

9067



# REAL ESTATE

## BUREAU POWELL STREET OFFICE OF THE CUSTODIAN JAPANESE SECTION

FILE NO. 9067

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: WOGUCHI, Mitsujiro

HOME ADDRESS: 2135 Pandora St., Vancouver, B. C.

REGISTRATION NUMBER 05571 SEX: Male AGE: 48

OCCUPATION: Secretary Dist. #1 Fisherman's Assoc.

(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: Dist. #1 Fisherman's Assoc., Steveston, B. C.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Kiku  
formerly...

ADDRESS OF WIFE OR HUSBAND: 2135 Pandora St., Vancie, B.C.  
Now at Christina Lake, B.C.

NAMES OF ANY LIVING CHILDREN: Kiichi(M); Yoshio(M); Kuni(P);  
Shinkichi(M); Ayao(M); Saigo(M).

Yoshio- Pringle Electric Hatchery, Calgary.  
ADDRESS OF CHILDREN the others at Christina Lake, Cascade, B. C.

AGE OF CHILDREN: 23; 21; 19; 17; 14; and 12 years respectively.

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

1. LOCATION AND DESCRIPTION: 2135 Pandora St., Vanc'r, B. C.  
in the city of Vancouver in the E. 33' 4" -- 12 Block 30 District  
Lot 184 Group 1 New Westminster and according to the registered  
map or plan of the said Sub-division filed in the Land Registry  
Office at the City of Vanc'r, in B. C. #178.

2. BUILDINGS AND OTHER IMPROVEMENTS: 2-storey, 5-room wooden frame  
dwelling house.

3. INSURANCE (Give particulars; state where policies are) \$950.00 Western Union Ins.  
Co., Vanc'r, B.C. Policy # 104100 in owner's possession.

4. TAXES (Amount and where payable) \$45.75 paid 1941 payable to the City Hall  
Vanc'r, B. C.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)  
\$600.00 - Royal Coates 3022 East 28th Ave., Vanc'r, B. C.  
Balance owing under Agt/Sale.

6. OCCUPANCY AND LEASES (If vacant so state) Owner - declarant will leave key  
with M Sheppard Agencies, 4695 Kingsway, Vanc'r, B.C. who will  
manage property during his absence.



7. STATE WHEREABOUTS OF TITLE DOCUMENTS  
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST  
9. IF FARM LAND STATE CROPS SOWN

None

STATEMENT OF REAL PROPERTY OCCUPIED

None

None

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID

None

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

Personal property of declarant has been moved to Christina Lake, B.C.

but in his house at 2135 Pandora St., Vancouver, B.C. Y. Takagi

left 2 large boxes of household furniture, which will be left there

to the care of the Custodian.

Automobile: Austin Coach, 1941 model, Reg. No. 219429 in this car

has been left at Fred Desley's, 8th Ave., Vancouver, B.C. to whom it

(declarant) is given a satisfactory offer will sell same.

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 \$348.00 owed on car

bought from Fred Desley, 8th Ave., Vancouver, B.C. to whom the same is

owed.



4. INSURANCE CARRIED ON ABOVE PROPERTY: Fred Dealey is carrying Fire Ins. on the car.

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: #3190 Bank of Montreal, Marine Bldg. Vancouver, B.C.  
Amt. \$550.00 declarant intends closing account very shortly.

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 14th day of May 1942.

[Signature]

Witness

(Signature)

[Signature]

FOR DEPARTMENTAL USE



28  
INFORMATION FROM R.C.M.P.

Date

9067  
July 21/45.

Our File No.

9067

Full Name

NOGUCHI

Mitsujiro

(Surname in Block Letters)

Registration No.

05571

Male - Female  
(check)

Age

Jan 23/1893

Former Address

2135 Pandora St. Vancouver, B.C.

403 E Hastings St. Vancouver, B.C.

Date Evacuated

July 30, 1942

Naturalized - Canadian-Born - National  
(check)

27/5/46

Hamwood Samlamin  
Guelph, Ont.

Present Address

Bay Farms, Ocean B.C.  
130 Selkirk St. Guelph, Ont.

Married - Single  
(check)

Name of Wife

(MORIMOTO) Kiku

Name of Husband

Name of Mother

(Naguchi) Kaku

Name of Father

Deceased

Names of Children under 16

Ayas (M) 27/3/28

Seigo (M) 17/10/31

Requested by

ECN

Registered with Custodian

(Yes or No)

Additional Information

Former secretary of the Japanese  
Fisherman's Association District #1



IN THE SMALL DEBTS COURT OF THE COUNTY OF VANCOUVER  
HOLDEN AT VANCOUVER

1166/42

BETWEEN:

DR. KARL J. HAIG

Plaintiff

AND

MITSUJIRO NOGUCHI

Defendant

Know all men by these presents that

I, J. S. Woodworth, of #407 - 535 West Georgia Street, Vancouver, B. C., do certify that Mitsujiro Noguchi has satisfied all monies due on or to grow due on the Judgment recovered in the above action in the Small Debts Court of the County of Vancouver on the 8th day of May, 1942, in the sum of \$60.60 for debt and cost of suit to Judgment.

AND THAT the said Judgment is thereby released and discharged.

