

7717



**OFFICE OF THE CUSTODIAN  
JAPANESE SECTION**

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

**PERSONAL INFORMATION**Eijiro Onishi declarant of property.

NAME: Japanese School House (Trustees: Suyejiro Tsuchida, Mitsugi Yamashita, and Eijiro Onishi)  
HOME ADDRESS: 318 Boyne St., New Westminster, B. C.

REGISTRATION NUMBER: ---- SEX: ----- AGE: ---

OCCUPATION: -----

(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: -----

MARRIED? -----

NAME OF WIFE OR HUSBAND: -----

ADDRESS OF WIFE OR HUSBAND: -----

NAMES OF ANY LIVING CHILDREN: -----

ADDRESS OF CHILDREN: -----

AGE OF CHILDREN: -----

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

1. LOCATION AND DESCRIPTION: <sup>(1)</sup> 318 Boyne St., New Westminster, B. C.

<sup>(2)</sup> Lots 69, and 70 Block 27 of Lot 757, Group 1, Map 2620 in the District of New Westminster, B.C. #122525E. Adjoinin property to this of the same address: Lot 68 of Lot 27 of Lot 757 Group 1 Map 2620 in the District of New Westminster, # 139379E.

2. BUILDINGS AND OTHER IMPROVEMENTS: 1-storey building, 5-rooms, wooden frame (2-rooms for school in front living quarters at back) and bathhouse.

3. INSURANCE (Give particulars; state where policies are) \$2,000.00 Aetna Ins. Co., Policy # 13476 in possession of (Eijiro Onishi)

4. TAXES (Amount and where payable) \$50.40 total taxes paid 1941 and \$20.00 of 1942, 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) Living quarters occupied by Mrs. T. Tanaka, Rent free.



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

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None  
2. LANDLORD'S NAME AND ADDRESS: None  
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None  
4. STATE WHEREABOUTS OF LEASE: None  
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid): None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED:

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

50 school benches, 8 desks, 4 black boards, 2 book shelves, 1-  
Minnograph, 1 kitchen stove, 1-12 benches,  
4 flags, 1 dog, picture frames, 3-stage curtains,  
100 ft. water hose, hand saw, 6 chairs, 1 bell, 4 basins, 5  
Kitchen ware & 4 large table cloths) - at 318 Boyne St.,  
New Westminster and will leave the key to building and property  
with the Custodian.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY: None



4. INSURANCE CARRIED ON ABOVE PROPERTY: None
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF  
OTHERS: None
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)  
None
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)  
None
8. BANK ACCOUNTS: None
9. LIFE INSURANCE: None
10. INTEREST IN ANY ESTATES OR TRUSTS. None
11. SAFETY DEPOSIT BOX: None

**LIABILITIES:**

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

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)

*E. Ozish*

*W. J. Milhain*  
Witness

FOR DEPARTMENTAL USE



MEMORANDUM

December 21, 1949.

File 7717

TO: MR. F. G. SHEARS  
FROM: MRS. A. G. McARTHUR

5406 ✓  
5447  
7716

Re: Japanese School House, Boyne Street.

The sum of \$1645.34, being proceeds from sale of property registered in the names of three Japanese persons is still in the Joint Account waiting for the necessary instructions to pay over the funds to one or more of the registered owners. One of the owners, Eijiro Onishi, declared that the property was being held in trust for an unincorporated school society. The trust does not appear on the title. Mitsugi Yamashita, one of the registered owners, outlined the situation in his letter to us dated May 11, 1944.

(3 lots)  
The property is registered on two Certificates of Title, one of which shows the three owners as Tenants in Common and the other as Joint Tenants.

Of the three registered owners, namely Suyejiro Tsuchida, Mitsugi Yamashita and Eijiro Onishi, Suyejiro Tsuchida died on February 6, 1947 and evidence of death and the consent of the personal representative of the deceased are required in order to pay the funds to the two survivors. In the case of the title jointly owned, production of the Death Certificate and a release of Succession Duties is all that is required but with regard to the lot owned in Common, a release by the personal representative should be obtained.

You will note from the file that two lawyers, Angus McMillan of Oakville, Ontario and Roebuck, Bagwell & Company of Toronto, Ontario, have written to us about disbursing the proceeds from sale and to date neither of these firms has placed us in a position where we can do so. My last letter to Angus McMillan was dated September 21, 1949. I outlined the situation fully in my letter to Mr. McMillan of July 5, 1947.

The procedure of paying over the funds to the registered owners or their representatives even though a trust has been declared was approved by Mr. Wright with regard to the Strawberry Hill School property, which precedent is being followed in this case.

*AGM*

AGM/AC



December 8, 1950.

Japanese Canadian Citizens Association,  
61 College St.,  
Toronto 2, Ontario.

Dear Sirs:

Attention, Mr. George Tanaka,  
National Executive Secretary.

Re: Japanese School House,  
318 Bayne St., New Westminster, B.C.

We have for acknowledgment your letter of December 4th in which you ask for the form of authority which the Custodian would require to pay over the funds being held in the above account.

I find there has been considerable correspondence with one person or another during the past few years. In reviewing this file, I find that the property is registered on two Certificates of Title as follows:

Lot 68	Suejiro Tsuchida Mitsugi Yamashita Eijiro Onishi	} Tenants in Common
Lots 69 & 70	Suejiro Tsuchida Mitsugi Yamashita Eijiro Onishi	

There is no Declaration of Trust appearing on these Titles. Our information in this regard was supplied to us by Mr. Yamashita in May 1944.

We understand that two of the registered owners, namely Tsuchida and Onishi, are deceased. If either or both of the deceased left wills, we presume that application has been made for probate, and letters granted, and if there was an intestacy, administration may have been carried out.

If the situation fits into either of these categories and the personal representatives are prepared to authorize payment to the surviving registered owner, namely Yamashita, we would be prepared to act on their instructions.



J.C.C.A.

- 2 -

December 8, 1950.

Before considering any other possible method, you might advise whether personal representatives have been appointed, and whether they would be prepared to give the authorization suggested.

Yours truly,

F.G. Shears,  
Director.

FCS/GN



# Japanese Canadian

TELEPHONE: PLAZA 1253



## CITIZENS ASSOCIATION

NATIONAL HEADQUARTERS:  
~~84-611-111-111~~ TORONTO 2, ONTARIO  
61 College Street

December 4th, 1950.

Mr. F. G. Shears,  
Director, Office of the Custodian,  
Department of the Secretary of State,  
506 Royal Bank Building,  
Hastings and Granville Streets,  
VANCOUVER, B. C.

