

9326

REAL ESTATE

BUREAU POWELL STREET
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE No. 9326

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

PERSONAL INFORMATION

NAME: SUGIYAMA Chiyo (Mrs. Iwakichi)

HOME ADDRESS: 2704 Trinity St., Vancouver, B. C.

REGISTRATION NUMBER 05161 SEX: Female AGE: 40

OCCUPATION: Housewife

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

EMPLOYER: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Iwakichi

ADDRESS OF WIFE OR HUSBAND: Same address

NAMES OF ANY LIVING CHILDREN: James (James Shunichi (M)

Shigeru (M) Shohel (M) Ryoji (M)

ADDRESS OF CHILDREN: Same address

AGE OF CHILDREN: 19, 18, 15, 14 yrs. resp.

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

1. LOCATION AND DESCRIPTION: Located at 2704 Trinity St., Van., B.C.

Lot 302, except South 8 feet shown as lane on Plan 4236,

Town of Hastings

2. BUILDINGS AND OTHER IMPROVEMENTS: 8-room stucco wooden frame

shingle roof dwelling. Greenhouse, garage

3. INSURANCE (Give particulars; state where policies are) \$6500.00 Ohio Farmers Ins.

Co. Policy also covers household furniture. #144. Policy in husband's possession Van., B.C.

4. TAXES (Amount and where payable) \$151.00, payable City Hall, Van., B.C. Paid for 1942

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner

Agent J.D. Swanson is arranging rental

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In owner's possession

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. Located at 2704 Trinity St., Van., B. C.

8-room stucco wooden frame dwelling

2. LANDLORD'S NAME AND ADDRESS. owner

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:

Located at 2704 Trinity St., Vancouver, B. C.

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

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY. None

FORM "JP"

4. INSURANCE CARRIED ON ABOVE PROPERTY: \$6,500.00 Ohio Farmers Ins. Co. #124--Policy in husband's possession & covers household & House Van., B.C.

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) One quarter Company share Howe Sound Fisheries Ltd. \$5,000.00 in husband's possession

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: New Govt. Life \$1,000.00 #15183697 Policy in husband's possession. Husband beneficiary

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 15th day of May, 1942.

[Signature]

Witness

(Signature)

[Signature]

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE July 2/43

File No. 9326

Full Name SUGIYAMA, Chiyo (Mrs. Iwakichi)
(Surname in Block Letters)

Registration No. 05161

Male - Female
(Check)

Age Jan. 26, 1902

Former Address 2704 Trinity St., City

Date Evacuated May 25/42 Naturalized - Canadian-Born - National
(Check)

Present Address Donald B.C. 172/47
c/o Battle St. E., Kamloops, B.C.

Married - Single
(Check)

Name of Wife _____

Name of Husband Iwakichi #05162

nee

Name of Mother (KISHIYAMA) Tsune (Dec'd) Name of Father Kishiyama, Tokijiro (Dec'd)

Names of Children under 16 See husband's file

Requested by ECT

Registered with Custodian yes
(Yes or No)

Additional Information Owner of house & property

SUGIYAMA, Chiyo (Mrs. Iwakichi)
2704 Trinity St., Vancouver, B. C.
Evac. File 9326



Picture Taken April 9, 1943

File No. 9326

— SUMMARY —

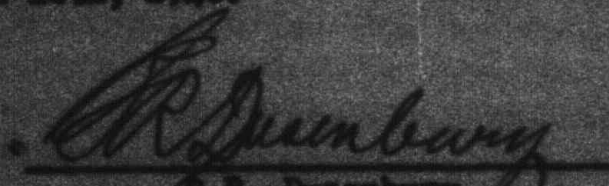
March 16th, 1946.

— LIABILITIES —

Mrs. Chiyo SUGIYAMA
Reg. No. 05161

No Claims against or indebtedness of Chiyo
SUGIYAMA revealed on the file.

The above Summary is certified to
be in accordance with the information on file,
March 16th, 1946.


B.R. Dusenbury,
Administration Department.

File No. 9326

-- SUMMARY --

March 16th, 1946.