DATED AT VANCOUVER, B. C. this 12th day of November, A. D. 1943.

*J. S. Woodworth*

WITNESS:

OCCUPATION

ADDRESS

*Margaret H. McKinnon*  
*Stenographer*  
*#407 - 535 West Georgia Street,*  
*Vancouver, B. C.*



311 Bank of Nova Scotia Bldg.,  
602 West Hastings St.,  
Vancouver, B.C.,  
November 5, 1943

Office of the Custodian,  
Japanese Evacuation Section,  
506 Royal Bank Building,  
Hastings and Granville Sts.,  
Vancouver, B.C.

Attention: Major A. McAlister,  
Claims Department

EVACUATION SECTION	
Date	NOV 6 1943
File No.	
Ans.	
Referred	<i>McAlister</i>

*out to you*

Re: File No. 9067  
Norris & Pratt vs.  
East Coast Trollers Association

Dear Sirs:

We acknowledge receipt of cheque for \$30.00  
in payment in full of our claim against the East Coast  
Trollers Association.

Your department has certainly been most active and successful  
in the collection of the claims that we lodged with the  
Custodian and we are most appreciative of your efforts  
herein.

Yours very truly,

NORRIS & PRATT

PER: *Margaret Mac Donald*

Liquidator

MCM



9067

May 27th, 1943.

Mr. Mitsujiro NOGUCHI,  
Registration No. 05571,  
Slocan City, B. C.

Dear Sir:

We have not yet received from you a cheque for \$30.00 in payment of Messrs. Norris & Pratt's claim against the East Coast Trollers Association, which you stated is to be paid by the Amalgamated Association of Fishermen of British Columbia. Please give this matter your early attention.

We have also got a claim filed against you by Dr. K. J. Haig, amounting to \$60.60, which according to the claim lodged by Dr. Haig's Agents represents the balance of a Judgment obtained against you.

If this is the case we will arrange to settle this account on your behalf from funds in this office, after having it verified by you.

As our last letter was sent to the address supplied by you to us, we cannot understand your delay in replying.

Yours truly,

A. McAlister,  
Claims Department.

AMCA:ND



9067

March 25th, 1943.

Mr. Mitsujiro Noguchi,  
Registration No. 05571,  
Sloosan City, B. C.

Dear Sir:

Yours of the 18th of March, 1943, to hand. You inform us that you wish us to charge - "the whole amount of \$46.00 to Amalgamated Association of Fishermen of British Columbia who has some balance account with the Royal Bank of Canada, East End Branch, Vancouver."

As the Custodian has not taken over this bank account and has no desire to do so, we cannot charge in the way you suggest. The only way for you to make a settlement is as we instructed you in ours of the 8th of February, 1943, namely, you make out a cheque payable to the Custodian for \$30.00 not \$46.00. If there is more than one signing officer required kindly arrange to have the other signature, or signatures, on the cheque.

Please let us have this cheque by return mail.

Yours truly,

A. McAlister,  
Claims Department.

AMCA:ND

P.S. Since writing the above we have been advised by Kikujiro TANAKA that he will accept \$55.00 in full settlement of his claim against you of \$65.00. We have accordingly charged your account with this amount.



EVACUATION SECTION	
Rec'd	MAR 22 1943
File No.	7067
Ans.	
Referred	Mediator

Slocan City, B.C., *out to Spain*

March 18th 1943.

Custodian of Enemy Property,

Vancouver, B.C.

Sirs:

Your valued favour of reby. 8th reached to me today via Kaslo, B.C. and noted the contents carefully.

In connection with the claim of Norris & Pratt I beg to request you to charge the whole amount of \$46.00 to Amalgamated Association of Fishermen of British Columbia who has some balance account with the Royal Bank of Canada, East End Branch, Vancouver.

Thanking you for your kind attention,

I am,

Yours very truly,

*M. Noguchi*

(M. NOGUCHI)

P.S.

Kind correct your record of mine to show correct address as 2 out of 3 letters I receive are addressed Kaslo. For your information I have enclosed 2 ~~letters~~ *envelopes* which we received from you, both wrongly addressed.



9067

February 8th, 1943.

Mr. Mitsujiro NOGUCHI,  
Registration No. 05571,  
Kaslo, B.C.

Dear Sir:

Yours of the 1st inst. to hand regarding a claim by Messrs. Norris and Pratt amounting to \$30.00 against the East Coast Trollers Association. We are at quite a loss to understand your delay in settling this account, which obviously should be settled by the Amalgamated Association of Fishermen of British Columbia, according to your own letter.

With regard to the cheque for \$16.00 referred to in your letter, the Royal Bank of Canada, East End Branch, Vancouver, state that they have no knowledge of any such cheque, so that there can be no question of re-issue, also Messrs. Norris and Pratt inform us that they have no knowledge of any such cheque.

We do not propose to have endless correspondence in this matter, and as you have admitted that the money is due, and you are the Secretary of the Association who owe the money, the obvious thing is for you to issue a cheque and have this matter settled.

After we get these matters settled we will consider the question of remitting some funds to you.

Please give this matter your immediate attention.

Yours truly,

  
AMcA:DE

A. McAlister,  
Claims Department.



# Woodworth & Woodworth Ltd.

J. S. WOODWORTH

406-7-8 RANDALL BUILDING  
555 WEST GEORGIA STREET  
VANCOUVER, B. C.