Rec'd	Dec. 7/50.
File No.	7717
Referred	J. G. Shears

Dear Mr. Shears:

Re The Japanese Language School,  
318 Boyne Street, New Westminster, B. C.,  
Lots 68, 69 and 70

This Association has received a request from Mr. Mitsugi Yamashita, Morrison Road, Oakville, Ontario, the last named president of the New Westminster Japanese Language School, to take initiative responsibility in behalf of the members of the Japanese Language School so as to effect the disposition of the funds credited by the Custodian to this school.

We are informed by Mr. Yamashita that he is the last living member of the Board of 3 trustees who were elected by the membership to take charge. We are also informed by Mr. Yamashita that there are some 34 members of the New Westminster Japanese Language School residing in various parts of Canada. The largest group of these members comprising 1/3 of the membership reside in or near Toronto. Most of the members in Toronto have been consulted by Mr. Yamashita and have stated their desire that the funds credited to the Japanese Language School be paid to Mr. Yamashita, in trust. It is the desire of the membership to disburse this fund to various worthy welfare projects.

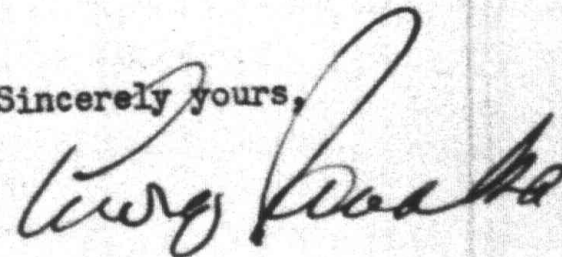
The National JCCA, in taking the initiative responsibility for the members of this language school, desire to know what form of Letter of Authority would be acceptable to it from the members of the school to pay over to Mr. Yamashita the fund credited by the Custodian. In view the members of the school are widely dispersed throughout Canada, this Association had in mind the possibility that Letters of Authority designating the wishes of the membership to have the aforesaid fund paid over to Mr. Yamashita, in trust, be distributed by this Association to these members for their signatures. This Association will endeavour to collect such signed Letters of Authority addressed to the Custodian and forward them to your office.



We would appreciate your advice as to whether this procedure would be deemed sufficient authority to pay over the fund by the Custodian.

We are enclosing a list of the members of the New Westminster Japanese Language School in the various provinces where they presently reside. May we hear from you at your earliest convenience on this matter.

Sincerely yours,



George Tanaka,  
National Executive Secretary.

GT:yo  
Enc.



MEMBERS OF THE JAPANESE LANGUAGE SCHOOL

318 Boyne Street, New Westminster, B. C.

Board of Trustees

Mitsugi Yamashita, President  
Suejiro Tsuchida, deceased  
Eihiro Onishi, deceased

General Members

Ontario:- Toronto -

Nakahara  
Kosugi  
Tsuchida  
Yoshijama  
Tanaka  
Iwamoto  
Baba  
Omori  
Yokota

Elsewhere in Ontario -

Fujino  
Mototsune  
Yamashita  
Onishi  
Fujiki  
Oda  
Ichikawa  
Yoshino

Quebec:- Ikegami, Sr.  
Ikegami, Jr.  
Nakashima  
Kakawa

Alberta:- Urano  
Katakami  
Nakamura

B. C.:- Hashimoto  
Uyeda  
Kawahara  
Tsueda  
Fujiwara  
Miyagawa  
Hashimoto  
Kitagawa  
Hasegawa  
Harada

*Japanese Canadian Citizens Association*  
NATIONAL HEADQUARTERS  
61 COLLEGE ST., TORONTO 2, CANADA



% Mr. B. Windrum  
Morrison Rd.,  
Oakville, Ontario.

EVACUATION SECTION	
Rec'd	NOV 14 1950
File No.	7717
Att.	
Deferred	Shawn

The Custodian,  
Royal Bank Bldg.  
Hastings and Granvilles Sts.,  
Vancouver, B. C.

Dear Sir:

Re: The Japanese Language School  
318 Boyne St.,  
New Westminster, B. C.  
Lots 68, 69, & 70.  
Cr. \$1,645.34 more or less

The above mentioned property had been sold by the custodian and we have credit the sum of \$1,645.34 more or less at your good office untouched. In this respect we have been contacted with Mr. Nelson McFarlane, solicitor, 372 Bay St., Toronto, Ont. to collect the money ever since the Spring time this year, but unfortunately this problem has not been materialized to date..

WE shall be very much obliged if you will kindly answer the enquiry of the CANADIAN CITIZEN'S LEAGUE OF JAPANESE ORIGIN, 61 College St., Toronto, Ont. for this ASSOCIATION will send you a letter in a few days and let them know what steps are necessary to collect the money in this respect.

Yours very truly,

*Mitsugi Yamashita*

( Mitsugi Yamashita )  
Serial NO.08457  
Former President of the Japanese  
Language School, 318 Boyne St.,  
New Westminster, B. C.

*wrote JCCA Dec 8/50.*  
*This letter not replied to.*



ANGUS McMILLAN

BARRISTER - SOLICITOR - NOTARY PUBLIC  
139 COLBORNE ST. EAST  
Oakville, Ontario

EVACUATION SECTION	
Rec'd	OCT 7 1947
File No.	2717
Ans.	<i>A. G. M.</i>
Referred	<i>McMillan</i>

Your file:  
7717

2nd October, 1947.

Office of the Custodian,  
Department of the Secretary of State,  
506 Royal Bank Building,  
Hastings and Granville,  
VANCOUVER, British Columbia.

Attention: Japanese Evacuation Section.

Dear Sir,

Re: Lots 68, 69 and 70, Block 27,  
D.L. 757, Group 1, Plan 2620, NWD  
known as 318 Boyne Street, New  
Westminster, British Columbia.

I wish to advise that I am acting for  
the parties herein. There apparently has been  
some mix-up in instructions, as I understand  
that Messrs. Roebuck, Bagwell and Company are  
acting for Mrs. Tsuchida, and will be endeavour-  
ing to obtain Succession Duty releases.

As soon as these are obtained, I will  
communicate with you, and endeavour to have this  
matter completed.

Yours truly,

*Angus McMILLAN*

McM/EMS



ROEBUCK, BAGWELL, McFARLANE & WALKINSHAW  
BARRISTERS & SOLICITORS

HONOURABLE A. W. ROEBUCK, K.C.  
GEORGE B. BAGWELL  
NELSON McFARLANE  
DONALD R. WALKINSHAW

TELEPHONE WAYERLEY 2871-2-3

506-507 STERLING TOWER BUILDING  
372 BAY STREET  
TORONTO 1,  
CANADA

September 15, 1947

AIR MAIL

The Custodian of Japanese Properties,  
Vancouver, B.C.,

Dear Sir:

On August 21st last we sent an air mail letter to you requesting certain information as to the procedure for obtaining a release of funds accruing from the sale of a Japanese Language School Society, located at 318 Boyne Street, in New Westminster, B.C., To date we have received no reply.