-- REAL ESTATE --

Reg. No. 05161

Catalogue No: 271
Japanese Name: Chiyo SUGIYAMA, wife of Iwakichi SUGIYAMA,
Civic Address: 2704 Trinity Street,
Legal Description: Lot 302, except South 8 feet shown as as Lane on plan
4236, Town of Hastings, City of Vancouver, B.C.
Classification: Dwelling

Registered in name of: Chiyo SUGIYAMA

Title: Clear

Sold to: How Kam for \$5500.00 Cash as at Jan. 15, 1944.

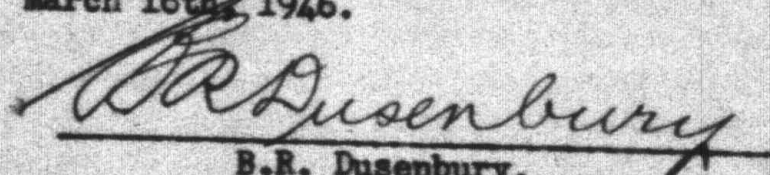
Title delivered to Ker & Ker, Ltd., Agents for How Kam per signed receipt on file
dated February 24th, 1944. Title No. 97108-L. Adjustments made.

Funds released to credit of Chiyo SUGIYAMA as February 25th, 1944.

Chattels: Not involved.

Fire Insurance: Transferred to How Kam as January 15th, 1944.

The above Summary is certified to be
in accordance with the information on file,
March 16th, 1946.


B.R. Dusenbury,
Administration Department.

Catalogue No. 271

File No. 9326

Japanese Name: SUGIYAMA, Chiyo (Mrs. Iwakichi) Reg.No. 05161

Civic Address: 2704 Trinity Street, Vancouver.

Legal Description: Lot 302 (Except South 8 feet as shown as Lane on Plan 4236), Town of Hastings.

Classification: Dwelling.

SOLD

Registered in the name of Chiyo SUGIYAMA

Clear Title.

SOLD to How Kam for \$5,500.00 Cash as at Jan. 15/44.

Title delivered to Ker & Ker Ltd., Agent for purchaser, on Feb. 24/44.

1944

May 11th
Sept. 25th

Memo re claims - Nil
Chattels - Closed.

March 16, 1946

File No. 9326

SUMMARY

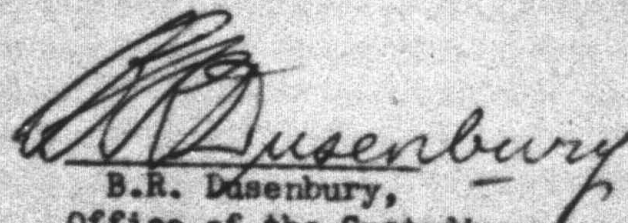
REAL ESTATE

Chiyo (Mrs. Iwakichi) SUGIYAMA,
Reg. No. 05161

Re 2704 Trinity Street,
Vancouver, B.C.

Assessed Value 1943

Lands -	\$830.00
Improvements	3700.00
Appraisal -	5300.00
(Loewen & Harvey Ltd.)	
Sale Price -	\$5500.00


B.R. Dusenbury,
Office of the Custodian.

January 4th, 1944.

REAL PROPERTY MEMORANDUM

FILE NO: 9326
NAME: Chiyo SUGIYAMA
CATALOGUE NO: 271
RE: 2704 Trinity Street, Vancouver, B. C.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, Lot 302 (Except South 8 feet shown as lane on Plan 4236) Town of Hastings.

Encumbrances: None
Taxes: 1943 taxes of \$151.54 paid. No arrears.
Vested: No. 34677

VALUATION BY APPRAISER: \$5300.00
AMOUNT OF BID: \$5500.00
APPROVED BY ADVISORY COMMITTEE: October 27th, 1943.
AMOUNT RECEIVED BY CUSTODIAN: \$5500.00
NAME OF PURCHASER: How Kan

KW/W

K. W. WRIGHT

March . 16th 1946.

-- PERSONAL PROPERTY

Chiyo (Mrs. Iwakichi) SUGIYAMA
Reg. No. 05161

CHATELS:

The Household Furnishings, Furniture and other Chattels were at 2704 Trinity Street. Memo of January 11th, 1944 reveals the situation in respect to the disposition of these Chattels in which Mr. J.D. Swanson, Barrister, is co-operating. Letter March 31st, 1944 from Swanson to this office confirms that "During Mr. Sugiyama's recent visit to Vancouver he completed arrangements to remove all furniture and personal belongings of himself and Mrs. Sugiyama from the above-described premises, 2704 Trinity St. These goods are being shipped through the Crone Storage Ltd. to Kamloops, where Mr. and Mrs. Sugiyama and family are residing. According to my information they have no other personal effects in the protected area."