February 1st, 1943.

PHONE MARINE 4335

BOND \$2,500.00

EVACUATION SECTION	
Rec'd	FEB 3 1943
File No.	
Ans.	
Referred	

NAGUCHI, M. formerly of 2135 - Pandora St. City. He was formerly the secretary of the Japanese Fishermen's Association. In account with Dr. K. J. Haig for services rendered in May, 1941. - Balance due on Judgment \$60.60. Last payment made on March 11th, 1942.

*Paid*



## EVACUATION SECTION

Rec'd FEB 3 1943  
File No.  
Ans. *[initials]*  
Referred *McAlister*

Slocan City, B.C.

February 1st 1943.

9067- with balance

Custodian of enemy property,  
Vancouver, B.C.

Att'n. Mr. A. McAlister.

Dear Sir:

Replying to yours of 28th ulto., file numbers  
9067 and 4651, please be advised that

- 1) I have the balance of \$197.29 with you
- 2) I want \$100.00 out of this balance remitted to me
- 3) Leaving the balance of \$97.29 with you enough to  
cover the claim of TANAKA.

Thanking you for your usual kind attention in  
advance, I am

Yours very truly,

*M. Noguchi*  
(M. NOGUCHI)

Hold any action on this letter  
until we get a reply to  
one of the T-2's.

*[initials]*  
T-2 43



9067  
4651

January 28th, 1943.

Mr. Mitsujiro NOGUCHI,  
Secretary,  
No. 1 District Fishermen's Ass'n,  
Registration No. 05571,  
Slocan City, B.C.

Dear Sir:

With regard to the various claims against you by Messrs. Norris and Pratt, we wish to inform you that we have now paid from your account in accordance with your request the following claims:

Y. NAKADE - \$10.00 - less \$5.00 interpreting charges. This interpreting charge was denied by NAKADE, but Messrs. Norris and Pratt agreed to absorb it, therefore, the cost to you was \$5.00.

Mrs. Y. ODA - \$20.83. She also objected to paying the \$5.00 interpreting charge, but Messrs. Norris and Pratt agreed to absorb this latter charge, and the cost to you has been \$15.83. We have, therefore, given Messrs. Norris and Pratt a cheque for \$20.83 against your account.

We have also paid from your own account, as requested by you, Dr. M. Uchida's claim of \$7.50. This leaves you a Credit Balance in this office of \$197.29.

We have also made out a cheque to Messrs. Norris and Pratt amounting to \$38.83. This amount represents the two claims of \$35.22 and \$3.61 respectively, which you asked us to pay from the No. 1 District Fishermen's Association account - this has been done.

This leaves only one of Messrs. Norris and Pratt's claims unpaid, namely, \$30.00 - East Coast Trollers Association, which you say should be charged against the East Coast Trollers Association, but we have not heard from you yet as to who are the East Coast Trollers Association, in other words, who pays the account. We would ask you to let us have this information at your very earliest convenience.



With regard to the claim of the Colonial Packers Limited amounting to \$171.15, after receiving your letter of December 17th we wrote to Mr. R.A. Sargent, Barrister and Solicitor, who represents the Colonial Packers Limited, informing him that you were prepared to pay \$150.53 in settlement. We have now heard from him, and he says that although his clients do not consider they owe you \$20.62 they are prepared to accept \$150.53 in full settlement, if paid promptly. We have, therefore, sent a cheque drawn on No. 1 District Fishermen's Association amounting to \$150.53 to Mr. Sargent in full settlement.

With regard to the claim against you by TANAKA amounting to \$65.00, we have not yet heard from him whether he will accept the \$55.00 offered by you.

Yours truly,

A. McAllister,  
Claims Department.

AMCA:DE



CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN  
JAPANESE EVACUATION SECTION

PHONE PACIFIC 6121  
PLEASE REFER TO  
FILE NO. 9067

9067  
806 ROYAL BANK BLDG.,  
HASTINGS AND GRANVILLE  
VANCOUVER, B.C.

January 21, 1943.

Mr. Mitsujiro NOGUCHI,  
Reg. No. 05571,  
Kaslo, B. C.

Dear Sir:

Our No. Misc.

Re: Motor Vehicles

Your Austin 8 coach

which was surrendered to the Authorities, has been  
sold for \$625.00

Charges against your car were as follows:

Liens

\$ 372.16

Administrative Expenses

\$ 27.21

The Balance thereafter remaining of

\$597.79

225.63

has been placed to your credit in our trust account.

Yours truly,

Specified Articles Department.

BPA:MA  
JH



9067

7/12 9067  
November 23, 1942.

Royal Costes, Esq.,  
3022 East 28th Avenue,  
Vancouver, B.C.

Dear Sir:

Re: Mitsuiiro NOGUCHI

It appears that you have given an agreement for sale to the above named Japanese covering the following property:

Part of:  
Lot 13, Block 30, D.L. 184,  
Group 1, N.W.D.

Will you please send into this office the duplicate of the agreement held by you and as soon as we have made a copy of it we will return it to you. If it should be more convenient for you to let us have a certified copy of the document it would serve the purpose.