In case you have lost the original letter, we are enclosing a copy for your convenience.

We would appreciate it if you would reply by return mail.

Very truly yours,  
ROEBUCK, BAGWELL & COMPANY,

per:

*J. Trotter*

JT:es  
Enclosure

*Aug 21st let ans.  
by us on Aug 26.*

EVACUATION SECTION	
Rec'd	SEP 17 1947
File No.	723
Ans.	<i>[Signature]</i>
Return	<i>[Signature]</i>

*u. y. ) L 15 - 1  
u. 4. 7 1 - 26/47*



C O P Y

August 21, 1947

The Custodian of Japanese Properties,  
Vancouver, British Columbia.

Dear Sir:

We are acting on behalf of our client, Mr. E. Onishii, of R. R. #1, Oakville, Ontario, who is attempting to have funds released from the sale of a Japanese Language School Society, located at 318 Boyne Street, in New Westminster, B.C.

We are uninformed as to the necessary steps which should be taken to bring this about. We would greatly appreciate any information from you as to procedure to be followed in this case.

Mr. Onishii has supplied us with a description of the property which follows: Catalogue No. 641-642, Street Address, 300 Block 318 Boyne Street, New Westminster, B.C. Description - 68, 69 and 70 - 27 - 757 - 2620; date of sale July 3rd, 1944.

Hoping this matter gets your immediate attention, we remain,

Yours very truly,

ROEBUCK, BAGWELL & COMPANY,

Per,

ACf:eme



7716, 7717,  
5447, 5406.

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. 139379E, covering Lot 68, registered in the names of Suyejiro Tsuchida, Mitsugi Yamashita and Eijiro Onishi as "Tenants-in-Common" and one, No. 122525E, 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 Tsuchida, 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 5, 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. Tsuchida 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. Tsuchida 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.

*This parcel  
has been  
OK'd by Mr.  
Wright. See  
memo Oct 2/47*

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. McArthur,  
Office of the Custodian.

AGM/AC

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



ANGUS McMILLAN

BARRISTER - SOLICITOR - NOTARY PUBLIC

139 COLBORNE ST. EAST

Oakville, Ontario

EVACUATION SECTION

MAY 12 1947

Rec'd

File No. 2716/7717/5447/5406

Adm

5th May 1947

Referred

*Johnston*  
*Angus McMillan*

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

Attention: Japanese Evacuation Section

Dear Sir,

Your files 7717, 7716, 5447, 5406

I have been consulted today by Mr. Mitsugi Yamashita and Mr. Eijiro Onishi, and have been handed some letters from you. I have no copies of letters which were forwarded by the above persons to you, so am not entirely familiar with the case.

I am instructed that the above persons have contacted representatives of about twelve former contributors to the fund which was established for the school, and that these persons and the trustees wish to make division of the funds remaining in your hands, after providing for certain expenses, as follows:

One half to the "Friends Society in Canada", which, I am advised, is sponsored by Canadian churches for the benefit of Japanese living in Japan

and

One half to "Japanese-Canadian Democracy Committee", which, I believe, is raising funds for education, housing, etc., for Japanese Canadians.

I am also advised that there has been a total of approximately forty subscribers to the fund, and that of the remaining twenty-eight, more or less, who have not been contacted, some have returned to Japan and some are deceased. No minutes or records what-

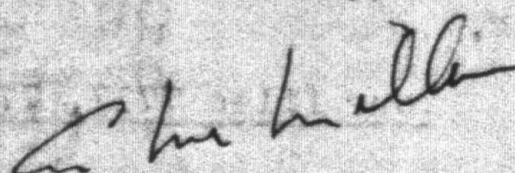


soever are available. Mr. Suejiro Tsuchida, one of the three trustees, died in February last, and the two surviving trustees wish to dispose of the fund as above mentioned. The expenses referred to will be expenses of distribution plus the sum of \$260.00, which, I am advised, includes \$150.00 representing salary of a teacher which was unpaid at the time of the evacuation of the Japanese.

I have been instructed to act for the trustees and will be pleased to do anything I can to have the matter disposed of at an early date.

I will be pleased to hear from you.

Yours truly,



McM/EMS



7727, 5447,  
7728, 5496.

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 & 70/27/157/1/2620,  
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 dis-  
position 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, i.e. 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.

( 2 )

Messrs. Eihiro 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/RMS



*File # 7717*

C  
O  
P  
Y

P. O. Box 1841,  
Ashcroft, B. C.  
February 16, 1947.

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

Dear Sir:

I am very sorry I could not inform you any sooner that my stepfather, Suejiro Tsuchida, has met sudden death due to cerebral hemorrhage 8:30 A.M. on Feb. 6.

In regard with your letter of 4th, I was known that he was once a temporary treasurer during the contribution of funds. There was a record book but when evacuating, he has left it all behind so it is not in our hand now. Please settle matter of distributing now available funds with Mr. Onishi and Mr. Yamashita.

I am returning the copies you have send. I remain.

Yours truly,

"Toyoko Mitsuhashi"

*Original on File # 5406*



7717, 5447,  
7716, 5406.

February 4, 1947.

Mr. Eihiro ONISHI,  
Registration No. 08494,  
Lower Middle Road,  
R. R. No. 1,  
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, 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 trustees, 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/HMS  
Enc. (2)

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



7717 ✓  
7716  
5447  
5406

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, Eijiro 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. Eijiro ONISHI,<br>Registration No. 08494,<br>Lower Middle Road,<br>R. R. No. 1,<br>Oakville, ONTARIO. | (2) Mr. Suejiro TSUCHIDA,<br>Registration No. 10204,<br>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)



Suehiro TSUCHIDA  
Mitsugi YAMADA  
Kaiiro OMISHI

File Nos. Reg. Nos.  
5406 10204  
5447 08457  
7716 08459

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
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		\$31.50	
			\$1,676.84	

CR \$1,645.34



COPY

(For reference only)

*File*

7717 (Evac)

File No. 10697 (Evac)

April 18th, 1945

MEMORANDUM

TO: MR. G. PETERS

FROM: MR. K. W. WRIGHT

RE: Parcelsoof Real Estate held by  
Associations and Societies

Canada Mio Sonjinkai - Lot 9, Block 6 of  
Section 10, Block 3N, Range 7W, Map 249,  
Mun. of Richmond, District of New Westminster

*Quinn*  
It is noted from your memo of the 17th instant that the above property is registered in the name of Canada Mio Sonjinkai; also that the Custodian is collecting the rents.