Certain enumerated items remained as fixtures. Memorandum April 6, 1944 "Mr. Swanson has now informed me that the Japanese visited Vancouver as arranged and removed all the chattels from the above address. Nothing remains there." Memo at bottom of list (undated) says "in March 1944 SUGIYAMA visited Vancouver and removed all chattels from 2704 Trinity Street therefore chattels closed." Subsequently as per Memo September 25th, 1944, it is indicated that Mrs. Bruin, tenant, at 2704 Trinity St, reported an Electric stove there, and requested its removal as she was vacating the property. The stove was sent to Willards Auction room and was included in Vancouver Auction No. 511. Sale price was net \$35.97, which amount was credited to Chiyo SUGIYAMA on our books.

This closes all reference to chattels on this file.

SHARE INTEREST
in Company
LIFE INSURANCE:

(These are revealed on the
) declaration of May 15th, 1942
 (as follows:-

"One quarter Company share Howe Sound Fisheries Ltd. \$5,000.00 in husband's possession".

"New Govt. Life \$1,000.00 #15183697 Policy in husband's possession. husband beneficiary."

As the Company in which interest is shown was in voluntary Liquidation under Swanson & Wilkinson, Barrister, until March 1944 and then Tiffin, Russell, Du Moulin, Brown & Hogg, Barristers, the interest of Chiyo SUGIYAMA therein was handled by them.

As Life Insurance did not come under the Custodian, no action was taken by this office.

File No. 9326

-- SUMMARY --

March 16th, 1946.

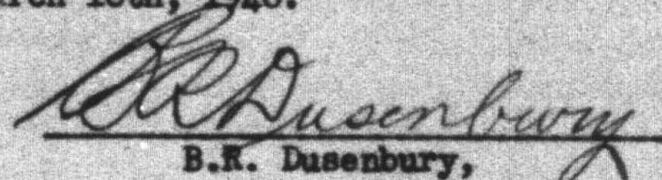
-- PERSONAL PROPERTY --
continued.

SPECIFIED ARTICLES:

There are no Cameras, Radios, Fire Arms, or Vessels revealed in the Registration on the file.

No other Personal Property is revealed on the file.

The above Summary is certified to be in accordance with the information on file March 16th, 1946.


B.R. Dusenbury,
Administration Department.

MEMORANDUM

File: 9326

September 25, 1944.

To: The file

From: Mr. Spain

Re: Mrs. Chiyo SUGIYAMA

2704 Trinity Street.

According to the legal representatives of Mrs. SUGIYAMA, there were not supposed to be any chattels remaining at the above address.

Mrs. Bruin the tenant however reported an Electric Stove still remaining there, and as she was vacating the property, requested us to remove it.

The stove was sent to Willard's Auction Room where it was included in Vancouver Auction No. 511.

Wm. H. Spain

GBS/pls

NAME SUGIYAMA, Chiyo (Mrs. Iwakichi)
REGISTRATION NO. 05161 FILE NO. 9326

The following chattels were sold by public
auction at 1047 Seymour St., Vancouver on September 21, 1944

Hotpoint electric range

\$ 45.00

Total

Less Expenses: (Auctioneer's Fee: \$ 4.50
(Advertising: 1.53
(Moving: 3.00
Net Proceeds Credited:

\$
\$ 45.00
\$ 9.03
\$ 35.97

Members of Custodian Staff Present.

Extracted from Auctioneering List No.

Mr. Smith

Vancouver 511.

Remarks.

G-165-A

BRITISH COLUMBIA SECURITY COMMISSION

CUSTODIAN RELEASE FORM

VACATION SECTION	
Rec'd	MAR 25 1943
File No.	
Ans.	
Referred	

Address: P.O. Box 143,

Date March 4,

KAMLOOPS, B. C.

To: The Secretary of State, acting in his
capacity as Custodian, Vancouver, B.C.