Will you also kindly supply us with a statement as to how the agreement stands at date as to principal and interest.

Yours truly,

(D.A. Cramer)  
for Ian Macpherson  
Title Examiner

DAC:FC



*on to Cramer*  
*9067*

PEAT, MARWICK, MITCHELL & Co.  
CHARTERED ACCOUNTANTS

MONTREAL WINNIPEG  
TORONTO CALGARY  
HAMILTON EDMONTON  
VANCOUVER  
GREAT BRITAIN EUROPE  
UNITED STATES CUBA

STANDARD BANK BUILDING  
VANCOUVER

November 20, 1942.

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

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
NOV 21 1942

Attention Mr. D. A. Cramer:

File 9067.

Dear Sirs:

In response to your request I have to advise you that the property described as 2135 Pandora Street, Vancouver, being part of Lot 13, Block 30, D.L.184, Gp.1, N.W.D., was sold under an agreement dated May 26, 1941, between The Robert McNair Shingle Co., Limited, as Vendor, and Royal Coates, as Purchaser, with the Stave Falls Lumber Co., Limited, Westminster Trust Company and Montreal Trust Company as parties of the third part.

I received several payments in respect of this agreement from M. Noguchi, a Japanese, and it appears therefore that Royal Coates as purchaser entered into some sort of an agreement with Noguchi with regard to this property. However, Noguchi discontinued making payments in November 1941, and it was arranged that the balance of the payments, with interest, due under the agreement with Royal Coates would be paid by or through F. Smith & Company, General Brokers, and in due course the necessary documents were prepared. The late Mr. F. W. Smith, of The Robert McNair Shingle Co., Limited, as vendors of the property, was chiefly concerned with providing the necessary documents for transfer of title, and it is suggested that any further information required by you might be secured from that Company.

Yours very truly,

*W. E. Macpherson*  
Receiver and Manager,  
Stave Falls Lumber Company, Limited.

ECM/T.



9067

November 14, 1942

C. Sheppard, Esq.,  
4695 Kingsway,  
Vancouver, B.C.

Dear Sir:

Re: Noguchi MITSUJIRO

With reference to our telephone conversation of even date in re the sale of the following property to the above named Japanese:

E. 33'4" Lot 13, Block 30, D.L. 184.

by a client of yours for whom you acted as agent. Will you please send into this office a copy of the agreement for sale covering such sale.

As soon as we have made a copy of the agreement it will be returned to you. If it should be more convenient for you to let us have a certified copy of the document it would serve the purpose.

Will you also kindly supply us with a statement as to how the agreement stands at date as to principal and interest.

Thanking you for your kind co-operation.

Yours truly,

(D.A. Cramer)  
for Ian Macpherson  
Title Examiner

DAC:FC



*File*

9067

November 11, 1942

Stave Falls Lumber Company Limited,  
1206 Vancouver, Block,  
Vancouver, B.C.

Dear Sirs:

Re: Noguchi MITSUJIRO

It appears that you have given the right of purchase to the above named Japanese to the following land:

E. 33'4" Lot 13, Block 30, D.L. 184.

Will you please send into this office the duplicate of same on the above property.

As soon as we have made a copy of the agreement it will be returned to you. If it should be more convenient for you to let us have a certified copy of the document it would serve the purpose.

Will you also kindly supply us with a statement as to how the agreement stands at date as to principal and interest.

Yours truly,

(D.A. Cramer)  
for Ian Macpherson  
Title Examiner

DAC:FC

*D. Cramer*



\$ 291.17

VANCOUVER, B.C. February 28th 1934

For Value Received, I promise to pay to the order of

Fred Deeley Limited

Six-hundred and ninety-one- - - - .17 Dollars

at the time or times stated in this Schedule of Instalments hereon, without days of grace, at

901 West Broadway, Vancouver, B.C.

Each instalment, if unpaid at maturity, shall bear interest at 10% per annum from date of maturity.

In case default is made in payment of any of the instalments, the whole amount remaining shall become due and payable forth-

*J. H. Roy*  
Purchaser

Due	Schedule of Instalments	Record of Payments	Balance
	1 month after date, \$ 29.00		
	2 months after date, \$ 29.00		
	3 months after date, \$ 29.00		
	4 months after date, \$ 29.00		
	5 months after date, \$ 29.00		
	6 months after date, \$ 29.00		
	7 months after date, \$ 29.00		
	8 months after date, \$ 29.00		
	9 months after date, \$ 29.00		
	10 months after date, \$ 29.00		
	11 months after date, \$ 29.00		
	12 months after date, \$ 29.00		
	13 months after date, \$ 29.00		
	14 months after date, \$ 29.00		
	15 months after date, \$ 29.00		
	16 months after date, \$ 29.00		
	17 months after date, \$ 29.00		
	18 months after date, \$ 29.00		
	19 months after date, \$ 29.00		
	20 months after date, \$ 29.00		
	21 months after date, \$ 29.00		
	22 months after date, \$ 29.00		
	23 months after date, \$ 29.00		
	24 months after date, \$ 24.17		





First payment: to fall due April 1964  
and each payment one month thereafter.