The Special Vesting Order, signed by the Deputy Custodian was filed in the Registry Office merely to supplement the Vesting Certificate that had already been deposited. This Order was not obtained for the purpose of enabling the Custodian to offer the property for sale.

The Order in Council relates only to property of natural persons and not of juridical persons. Our difficulty is that "persons" is defined in P.C. 2483, as follows:

"Persons of the Japanese race mean any person of the Japanese race required to leave any protected area of British Columbia by Order of the Minister of Justice under Regulation 4, as amended, of the Defence of Canada Regulations (Consolidation) 1941".

It is agreed that property must refer to the property of Evacuees, that is natural persons of the Japanese race required to leave the protected area and cannot go beyond this to include property of Evacuee Companies or Associations.

It is expected that Mr. G. W. McPherson will visit Vancouver early next month and while he is here, we intend to ask him to recommend that the Orders in Council be amended by express provision and made applicable to Evacuee Companies, Associations and Societies. If Mr. McPherson agrees, and the Minister obtains Cabinet approval, we will then be in a position to liquidate the various parcels of Real Estate owned by Associations and Societies.

Unless and until this is brought about, I am of opinion that the Custodian should not offer any of such parcels for sale.

We have two or three cases in the office where title stands in the name of individuals and there is some evidence to indicate that they held the asset for a particular Association. I have approved liquidation of these on the understanding that the funds received from sale be placed to the credit of the Association, pending determination of their rights, if any, to such funds.

KWW/JF

K. W. WRIGHT



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. MILKOFF  
(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
	<u>\$1,664.93</u>	<u>\$1,664.93</u>

BALANCE OWING BY PURCHASER \$3.93



File 7717

7717

CHATELS BELONGING  
to  
BOYNE ST. SCHOOL  
Boyne St., Lulu Island, B.C.

Qu., of Old Homemade Desks and Benches

\$3.00

Less Appraisal Fee

.30

\$2.70

" Considered a just and fair appraisal as made by  
me this 25th day of November, 1944. "

Signed.

TRAPP MOTORS, LTD.

Witness.

*P. M. Anderson*

*J. W. J. - app*

x ref. These desks & benches still remain unsold

*ref*



WESTMINSTER TRUST COMPANY

HEAD OFFICE

NEW WESTMINSTER, B. C.

PLEASE ADDRESS ALL COMMUNICATIONS  
TO THE MANAGER

Real Estate Dept.

TELEPHONE 771 AND 772  
CODE: SUTLEY'S

EVACUATION SECTION	
Rec'd	JUL 26 1944
File No.	5406, 5447, 7716
Ans.	Cracked panes
Referred	J. Johnston

*File # 7717.*

File No. 5406, 5447, 7716

July 25, 1944

Attention Mr. Johnston

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

Dear Sir:

Re: Claim for Adjustment made  
for John Rilkoff.

Catalogue No. 641 & 642 - 318 BOYNE ST.

I have just returned from making an inspection and checkup regarding the above claim and find that forty-eight panes of glass, size 12" X 14", valued at 30¢ each have been broken. Also five panes of glass, size 12" x 24", valued at 50¢ each have been broken. In addition to the above breakage there are, according to Mr. Rilkoff's claim, eight door locks, one door casing, three water taps, six light drops, two screen doors missing, which he claims to have been stolen since his tender was made on April 28th.

For your convenience I have placed a total approximate value on the above at \$45.00. Any claim for labour which may be made for replacing the above may be considered as offset by the fact that he will be getting new material in the place of old.

Yours very truly,

WESTMINSTER TRUST COMPANY

RA/AC

*Robert A. [Signature]*  
Manager Real Estate Dept.



File # 7717.

5406

July 25, 1944.

Office of the Custodian,  
506 Royal Bank Bldg.,  
675 West Hastings St.,  
Vancouver, B. C.

Dear Sirs:

Re: Claim for Adjustment  
for Damage and Theft

Catalogue #641 & 642

I, JOHN RILKOFF, am willing and satisfied  
to accept \$45.00 as settlement in full for my  
claim for damage and theft to the above property.

John Rilkoff  
SIGNED



MEMORANDUM

File No.: 5447

June 29th, 1944.

To: Mr. Shears

From: Mr. Green

Re: Mitsugi YAMASHITA --  
Float house etc. at New Westminster

You may recall that the tenant of the above, Mr. Goodfellow, offered to purchase the float house and other buildings for the sum of \$200.00, the request being contained in Coulthard, Sutherland & Company's letter of May 2nd. I told Mr. Coulthard that the Advisory Committee might be prepared to accept this offer if an independent valuation showed it to be a reasonable one.

Mr. Coulthard accordingly requested the Westminster Trust Company to value these buildings and they have done so as per their letter of June 3rd which gives the following valuations.

Float House	\$300.00
Net House	100.00
Wood Shed	15.00
Float Walk	25.00

TOTAL: \$440.00

We therefore wrote to Messrs. Coulthard, Sutherland & Company that Mr. Goodfellow's offer could not be considered. He replied on June 8th that he felt that the Westminster Trust Company's valuation was completely out of line and urged me to come and inspect the property myself.

This I have now done and my report with photographs attached, appears on file under date of June 20th. It is of interest to note that the float house immediately to the West of this property, including a good net float and in my opinion at least as valuable as that under review, was sold recently by the Japanese direct, with our approval, for the sum of \$250.00.

(Over)



MEMO - MR. SHAW

-2-

June 29th, 1947.

I am not prepared to state that the Westminster Trust Company's valuation is unreasonable since I have not sufficient knowledge of values in this location, though my report does indicate that the buildings are not in good condition and in particular, could probably not be removed (except the net house) so that their value would be much reduced if the owner of the land to whose foreshore they are attached, insisted on their removal.

I therefore consider that this property should be advertised for sale by tender and that if the highest tender does not reach the Westminster Trust Company's valuation, a fresh valuation should be made.

WFO:11



Copy for file  
7717

Date... June 23rd, 1944

REAL PROPERTY MEMORANDUM

File No. 5406, 5447 and 7716  
Suejiro TSUCHIDA  
Name..... Mitsugi YAMASHITA..... Registration No. 10204  
Eihiro ONISHI 08457...  
Re: Catalogue No. 642 08494

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

Legal Description: 69, 70/27/757/2620 Vacant Land

TITLE AND ENCUMBRANCES.