I, IWAKICHI SUGIYAMA, Police Registration No. 05162

hereby request you to release to me the under-noted property

stored at 2704 Trinity Street, Vancouver, B. C.,

in possession of

and I release you from any claim whatsoever with respect to
such property.

Description of Property:

1 piano

3 sewing machines

1 trunk (miscellaneous articles)

Original Address: 2704 Trinity Street, Vancouver, B. C.

Date Evacuated to Vancouver:

Date Evacuated to Present Address: May 25th, 1942.

Number in Family - 12 years and over: 4

Number in Family - 5 to 11 years old: 0

Number in Family - under 5: 0

TOTAL NUMBER IN FAMILY 6

I agree to pay all charges as required by the British Columbia
Security Commission.

APPROVED:
BRITISH COLUMBIA SECURITY COMMISSION

Per _____

I. Sugiyama
Claimant Signs Here

Mrs. Chiyo SUGIYAMA (Mrs. Iwakichi)

Household Equipment located at
2704 Trinity Street, Vancouver, B.C.

LIVING ROOM:

- 1 Picture
- 2 sets of drapes
- 1 3 pc Chesterfield set
- 1 Rug
- (1 Piano cover / piano / stuffed) April 1943
- 1 Tri-lite lamp
- 1 Piano with chair
- 2 Ash stands
- 1 Smoking Cabinet
- 2 Flower pot stands
- (5 Blinds) pictures
- 2 Curtains on French door
- 1 Electric heater
- 6 Curtains
- 1 Table lamp
- 2 Tables
- 1 End table
- 5 Cushions

HALLWAY:

- 3 Curtains on front door
- (1 Blind on front door) pictures
- 2 velvet drapes
- 1 Runner on hallway
- 1 Linoleum runner

DINING ROOM:

- 1 Walnut table
- 6 chairs
- 1 cabinet
- 1 buffet
- 1 rug
- 1 lamp stand
- 2 sets of drapes
- 2 sets iron curtain rods
- (3 blinds) pictures
- 7 curtains
- 1 tea wagon
- 1 mirror
- 1 picture

KITCHEN:

- 1 Hotpoint electric range
- (1 Sperton refrigerator) stuffed May 1943
- 4 prs curtains
- (6 blinds) pictures
- 1 Fluorescent light fixture
- 1 screen door
- 1 portable heater
- 1 linoleum mat
- 3 awnings

BATHROOM:

- 1 mirror
- (2 blind) pictures
- 1 set curtains

BEDROOM No. 1:

- (1 blind) pictures
- 1 set curtains
- 1 Hoover vacuum cleaner and accessories

UPSTAIRS BEDROOM:

- 1 mirror
- 1 lamp
- 4 Japanese dolls in case
- (3 blinds) pictures
- 4 pr curtains
- 2 desks
- (3 electric sewing machines) / stuffed April 1943
- 3 bureaux
- (1 trunk / stuffed) April 1943

BEDROOM No. 1:

- 2 blinds
- 3 pr curtains

BEDROOM No. 2:

- 2 blinds
- 3 curtains

ATTIC:

Miscellaneous articles

BASEMENT:

- 1 iron pan
- 1 furnace
- (1 80 gallon hot water tank) pictures
- 1 sawdust water heater
- 1 gas plate
- 1 washing machine
- 9 boxes tools
- 3 lawn mowers
- 6 garden tools
- 2 wash pans
- 1 sawdust bucket
- 1 gas cooker
- 1 step ladder
- 2 ladders
- 1 rubber hose

IN MARCH 1944 SUGIYAMA VISITED VANCOUVER AND REMOVED
ALL CHATELS FROM 2704 TRINITY STREET, THEREFORE CHATELS
CLOSED.

STATEMENT RE SALE OF:

Name: **SUGIYAMA, Chiyo**Catalogue No: **271**File No: **9326**Street Address: **2704 Trinity St. Van. B.C.** Reg. #05161Legal Description: **302 Ex 8 6 1/2.****Jan 15/44**

Date of Sale and Adjustments

Sale Price **\$ 5500.00**Real Estate Agents Commission **\$275.00**Charge for Valuation **10.00**Charge for Advertising **4.00**Land Registry Office Transmission Fee **3.50**

Encumbrances:

~~Unpaid Vendor~~~~Mortgage~~~~Arrears of Taxes~~~~Other charges~~

Adjustments:

Fire Insurance **20.78**Taxes **6.23**Water **.67****299.40****\$ 5520.78**

Net Proceeds credited to your account

5221.38**November 2nd, 1945.**

Date:.....