[illegible]



B. C. DISTRIBUTORS

**Austin**

PASSENGER  
CARS AND  
COMMERCIAL VEHICLES

PHONE BAYVIEW 3544

912 912

## FRED DEELEY LIMITED

901 WEST BROADWAY, VANCOUVER, B. C.

5th October 1942.

Dept. of Secretary of State,  
Office of Custodian,  
Motor Vehicle Branch,  
506 Royal Bank Bldg., City.

Your File No. 65.

Gentlemen,

We are in receipt of your letter of  
the 2nd inst. enclosing cheque for \$372.17  
in settlement of balance of lien on Austin 8  
Car formerly owned by M. Noguchi.

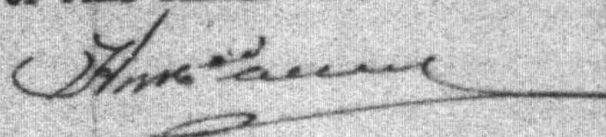
We enclose our receipt together with  
lien note and agreement duly discharged.

Thanking you,

We remain,

Yours sincerely,

For FRED DEELEY LTD.



Accountant.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION  
**RECEIVED**  
OCT 6 1942



MEMORANDUM FOR MR. B. GOOD.

September 30, 1942.

An Austin 8 Car held at Fred Deeley's Limited, was sold on August 31st to Fred Deeley's Limited for \$625.00, and which amount was credited to M. Noguchi.

Fred Deeley Limited held a registered lien against this car of \$372.17. Therefore, will you kindly issue a cheque payable to Fred Deeley Limited for this amount.

MS/MFP



9067

September 10, 1942.

Mr. Mitsujiro Noguchi,  
Registration No. 05571,  
Sloan City, B. C.

Dear Sir:

Further to ours of the 2nd instant and  
in reply to yours of the 29th August.

We have now received from Mr. R. A. Sargent,  
Barrister and Solicitor, a sworn statement regarding the  
Colonial Packers Ltd. claim against you for \$171.15.  
The particulars are as follows:-

1941				
July 18	Cash advance	\$700.00		
22	Cash advance	1000.00		
	285 Sockeyes & Comm.		213.50	
23	596 do.		437.50	
24	275 do.		207.67	
31	906 do.		670.18	
		\$1700.00	\$1528.85	
		<u>1528.85</u>		

Balance owing: \$ 171.15

With these particulars now on hand you should  
be able to inform us what you think the exact position is,  
that is, if you do not agree with the above figures.

Our letter of the 2nd instant deals with the  
East Coast Trollers Association claim.

We note that you acknowledge the correctness  
of the claim submitted by Dr. Uchida.

Yours truly,

A. McAlister,  
Claims Department.

AMcA:ND



IN THE MATTER OF PERSONS OF THE JAPANESE  
RACE EVACUATED FROM OR RESIDING IN ANY  
PROTECTED AREA OF BRITISH COLUMBIA,

AND

IN THE MATTER OF M. NOGUCHI.

OFFICE OF THE CUSTOMAN  
JAPANESE SECTION

RECEIVED  
SEP 3 1942

I, SYDNEY HUMPHREYS, Canneryman, of 1500  
Queensbury, North Vancouver, Province of British Columbia,  
make oath and say as follows:

1. That I am the Managing Director of Colonial  
Packers Limited, of the City of Vancouver, Province  
aforesaid, and as such have a personal knowledge of the  
matters hereinafter deposed to by me, except where  
stated otherwise.

2. That one, M. Noguchi, formerly residing at  
2135 Pandora Street, in the City of Vancouver aforesaid  
is indebted to the said Colonial Packers Limited in the  
sum of \$171.15, being balance due for monies advanced to  
him during the month of July, 1941 for the purchase of  
fish, particulars of which are as follows:

1941			
July 18	Cash advance	700.00	
22	Cash advance	1000.00	
	285 Sockeyes & Comm.		213.50
23	596 do.		437.50
24	275 do.		207.67
31	906 do.		670.18
		1700.00	1528.85
		1528.85	
	Balance owing:	\$171.15	

3. That no part of the said sum of \$171.15 has been  
paid and same is still due and owing.

4. That I know the said M. Noguchi personally  
and know that he is of the Japanese Race.

SWORN before me at Vancouver  
in the Province of British  
Columbia this 1st day of  
September, 1942.

*John MacLeod*  
Commissioner for taking Affid-  
avits within British Columbia.

*S. Humphreys*



File #9067  
4651

2nd September, 1942.

Re: Mitsujiro NOGUCHI  
No. 1 District Fishermen's Assn.

Account rendered re East Coast Trollers' Association, Steveston - \$30.00	June 30, 1941.
Account rendered re Tomoshichi Kimura, Steveston - \$15.00	Sept.18, 1941
Account rendered re Yasujiro Nakade - \$10.00	Oct. 10, 1940
Account rendered re Mrs. Y. Oda - \$20.83	Feb. 10, 1941
Account rendered re District No. 1 Fishermen's Assoc. - \$35.22	Sept.18, 1941.
Account rendered re Contract to Fish - \$ 3.61	Nov. 20, 1941



9067  
OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
SEP 1 1942

*Milson*  
Slocan City, B.C.,  
August 29th 1942.

Custodian of Enemy Property,  
Vancouver, B.C.

Gentlemen:

Att'n. Mr. Milson.