Owner stated leaving in  
Land Registry Office  
(JP Form)

A. Certificate of Title No. 122525E Whereabouts: 10204  
Registered owner: Suejiro TSUCHIDA Mitsugi YAMASHITA "Joint Tenants" Reg. No. 08457  
Eihiro ONISHI 08494  
Property: Lots 69, and 70, Block 27, of Lot 757, Group 1, Map 2620  
City of New Westminster.

B. Charges.  
Registered: Nil

Vesting: Yes. In Custodian. Filing No. 24230.

Unregistered: Proceeds received from sale of this property are to be held until such time as it is determined to whom the monies should be paid. Several Japanese have a beneficial interest and may be entitled to share in the distribution or decide who will hold the funds in trust for those interested.

Taxes: \$33.60 (1943) Paid to Dec. 31, 1943. Arrears: Nil

Water: Nil

Insurance: Nil

Assessed Value: Land: \$480.00

Improvements: Nil

Valuation by Appraiser: \$250.00

Amount of Bid: \$250.00

Approved by Advisory Committee: June 14th, 1944.

Paid as shown in attached letter:

Name of transferee as attached letter:

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding furniture or equipment)  
Nil

Leasehold: (State period, consideration & unusual clauses and whether including or excluding furniture or equipment)

Nil

Chattels: Particulars of those stored on the premises.  
Nil

Named Agent: Westminster Trust Company.



*copy for file*  
7717  
Date. June. 23rd., 1944.

REAL PROPERTY MEMORANDUM

File No. 5406, 5447 and 7716  
Name..... Eijiro ONISHI  
Suejiro TSUCHIDA..... Registration No. 08494  
Mitsugi YAMASHITA..... 10204...  
Re: Catalogue No. 641 08457

Address: 318 Boyne Street, New Westminster, B. C.

Legal Description: 68/27/757/2620. (Hall)

TITLE AND ENCUMBRANCES.

Owner stated leaving in  
Land Registry Office

A. Certificate of Title No. 139379 E Whereabouts: ('JP' Form)  
Registered owner: Eijiro ONISHI 08494  
Suejiro TSUCHIDA Reg. No. 10204  
Mitsugi YAMASHITA 08457  
Property: Lot 68 of Lot 27 of Lot 757 Group 1 Map 2620  
City of New Westminster.

B. Charges.  
Registered: Nil

Vesting: Yes. In Custodian, Filing No. 26183, Aug. 30, 1943.

Unregistered: Proceeds received from sale of this property are to be held until such time as it is determined to whom the monies should be paid. Several Japanese have a beneficial interest and may be entitled to share in the distribution or decide who will hold the funds in trust for those interested.

Taxes: \$16.80 (1943) Paid to Dec. 31, 1943. Arrears: Nil

Water: \$5.25 quarterly. Paid to March 31, 1944.

Insurance: \$2,000.00. Expiry date September 17th, 1944.

Assessed Value: Land: \$240.00

Improvements: \$2,505.00

Valuation by Appraiser: \$1,366.00

Amount of Bid: \$1,366.00

Approved by Advisory Committee: June 14th, 1944.

Paid as shown in attached letter:

Name of transferee as attached letter:

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding furniture or equipment)

Nil. Unoccupied.

Leasehold: (State period, consideration & unusual clauses and whether including or excluding furniture or equipment)

Nil

Chattels: Particulars of those stored on the premises.

Nil

Named Agent: Westminster Trust Company.





5406/5447/7726+7717

June 21, 1944

Westminster Trust Company,  
New Westminster, B.C.

Dear Sirs:

Re: Catalogue No. 642  
300 Howe Block, New Westminster.

This will acknowledge receipt of your letter of June 5th, in which you advise that your client is prepared to revise his former bid and now offers to purchase the above property for the sum of \$250.00.

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 \$225.00 to complete the purchase price on this property.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the purchaser 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.G. Shours,  
Director

FOS:lm



			NAME			FILE NO.
			Japanese School House			7717
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
North West Fire Ins. Co.	206114	\$2,000.00	July	23	1945	Lot 36, Blk. 27, District L. 757 Op. 1, being 318 Bayne St. City of New Westminster, B. C.
	<i>Cancelled - March 30/44</i>					
Phoenix Ins. Company	924805	\$2,000.00	Sept.	17	1943	No. 318 Bayne Street, Vancouver in the City of New Westminster, British Columbia.
	<i>Renewed - Policy 924969 Phoenix Ins. Co.</i>					
Phoenix Ins. Company	924369	\$2,000.00	Sept.	17	1944	No. 318 Bayne St., Vancouver in the City of New Westminster British Columbia.
	<i>Transferred to new owner, Rutkoff, March 27/46</i>					
Marquette Ins. Co.	445774	\$2,000.	Sept.	17	1947	318 Bayne St., Lt. 69 & 70, Blk. 27, D.L. 757, New Westminster, B.C.
	<i>(Renewed 5/27/46, 5/27/47)</i>					
	<i>Transferred to new owner, Rutkoff, March 27/46</i>					



REG.  
NO.

NAME

COPY

Japanese School House

FILE  
NO.

7717

ASSURED

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

COMPANY

Phoenix Ins. Co.

POLICY NO.

924969

AMOUNT

\$2,000.00

PREMIUM

~~\$20.00~~  
\$20.60

RATE

1.03

TERM

1 Yr. Sept. 17/44

EXPIRATION

PROPERTY INSURED

\$2,000.00 on frame, 1 story with shingle roof  
occupied as Storage  
*1. Sold to the Government for \$2,000.00  
2. Transferred to the Government  
to Bellhoff - 12/9/44*

LOCATION

318 Boyne St. Queensboro  
New Westminster, B.C.

LOSS PAYABLE

INSURANCE AGENT

A.N. MacIntosh Ltd.

RENTAL AGENT

Westminster Trust Co.

ENDORSEMENTS



REG.  
NO.

08494  
08457  
10204

NAME

JAPANESE LANGUAGE SCHOOL  
ONISHI, Rijiyo  
YAMASHITA, Mitsugi  
TSUCHIDA, Suejiro

FILE  
NO.

232  
7716  
5447  
5406

ASSURED

JOHN J. RILKOFF

COMPANY

Maritime Insurance  
Company

POLICY NO.

445774

AMOUNT

\$2,000.00

PREMIUM

\$12.20

RATE

.61

TERM

3 Yr.

EXPIRATION

Sept. 17, 1947

PROPERTY INSURED

\$2,000.00 on the frame, shingle-roof  
private dwelling.

LOCATION

Lts. 69 & 70, Blk. 27, D.L. 757,  
318 Boyne St.,  
New Westminster, B. C.

LOSS PAYABLE

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

INSURANCE AGENT

Newminster Trust Co.

RENTAL AGENT

ENDORSEMENTS

Transferred to Rilkoft. owner.  
March 27/46.



