property in the name of John J. Rilkoff (Agreement for Sale).

3. Duplicate of Transmission dated August 28th, 1944.

4. Duplicate of Agreement for Sale dated August 7th, 1944 - Secretary of State to John J. Rilkoff.

5. Post card acknowledgment dated October 28th, 1944, from the New Westminster Land Registry Office, No. 93287-C.

D A Cramer

DAC:JS
Attch.

7716

August 4th, 1944.

Files No. 5406, 5447 & 7716,
7717.
Catalogue No. 642. + 641

MEMORANDUM

TO: Mr. E.W. Wright

FROM: Mr. D.A. Cramer

Suyajiro TSUCHIDA,- Reg. No. 10204
Mitsugi YAMASHITA - Reg. No. 08457
Eijiro ONISHI - Reg. No. 08494
City of New Westminster
Lots 66, 69 & 70, Blk. 27 of Lot 757,
Group 1, Map 2620. Certificate of
Testing Nos. 26183 and 24230.

We enclose herewith the following documents in connection with the sale of the above described property.

1. Original Certificates of Encumbrance.

2. Transmission in duplicate.

3. Agreement in duplicate.....JOHN J. RILKOFF.

4. Copy of letter showing to whom sold and price paid for the property.

5. Memorandum from the Administration Department confirming valuation, and approval of Advisory Committee.

Certificates of Indefeasible Title Numbers 139379-E and 122525-E are in the Land Registry Office. ("J.P." Form)

DAC:EE
Encls.

File No. 7716
Catalogue No. 652.

January 2nd, 1945.

MEMORANDUM

TO: Mr. K.M. Wright

FROM: Mr. Ian Macpherson

Harry Kijiro ONISHI - Reg. No. 08494
City of New Westminster
Lot 2 of Lot 29 of Blk. "A" of part of Lot 757, Gp. 1, Map 2620 Save and Except therefrom the Easterly half of said Lot heretofore conveyed City of New Westminster. Certificate of Vesting No. 24232.

We enclose herewith the following documents in connection with the sale of the above described property.

1. Original Certificate of Encumbrance.

2. Transmission in duplicate.

3. Deed in duplicate.....THOMAS BASCHUK and DOLORES BASCHUK. (Joint Tenants)

4. Copy of letter showing to whom sold and price paid for the property.

5. Memorandum from the Administration Department confirming valuation, and approval of Advisory Committee.

6. Real Property Memorandum from Administration Dept.

Certificate of Indefeasible Title Number 17203-I is in the Land Registry Office, New Westminster, B. C.

Ian Macpherson

IM:MM
Encls.

File No. 7716.
Catalogue No. 652.

February 28th, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Harry Kijiro ONISHI
City of New Westminster
W.½ of Lot 2 of Lot 29, Blk."A" of
part of Lot 757, Gp. 1, Map 2620.

With reference to the above property which was recorded in the New Westminster Land Registry Office, dated January 29th, 1945, we attach herewith the following documents in connection therewith.

1. Copy of application number 182749-E, dated January 29th, 1945, registering the property in the name of the Custodian (Transmission).

2. Copy of application number 182750-E, dated January 29th, 1945, registering the property in the names of Thomas Baschuk and Dolores Baschuk - Joint Tenants (Deed).

3. Duplicate of Transmission dated January 10th, 1945.

4. Duplicate of Deed dated January 10th, 1945 - Secretary of State to Thomas Baschuk and Dolores Baschuk - Joint Tenants.

5. Certificate of Indefeasible Title number 182750-E, dated February 14th, 1945, covering the above property in the names of Thomas Baschuk and Dolores Baschuk - Joint Tenants.

D'Arcy Cramer

DAC:JS
Attch.

File No. 7716.
Catalogue No. 697.

November 7th, 1946.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer.

Kijiro ONISHI
S. ½ of Lot 4 of Lot 25, Blk."A" of
Lot 757, Gp. 1, Map 2620, having a
frontage of 31 ft. on Stanley St.,
by a uniform depth of said Lot 4 and
adjoining Lot 3, City of New Westminster.

With reference to the above property which was recorded in the New Westminster Land Registry Office, September 25th, 1946, we attach herewith the following documents in connection therewith.

1. Copy of application number 210985-E, dated September 25th, 1946, registering the property in the name of the Custodian (Transmission).

2. Copy of application number 210986-E, dated September 25th, 1946, registering the property in the name of Tom Sutak (Deed).

3. Duplicate of Transmission dated October 12th, 1944.

4. Duplicate of Deed dated September 11th, 1946 - Secretary of State to Tom Sutak.

5. Certificate of Indefeasible Title No. 210986-E, dated October 22nd, 1946, covering the above property in the name of Tom Sutak.

DAC:JS
Attch.- Transmission application.
- Deed application.
- Dupl. Transmission.
- Dupl. Deed.
- Cert. of Title No. 210986-E.

File No. 7716.
Catalogue No. 697.

October 5th, 1944.

MEMORANDUM

TO: Mr. K.W. Wright

FROM: Mr. Ian Macpherson

Eijiro ONISHI - Reg. No. 08494
City of New Westminster
Southerly half of Lot 4 of Lot 25,
Blk. "A" of Lot 757, Gp. 1, Map 2620,
having a frontage of 31' on Stanley
St. by uniform full depth of said
Lot 4 and adjoining Lot 3, Certificate of Vesting No. 24219.

We enclose herewith the following documents in connection with the sale of the above described property:

1. Original Certificate of Encumbrance.

2. Transmission in duplicate.

3. Agreement for Sale in duplicate.....TOM SUTAK.

4. Copy of letter showing to whom sold and price paid for the property.

5. Memorandum from the Administration Department confirming valuation, and approval of Advisory Committee.

6. Real Property Memorandum from Administration Dept.

Certificate of Indefeasible Title Number 96472-E is in the Land Registry Office.

Ian Macpherson

IM:MM
Encls.

File No. 7716.
Catalogue No. 697.

November 29th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Kijiro ONISHI
City of New Westminster
S. ½ of Lot 4 of Lot 25, Blk."A"
of Lot 757, Gp. 1, Map 2620, etc.

With reference to the above property which was recorded in the New Westminster Land Registry Office, dated November 21st, 1944, we attach herewith the following documents in connection therewith.

1. Copy of application number 94069-C, dated November 21st, 1944, registering Agreement for Sale to Tom Sutak.

2. (2) Duplicate of Agreement for Sale dated October 12th, 1944, to Tom Sutak.

3. Please hold on file Transmission in duplicate, dated October 12th, 1944, until Deed is issued.

4. Post card acknowledgment dated November 27th, 1944, from New Westminster Land Registry Office, No. 94069-C.

D. A. Cramer

DAC:JS
Attch.