Your favor of 20th inst. was re-addressed to me here and was in my hand only yesterday. I have noted the contents carefully and was rather surprised to note a claim was filed from Colonial Packers Ltd. for the amount of \$171.15. I had handled some fish last year for my Association and there is some dispute of settling the account with them. I cannot exactly show the amount of dispute as I left all the books at Steveston but I can easily point out if you would kindly arrange to send their statement. I have no record whatsoever to have the claim from East Coast Troller's Association. I don't agree the payment of this account. Please pay Dr. Uchida's account if any money coming to my credit.

Thanking you for your attention, I am

Yours very truly,

*M. Noguchi*

(M. NOGUCHI)



RESIDENCE  
245 WEST 13TH AVENUE  
FAIRMONT 4Q30

LEOPOLD J. MAHRER, B.A.

BARRISTER AND SOLICITOR  
NOTARY PUBLIC  
VANCOUVER, B. C.

out → *Maher*  
OFFICE  
942 WEST PENDER STREET  
PACIFIC 2748

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

July 18th., 1942

RECEIVED  
JUL 20 1942

9067  
Custodian of Enemy Property,  
Royal Bank Building,  
Vancouver B.C.

Dear Sir :-

RE: MITSUJIRO NOGUCHI.

I am writing on behalf of Mr. Mitsujiro Noguchi, of 403 East Hastings Street in this City.

The circumstances are that on July 4th., 1941 Mr. Noguchi purchased the property at 22 2135 Pandora Street in this City for \$ 1,100.00.

This property was property owned by the Stave Falls Lumber Company Limited. It was subject to a mortgage for \$ 1500.00 in favor of Westminster Trust Company to secure bonds as therein mentioned, and to a further mortgage of \$ 700,000.00 to Montreal Trust Company to secure certain debentures.

On March 7th., 1932, The Westminster Trust Company commenced action in Supreme Court to enforce its mortgage, and an order was subsequently made for the sale of all of the Company's real estate to The Robert McNair Shingle Company.

Mr. Edward C. Mapson of this City was named Receiver and Manager for Stave Falls Lumber Company Limited.

The Robert McNair Shingle Co. Limited purchased all of the properties under an agreement for sale, and in turn sold the properties under sub-agreements.

In order to facilitate matters, the Land Registry Office adopted the procedure that when these purchasers paid up and were entitled to a conveyance, it could be made direct from the Stave Falls Lumber Company Limited to the purchaser, provided that the Robert McNair Shingle Co. Ltd., Montreal Trust Company and Westminster Trust Company joined in the deed and consented as parties of the Third Part. All monies received are paid to the Receiver and Manager.

On May 26th., 1941, in pursuance of this arrangement, the Robert McNair Shingle Co. Limited sold the property at 2135 Pandora Street to Mr. Royal Coates for \$ 900.00, and gave Mr. Coates an agreement for sale with all the necessary parties consenting as parties of the third part.

On July 4th., 1941 Mr. Mitsujiro Noguchi purchased this property from Mr. Coates for \$ 1,100.00, and received from Mr. Coates an assignment of his agreement for sale. This assignment



was executed with the consent of all parties of the third part, namely The Robert McNair Shingle Co. Limited, Montreal Trust Company and Westminster Trust Company.

On July 6th., 1942 Mr. Noguichi sold this property for \$ 1150.00 to Mrs. Marie Green, of 373 East Hastings Street of this City, wife of David Green.

In order that Mr. Noguichi could sell this property, it was first necessary that he obtain title to it.

Following the procedure previously adopted, I prepared a deed of this property from Stave Falls Lumber Company Limited to Mr. Noguichi, with the Robert McNair Shingle Company Limited, Westminster Trust Company and Montreal Trust Company as parties of the Third Part.

I am enclosing statement in this matter, from which you can see that after deductions for taxes and other expenses, there is a balance of \$ 641.09 to be paid as the balance due on the purchase price and a balance of \$ 245.36 to Mr. Noguichi.

The deed has been executed and approved by Westminster Trust Company and Robert McNair Shingle Co. Limited.

I enclose copy of letter from Messrs Walkem and Thomson, who are solicitors both for the Receiver of Stave Falls Lumber Co. Ltd., and the Montreal Trust Company, and the consent of the latter is assured.

I had no knowledge that Mr. Noguichi had placed his affairs in the hands of the Custodian and was under the impression that he was in a position to deal with his property and receive money for it as long as it was not agricultural land.

Being under this impression I gave Mr. Noguichi this \$ 245.36 as he advised that he would be evacuated very shortly and was anxious to have the matter completed.

This morning however, Mr. H.L. Edmunds of New Westminster B.C., returned to me the deed approved by Westminster Trust Company and pointed out that your consent would be required.

What I therefore would appreciate would be your consent for the Land Registry Office for the following :-

- (a) Consent to the registration of the Conveyance dated July 6th., 1942 from Stave Falls Lumber Company Limited to Mitsujiro Noguichi of Easterly 3-feet 33 feet 4 inches, of Lot Thirteen (13), Block 30, D.L. 184, Group 1, N.W.D. Plan 178 ( 2135 Pandora Street, Vancouver B.C. ). with The Robert McNair Shingle Company Limited, Westminster Trust Company and Montreal Trust Company consenting as parties of the Third Part.