REG. NO.	NAME				FILE NO.	
	Japanese School House				7717	
ASSURED						
J. W. McPherson, Deputy Custodian or his successors Japanese Evacuation Section						
COMPANY	POLICY NO.	AMOUNT	PREMIUM	RATE	TERM	EXPIRATION
North West Fire Ins. Co.	206114	\$2,000.00	18.00	.90	3 yr.	July 23, 1945
PROPERTY INSURED			LOCATION			
\$2,000.00 on Household furniture stored in 1 <sup>st</sup> story frame building with shingle roof			Lot 68, Blk. 27, District L. 757 Gp. 1, Being #318 Boyne St., City of New Westminster, B. C.			
LOSS PAYABLE		INSURANCE AGENT			RENTAL AGENT	
ENDORSEMENTS						



NAME JAPANESE SCHOOL HOUSE

REGISTRATION NO. - -

FILE NO. 7727

The following chattels were sold by public  
 auction at New Westminster, B. C. on February 25, 1944.

Kain Organ  
 Heater  
 Heater

\$ 31.00 *Transfer*  
~~31.00~~ *note*  
 3.25 *7725-*  
*25/10/46*  
*C.G.*

Total: (Auctioneer's Fees \$ ~~3.43~~ 3.43  
 (Advertising ~~0.85~~ 0.85  
 Less Expenses: (Moving ~~3.57~~ 3.57  
 (Rent ~~2.27~~ 2.27

\$ ~~34.25~~ 34.25  
 \$ ~~10.12~~ 10.12  
 \$ ~~24.13~~ 24.13

Net Proceeds Credited:

Members of Custodian Staff Present.

Mr. Iverson

Extracted from Auctioneering list No.

New Westminster 7.

Remarks.



NAME JAPANESE SCHOOL HOUSE

REGISTRATION NO. - -

FILE NO. 7727

The following chattels were sold by public auction at New Westminster, B. C. on March 15, 1941.

Clock	\$ 5.00
Clothes Basket & Hangers	1.25
2 Paper Holders	1.50
Shelf Bowls Etc.	2.50
Blue & White Crockery	3.25
White Crockery	5.00
Crockery & Glass Bowls	2.50
Crockery	2.50
Sundry Pots	2.00
Cast Pot & Sundries	1.50
Mirror	1.75
Duplicator	28.00

Total:	(Auctioneer's Fees \$ 5.68	\$ 56.75
	(Advertising 1.58	
Less Expenses:	(Movings 6.97	\$ 17.80
	(Rent 3.57	
Net Proceeds Credited:		\$ 38.95

Members of Custodian Staff Present.

Mr. Iverson

Extracted from Auctioneering list No.

New Westminster 8.

Remarks.



NAME Japanese School House - New Westminster, B.C.

REGISTRATION NO. XXXXXXXXXX

FILE NO. 7717

The following chattels were sold by public  
auction at New Westminster, B. C. on April 21, 1944.

Linoleum	\$ 8.00
Heater	5.00
Book Case (3 Pieces)	5.00
6 Trays & Rack	1.00

Total	(Auctioneer's Fee: \$1.90	\$ 19.00
Less Expenses:	(Advertising: 0.57	\$ 5.18
	(Moving: 2.04	
	(Rents: 0.67	
Net Proceeds Credited:		\$ 13.82

Members of Custodian Staff Present. Mr. Iverson

Extracted from Auctioneering list No. New Westminster 9

Remarks.



NAME JAPANESE SCHOOL HOUSE (Bayne St., New Westminster)

REGISTRATION NO. XXXXXXXXXX

FILE NO. 7727

The following chattels were sold by public  
auction at Surrey, B. C. on November 22, 1944.

Lot of frames  
1 Box of dishes

\$ 0.50  
2.50

Total

Less Expenses: { Auctioneer's Fee: \$0.30  
                  { Advertising: 0.07  
                  { Moving: 0.63

Net Proceeds Credited:

\$ 3.00

\$ 1.03

\$ 1.97

Members of Custodian Staff Present. Mr. Iverson

Extracted from Auctioneering List No. Surrey 8

Remarks.



MEMORANDUM

File No. 5406  
5447  
7716  
7717

August 29th, 1944

TO: FILE

FROM: Mr. Iverson

Re: JAPANESE SCHOOL HOUSE

Everything of value has been removed from the premises at 318 Boyne St. Effects of various Japanese stored there removed to auction sales and proceeds credited to them.

The benches and desks, all of which are home-made, were removed to the Buddhist Temple. We do not consider they have a commercial value however. The blackboards were left on the walls. The file can therefore be closed insofar as chattels are concerned.

Articles abandoned as being of no salable value:

4 Blackboards  
100 ft. Water Hose (in pieces and worthless)

I certify that the above articles in my opinion are worthless and were abandoned.

Missing articles:

4 Flags  
1 Doz. Picture Frames  
3 Stage Curtains  
Hand Saw  
4 Large Tablecloths  
(Bell) World Globe since located, stored. 70/4 up

I certify that the above articles were not found when removing effects from premises.

WJI/MHG



File Nos. 5406, 5407, 7716  
and 7717.  
Catalogue Nos. 641 and 642.

August 10th, 1946.

**MEMORANDUM**

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

**Suyejiro TSUCHIDA  
Hitosugi YAMASHITA and Hajiro ONISHI  
City of New Westminster  
Lots 68, 69 and 70, Blk. 27 of Lot  
777, Qm. 1, Map 2620.**

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-B, dated June 4th, 1946, registering the property in the name of John J. Rilkeff (Deed).
2. Duplicate of Deed dated 27th March, 1946 - Secretary of State to John J. Rilkeff.
3. Certificate of Indefeasible Title number 204860-B, dated August 1st, 1946, covering the above property in the name of John J. Rilkeff.

*D. A. Greener  
per J. H.*

DAG:JS  
Atch.



**MEMORANDUM**

To: The File.

July 11th, 1947.

From: D. A. Gramer.

Lots 68, 69 and 70, Block 27, D.L. 757,  
Group 1, Map 2620, N. W. D.- 318 Boyne  
Street, New Westminster, B.C.

Japanese School House.....File No. 7717  
Eijiro ONISHI Reg. No. 08494 File No. 7716  
Mitsugi YAMASHITA Reg. No. 08457 File No. 5447  
Susjiro TSUCHIDA Reg. No. 10204 File No. 5406  
(Deceased — died 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 Susjiro 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.N. 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 68 of District Lot 757, Group 1, Map 2620, City  
of New Westminster, B.C., was purchased by Susjiro 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. Allison, 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.

DAC:is

*Mr. Gramer sent the  
conveyance to the  
three as co-owners  
their respective  
interests are not  
stated, and are  
to be regarded  
as equal.*

*D. A. Gramer*



MEMORANDUM

October 10, 1947.

Concerning proceeds from sale of property belonging to Societies, Mr. Wright has advised that funds should not be received or held by the Custodian if it can be avoided.

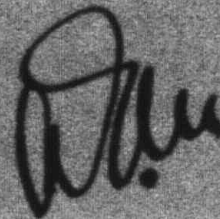
In the case of the Stevenson Japanese Association, File No. 10721, to which special reference was made, a sale had been made through the agency of Mr. W. V. Lefaux, solicitor for the society, and the proceeds accepted by this office. Mr. Wright advised that this money should be returned to Mr. Lefaux. The point involved is the difficulty of finding the proper persons to whom distribution should be made.

The matter of placing funds in a bank in an account in the name of the Society, if it has a corporate name, was discussed but Mr. Wright advised against it as this course might lead to unauthorized persons drawing on the account.

With reference to funds on hand received from sale of property registered in the names of persons who have made statements to the Custodian that they are holding in trust for members of an unincorporated Society, Mr. Wright advised that it would be in order to pay this money out to one or more of the registered owners, upon receipt of a letter signed by the persons to whom the funds would be payable had there been no disclosure of the trusteeship. //

The particular case referred to was the Japanese School House, Bayne Street, New Westminster, File 7717. A Trust was disclosed by one of the Trustees, there being no registration on the Title. Prior to distribution of the funds, one of the registered owners died and the consent of the personal representative of the deceased owner will be required before paying out the funds.

AGM/AC



See also ltr. July 5.47. to A. McWilliam  
Parvies.



MEMORANDUM

File No. 7717

October 9, 1947.

Re: Japanese School House  
(Boyne Street) New Westminster.

According to a letter dated February 16, 1947, received from Toyoko Mitsuhashi, Suejiro Tsuchida died on February 6, 1947.

This letter states that Suejiro Tsuchida "was once a temporary treasurer during the contribution of funds. There was a record book but when evacuating, he has left it all behind so it is not in our hand now. Please settle matter of distributing now available funds with Mr. Onishi and Mr. Yamashita".



AGM/AC



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

Nov. 3/44

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Suyejiro TSUCHIDA  
Mitsugi YAMASHITA  
Eijiro OMISHI  
City of New Westminster  
Lots 68, 69 & 70, Blk. 27 of  
Lot 757, Gp. 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.



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

August 10th, 1946.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Gramer

Suyejiro TSUCHIDA  
Mitsugi YAMASHITA and Eihiro ONISHI  
City of New Westminster  
Lots 68, 69 and 70, Blk. 27 of Lot  
757, Gp. 1, Map 2620.

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. Rilko (Deed).
2. Duplicate of Deed dated 27th March, 1946 - Secretary of State to John J. Rilko.
3. Certificate of Indefeasible Title number 204860-E, dated August 1st, 1946, covering the above property in the name of John J. Rilko.

*D. A. Gramer*  
*per J. J.*

DAC:JS  
Atch.



ogue Nos. 641 & 642  
as No. 5406, 5447, 7716 & 7717  
Blk. & 318 Boyne St., New Westminster  
5-69-70/27/757/2620

Receipt of Certificate of Title No. 204860-E is by me hereby acknowledged.  
Receipt is also acknowledged of Mercantile Insurance Co., Policy No.  
445714.

Dated at Vancouver B. C., this 16<sup>th</sup> day of August 1946.

Signed Mrs P. L. Pilchiff



atalogue Nos. 641 & 642  
blk. & 318 Boyne St.  
Westminster, B. C.  
S, 69 & 70/27/757/2620

Receipt of copy of Agreement for Sale between the Honourable the Secretary  
of State of Canada and John J. Rilkoff and I agree that all adjustments and  
incidents connected with sale to me of property covered by said Agreement for  
sale and described above have been settled.

Receipt is also acknowledged of copy of Phoenix Insurance Company policy No.  
924969 and Mercantile Insurance Company policy No. 445774.

Dated at Vancouver, B. C., this 11 day of December 1944.

*John J. Rilkoff*



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

Dear Sirs:-

Re: \_\_\_\_\_

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,

*John F. R. [Signature]* Signed



5436, 5447, 7726, 7777

Dec. 27th, 1944.

Mr. Suejiro TSUCHIDA,  
Registration No. 10204,  
Bridge River, B.C.

Dear Sir:

Re: Catalogue No. 641 - 642  
303 Bk. & 315 Bayne St. N.W.  
68.69 & 70/27/757/629

Please be informed that the above property has been sold as of July 3rd, 1944, for the sum of \$1,516.00. \$1,000.00 cash and \$516.00 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 Mitsugi YAMASHITA and Eijiro OHISHI.



## STATEMENT RE SALE OF:

TSUCHIDA, Suejiro  
YAMASHITA, Mitougi  
Name: ONISHI, Eihiro

Catalogue No: 641 - 642

File No: 5406 - 5447 - 7716  
Reg. No. 10204 - 08457 - 08494

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

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

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

Sale Price \$1,616.00 (A/S \$616.00)	Cash	\$1,000.00
Real Estate Agent's Commission Bal. 2 years.	\$ 80.80	
Charge for Valuation	12.50	
Charge for Advertising	8.00	
Land Registry Office Transmission Fee	3.10	
Encumbrances:		
<del>REPAIRS</del>		
<del>MORTGAGES</del>		
<del>REPAIRS OF TAXES</del>		
<del>REPAIRS</del>		
Adjustments:		
Fire Insurance		16.44
Taxes		24.99
<del>WATER</del>		
Allowance - Damage to building	45.00	
	149.40	
		1041.43
		892.03

Net Proceeds credited to your account

Date: ..... December 22nd, 1944.

George Peters.

Compiled by: .....



Gasileo TUCCHITA  
 54256, 5447, 7715  
 10304, 06457, 08494

FILE No.  
 54256, 5447, 7715  
 Reg. Nos.  
 10304, 06457, 08494

Date	Particulars	Debit	Credit	Balance
1942 December 12	Rents collected - 5 months @ \$10.00 Commission Meter	3.00 2.90	50.00	
1943 December 14	Rents collected - 12 months @ \$10.00 Commission Repairs Meter - 4 @ \$5.25	11.75 4.00 21.00	120.00	
1944 February 21	1943 taxes Land Registry Office	50.79 2.00		
March 16	Rents collected - 3 months @ \$10.00 Commission Meter	3.00 5.25	30.00	
April 20	Returned Fire Insurance re chattels		4.50	
April 25	Proceeds Auction Sale		26.25	
May 4	Proceeds Auction Sale		38.95	
June 15	Proceeds Auction Sale		13.82	
June 30	Boarding up windows	5.00		
July 3	1944 taxes Fire Insurance premium Credit re Sale of Property	50.40 12.20	692.03	
September 1	Payment under Agreement for Sale \$30.03, Int. \$4.97		35.00	
October 6	Payment under Agreement for Sale \$32.50, Int. \$2.40		35.00	
November 6	Payment under Agreement for Sale \$32.50, 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



March 21st, 1946.