- (b) Consent to registration of conveyance of Easterly 33 feet 4 inches of Lot 13, Block 30, D.L. 184, P1a Group 1 N.W.D. Plan 178 dated July 6th., 1942 from Mitsujiro Noguchi to Marie Green, 373 East Hastings Street, Vancouver B.C., wife of David Green.

I was in communication with Mr. Noguchi this afternoon with reference to the \$ 245.36 he had received, and he advised that he would call to see you on Monday July 20th.

I explained to him that he should not have accepted this money without taking the trouble to advise me that you had charge of his affairs, and that he must pay it over to you.

This seems to be to be the only advisable course and I think that Mr. Noguchi will make payment of this \$ 245.36 next Monday.

The taxes have been paid to December 31st., 1941, pursuant to the enclosed statement.

Trusting that I have set forth all of the circumstances in this matter :-

Yours very truly,

*L. J. Mahrer*  
Leopold J. Mahrer.



CONFIRMATION OF OWNERSHIP

Name of Registrant: **NOGUCHI, Mitsujiro**

Former Address:

Legal Description of Land:

**East 33'4" Lot 13, Block 30, D.L. 184.**

Title in name of: **Stave Falls Logging Co.Ltd.  
subject to Sub Right to Purchase -  
Mitsujiro NOGUCHI**

Encumbrances: **None**

Confirmed by Land Registry Search: **May 26th, 1942.**

C. of T. **Dated**

In possession of: **Registrar.**

**June 9th, 1942.**

File No. **9067**

Police Registration No. **05571**

Required - Vesting Certificate covering the above described property.

Approved: \_\_\_\_\_ Registered as No. \_\_\_\_\_



J. P. NICOLLS  
J. D. MAITLAND

B. C. GRANT  
T. W. WARKMAN

A. W. ROGERS  
D. S. MANSELL

E. KERR  
G. I. APROBERTS

*Shear*

*Macaulay, Nicolls, Maitland & Co. Ltd.*  
*Insurance, Financial and Estate Agents*

IN REPLYING TO THIS LETTER  
PLEASE REFER TO

**W.V. Belcher**

PLEASE ADDRESS ALL CORRESPONDENCE TO  
THE COMPANY AND NOT TO INDIVIDUALS

435 Howe Street

*Vancouver, B.C.*

CABLE ADDRESS "MACNIC"  
PACIFIC 4111

June 3, 1942.

Attention Mr. Shears

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

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

**RECEIVED**  
JUN 5 1942

Dear Sirs:-

re M. Noguchi,  
2135 Pandora St.,  
File No. 9067.

We are returning herewith "JP" form in  
connection with the above.

On making an inspection of the property  
we found it vacant, and "For Sale" signs of Sheppard  
Agencies, 4695 Kingsway, in the windows. We have  
been in touch with Mr. Sheppard, and he tells us that  
he has instructions from Noguchi to sell the property.

This property is in a very poor condition,  
and we would advise your leaving it with Sheppard  
Agencies for sale as it could not be rented without  
considerable money being expended.

Yours very truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

WVB:MC  
Encl.

Per

*W.V. Belcher*  
Rental Department.

*Have  
Belcher's  
reported to RAMP H*

*Receives  
1679*

*7/4  
10/1  
Sold*



9067

# USED CAR APPRAISAL RECORD

NAME *Austin Coach*  
ADDRESS *Fred Dealey.*

Paint	\$ 2.00	Make	<i>Austin</i>
Tires <i>5 good.</i>	\$		
Body & Fenders	\$ 3.00		
Glass <i>Windsh.</i>	\$ 11.50		<i>8.</i>
Top	\$	Body Style	<i>Coach</i>
Nickelling	\$		
Radiator	\$		
Running Boards	\$		
Mats & Kick Pads	\$	Year	<i>40</i>
Upholstery	\$		
Hardware	\$		
Motor Expense	\$	License	<i>73642</i>
Transmission	\$		
Rear Axle	\$		
Universal Joints	\$	Serial	<i>39499.</i>
Clutch	\$		
Steering	\$		
Brakes	\$		
Tighten Up	\$	Mileage	<i>16298</i>
Muffler	\$		
Sundries <i>Washers etc.</i>	\$ 6.00		
Wash & Clean Motor	\$ 2.00		
Clean Interior	\$ 2.00	Remarks	
Oil & Grease, Change	\$		
Oil & Check Over	\$ 4.00		
Total	\$22.50		

Mod. interested in \_\_\_\_\_  
Selling price *\$675.00*  
Salesman *M*  
Less Repairs \$ \_\_\_\_\_  
Date *8-1-41*  
Appraised by *H. G. James*  
Allowance \$ \_\_\_\_\_  
For immediate acceptance only.



" C O P Y "

April 10, 1942

Frederick Field, Esq.,  
Custodian of Enemy Property,  
675 West Hastings St.,  
Vancouver, B. C.

Dear Sir:

You may recall that several months ago when you were in the office of Mr. F. D. Pratt we mentioned to you the fact that we had some accounts still to be collected from Japanese clients. You suggested if we continued to have difficulty in collecting these that we send a memo of them to you. We have hesitated to do so knowing how very busy you are at this time. However, we have to advise that in spite of numerous requests the following accounts are still unpaid:

T. Takahashi  
c/o Canada Daily News,  
118 Main St., City

\$15.00

Cartwright Lumber Co.,  
1685 Main St., City

201.12 (bal).