REAL PROPERTY ENCUMBRANCE

FILE NOS: 5406, 5447, 7716, 7717.  
NAMES: Suyejiro TSUCHIDA, Hitoshi YAMASHITA, Rijiyo ONISHI  
CATALOGUE NOS: 641 and 642  
RE: 318 Bayne Street, New Westminster, B.C. - Hall.  
330 Block Bayne Street, - Vacant Land.

CERTIFICATE OF ENCUMBRANCE:

Description of Property:	Lots 68, 69, and 70, Block 27 of Lot 777, Group 1, Map 2620, City of New Westminster.
Encumbrances:	Nil.
Taxes:	Paid by Purchaser.
Yoted:	Nos. 26183 and 24230
VALUED BY APPRAISER:	\$1,616.00.
AMOUNT OF BID:	\$1,616.00.
APPROVED BY ADVISORY COMMITTEE:	June 14th, 1944.
AMOUNT RECEIVED BY CUSTOMER:	\$1,616.00 paid in full.
NAME OF PURCHASER:	John J. Rilhoff.

Prepared by: *[Signature]*

Approved by: *[Signature]*

DAC:JS



August 22nd, 1944

REAL PROPERTY MEMORANDUM

FILE NOS: 5406, 5447, 7716, 7717  
NAMES: Suzejiro 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 Sep-  
tember 1st, 1944. Interest at  
5% per annum.

NAME OF PURCHASER: John J. Rilkoff

KW/JY  
Attach.

K. W. WRIGHT



W. D. BOWDEN  
MANAGER

TELEPHONE: 721 AND 772  
CUBES: BENTLEY'S

## WESTMINSTER TRUST COMPANY

HEAD OFFICE

NEW WESTMINSTER, B. C.

June 5, 1944

Real Estate Dept.

PLEASE ADDRESS ALL COMMUNICATIONS  
TO THE MANAGER

Rec'd	JUN 6 1944
File No.	5406/5447/7716
Ans.	<i>Stark</i>
Referred	

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

Dear Sir: Re Revised Bid - File #5406, 5447, 7716 + 7717

On behalf of Mr. John J. Rilkoff, 757 Salter  
Avenue, New Westminster, we herewith submit tender  
on Japanese property, Catalogue Parcel Number 642.

Mr. Rilkoff's tender is \$250.00 all cash.

Enclosed please find our cheque in the amount  
of \$15.00 being the difference in the ten per cent  
(10%) deposit required thereon, as \$10.00 previously  
submitted is retained by you.

Yours very truly,

WESTMINSTER TRUST COMPANY

*Robert Alstead*  
Manager of Real Estate Dept.

Encl.  
A/bb



W. D. BOWDEN  
MANAGER

*File # 7712*

TELEPHONES: 771 AND 772  
COURT: BENTLEY'S

## WESTMINSTER TRUST COMPANY

HEAD OFFICE

Real Estate Dept.  
PLEASE ADDRESS ALL COMMUNICATIONS  
TO THE MANAGER

NEW WESTMINSTER, B. C.  
June 5, 1944

Rec'd	JUN 6 1944
File No.	5406/5447/7716
Ans.	<i>Quik</i>
Referred	HARRO

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

Dear Sir:      Re: Revised Tender  
   File # 5406.5447.7716

On behalf of Mr. John J. Rilkoff, 757 Salter  
Avenue, New Westminster, we herewith submit ten-  
der on Japanese property, Catalogue Parcel  
Number 641.

Mr. Rilkoff's tender is \$1366.00 cash.

Enclosed please find our cheque in the amount  
of \$31.60, being the difference in the ten per  
cent (10%) deposit required thereon, as \$105.00  
previously submitted, is retained by you.

Yours very truly,

WESTMINSTER TRUST COMPANY

*Robert Alstair*  
Manager of Real Estate Dept.

Encl.  
A/bb

*641*

*Acant*



*File # 7717.*

## WESTMINSTER TRUST COMPANY

HEAD OFFICE

Real Estate Dept.

PLEASE ADDRESS ALL COMMUNICATIONS  
TO THE MANAGER

NEW WESTMINSTER, B. C.

April 28, 1944.

Rec'd	<i>May 1st</i>
File No.	<i>544/642/7717</i>
Ans.	<i>Re 26/5/44</i>
Referred	

*62*

Office of the Custodian,  
506 Royal Bank Bldg.,  
675 West Hastings St.,  
Vancouver, B. C.

Dear Sir:

On behalf of Mr. John J. Rilkoff, 757 Salter Street, New Westminster, we herewith submit tender on Japanese property, Catalogue Number 642.

Mr. Rickoff's tender being \$100.00 all cash.

Enclosed please find our cheque in the amount of \$10.00 being the ten per cent (10%) deposit required thereon.

Yours very truly,

WESTMINSTER TRUST COMPANY

*Robert A. Astor*  
Manager of Real Estate Dept.

Encl.  
A/bb



W. D. VANDEN  
MANAGER

*File # 7717*

TELEPHONE: 771 AND 772  
COURT BUILDING

## WESTMINSTER TRUST COMPANY

HEAD OFFICE

NEW WESTMINSTER, B. C.

April 28, 1944

Real Estate Dept.  
PLEASE ADDRESS ALL COMMUNICATIONS  
TO THE MANAGER

Rec'd	<i>May 1/44</i>
File No.	<i>5406/5947/7716</i>
Ans.	<i>AS/30/5/24</i>
Referred	

*641*

Office of the Custodian,  
507 Royal Bank Bldg.,  
675 West Hastings Street,  
Vancouver B. C.

*318 Bayne*

Dear Sir:

On behalf of Mr. John J. Rickoff, 757 Salter Street, we herewith submit tender on Japanese property, Catalogue Parcel Number 641.

Mr. Rickoff's tender being \$1050.00 all cash.

Enclosed please find our cheque in the amount of \$105.00 being the ten per cent deposit required thereon.

Yours very truly,

WESTMINSTER TRUST COMPANY

*Robert Alstead*  
Manager of Real Estate Dept.

Encl.  
A/bb

*Revised retain cheque*