X M. Noguchi,  
Steveston, B. C.

114.66 -represents total of  
accounts against  
various persons  
and assoc. for whom  
Mr. Noguchi acts  
as agent.

nh E. T. Ouchi, Esq.,  
504 East Hastings St., City

35.00

Your co-operation in this matter will be very  
much appreciated.

Yours very truly,

NORRIS & PRATT

PER: "Margaret C. MacDonald"  
LIQUIDATOR

:MM



Vendor.

July 6. 1942

Statement of Adjustments.

Re Sale of 2135 Pandora St. Vancouver. B.C.

Hoguchi to Green

To Price of Property. Nett. as arranged.		\$1000.00
By amount Payable to Stave Falls Co	\$ 642. 09	
By 1941 Taxes, not paid.	43.50	
By One Year's Water. 1941 & 2.	15.50	
By Fees for Six Mergers in Land Registry Office	6.00	
By Registering Deed, Stave Falls to You	5.80	
Services Re C.W. Friend, Re Documents	30.00	
To Credit, On Account, C.W. Friend.		10.00
By Half Year's Taxes. 1942.	22. 75.	
To Balance. Due.	245. 36	
	<hr/>	
	\$ 1010.00	\$ 1010.00
	<hr/>	

Price 1000 net  
\$ 150 Retained as  
Commission by  
agent



Memorandum to File 9067

June 5, 1944

Re: Mitsuiro NOGUCHI, Reg. 05571

On JP: One Austin Coach, 1941 model, Reg. #219429,  
left with Fred Deeley, 9th Avenue, Vancouver, B.C.

Memo- Sept. 30, 1942- Austin 8 Car sold for \$625.00,  
which amount credited to M. Noguchi.

Requisition-Oct. 1, 1942- Cheque for \$372.17 issued to  
Fred Deeley to cover lien on car Austin 8.

Oct. 5, 1942- Receipt from Fred Deely and release of  
lien note and agreement.

Statement of Sale:

Selling Price	625.00
Lien	372.16
Administrative Expense	27.21

Balance credited to M. Noguchi 225.63

*FM Jackson*



SPECIFIED ARTICLES MEMORANDUM

File: 9067

August 20, 1945.

Re: Mitsujiro NOGUCHI, Reg. 05571

On June 2, 1942, as authorized by Miss Kiyoko HAMADE (File 10564), who is shown on Bill of Sale as owner, the monies received from the sale of the fishing vessel dealt with in JFVDC Ledger and File No. 655, was paid to Mitsujiro NOGUCHI. These monies amounted to \$492.50.

This vessel appears to have carried the identification "H.K." NW.097-E, but was reported to the JFVDC by the Japanese representatives as the "K.M." NW.097-E, owned by Kiyoshi MORIMOTO.

No licence number is given in the vessel's file, and no indication of why Miss Kiyoko HAMADE was accepted as being the owner of the vessel.

There is nothing to indicate why Miss Kiyoko HAMADE authorized payment to Mitsujiro NOGUCHI.

None of the three persons involved declared ownership when registering with this office, although both MORIMOTO and NOGUCHI registered prior to the sale.

*Snatch*

[



March 26, 1947.

REAL PROPERTY SUMMARY

JAPANESE NAME: Mitsujiro NOGUCHI, Reg. No. 05571. File 9067.  
CATALOGUE NO: Direct Sale.  
PROPERTY ADDRESS: 2135 Pandora Street, Vancouver, B.C.  
LEGAL DESCRIPTION: East 33 feet 4 inches, of Lot 13, Block 30,  
District Lot 184, Group 1, New Westminster District,  
Plan 178.  
CLASSIFICATION: Dwelling.

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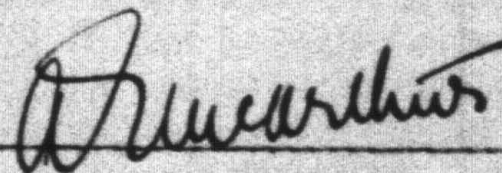
This property was declared by Mitsujiro NOGUCHI on May 14, 1942 when he stated that he held an Agreement for Sale from Royal Coates, 3022 E. 28th Ave., Vancouver, the Certificate of Title being in the possession of Royal Coates. He stated further that he owed a balance of \$600.00 under this Agreement.

Without the knowledge or consent of the Custodian Noguchi sold this property to Mrs. Marie Green, 373 E. Hastings Street, Vancouver, and received all the money direct from the purchaser's solicitor.

When this office was approached after the transaction was practically completed, in consideration of the fact that the file appeared clear of debts, no action was taken by the Custodian to interfere with this sale. Custodian vesting certificate was filed against this property on January 5, 1943 and vacating certificate dated May 11, 1945 was filed under No. 39897.

Reference may be made to Letter from Mr. Leopold J. Mahrer, Barrister, Vancouver, dated July 18, 1942, and Mr. Shears' memo July 20, 1942, and Noguchi's letter dated July 21, 1942.

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



A. G. McArthur.

AGM:AH