Mr. George Peters

Compiled by:.....

File No. 9326

-- SUMMARY --

March 16th, 1946.

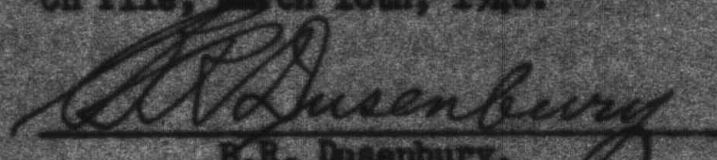
-- GENERAL --

Re:- Chiyo (Mrs. Iwakichi) SUGIYAMA
Reg. No. 05161

The affairs of the above Japanese were administered by Swanson & Wilkinson, Barristers, until March 1944 and then Tiffin, Russell, DuMoulin, Brown & Hogg, Barristers, in co-operation with the Custodian. Funds arising from sale of 2704 Trinity Street as also from sale of Electric range passed through the accounts department of the Custodian, as revealed in General Statement on hand to be forwarded with report. On the 3rd April 1944 the file was reviewed, and the funds then to Chiyo SUGIYAMA's credit amounting to \$5337.23 were forwarded to her at the request of J.D. Swanson. With the credit balance of \$31.97 presently on hand, all funds of Chiyo SUGIYAMA handled by the Custodian are accounted for herein.

No unusual difficulties arose in connection with the administration of her affairs in conjunction with the 2 firms of Barristers herein mentioned.

The above Summary is certified
to be in accordance with the information
on file, March 16th, 1946.


E.R. Dusenbury,
Administration Department.

for → File No. 9326.
Catalogue No. 271.

February 18th, 1944.

MEMORANDUM

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

Chiyo SUGIYAMA
Lot 302, (except South 8 ft.
shown as lane on Plan 4236)
Town of Hastings.

With reference to the above property which was recorded in the Vancouver Land Registry Office, February 8th, 1944, we enclose herewith the following documents in connection therewith.

1. Copy of application number 97107-L dated February 8th, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 97108-L dated February 8th, 1944, registering the property in the name of How Kan (Deed).
3. Duplicate of Transmission dated January 29th, 1944.
4. Duplicate of Deed dated January 6th, 1944 - Secretary of State to How Kan.
5. Certificate of Indefeasible Title number 97108-L dated February 15th, 1944, covering the above property in the name of How Kan.

DAC:JS
Encs.

D. A. Cramer

File 9326

MEMORANDUM

To: Mr. Green
From: Mr. Spain

Re: 2704 Trinity St

Mr. John B. Swanson (PA 7177) the solicitor for the Japanese owners has just informed me that arrangements are being made to permit the Japanese to visit Vancouver to settle many outstanding affairs.

He expects to see them here in a week, and in any event will telephone to us within that period of time.

On arrival in Vancouver, the Japanese owners of the chattels will decide whether they wish to ship anything to them, store in public warehouse, or sell at Custodian Auction.

The tenants of the house are undecided about continued occupation of this property, but expect to exercise the six months period allowed.

GBS:JS

April 6, 1944.

To: Mr. Green
From: Mr. Spain

Mr. Swanson has now informed me that the Japanese visited Vancouver as arranged and removed all the chattels from the above address. Nothing remains there.

GBS/pls

File No. 9326

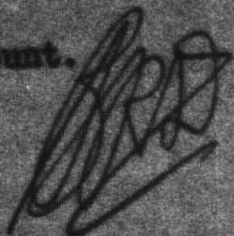
MEMORANDUM TO FILE

March 16th, 1946.

FROM: Mr. B.R. Dusenbury

re: Chiyo (Mrs. Iwakichi) SUGIYAMA
Reg. No. 05161

The above Japanese has a free credit Balance
of \$31.97 in Custodian Trust account.



BRD/DD.



BRITISH COLUMBIA DIVISION
*The Canadian Credit Men's Trust
Association, Limited*

OFFICE OF THE MANAGER
JOHN COWAN, M.C.I.

MILSDOM

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUL 22 1942

July 20th, 1942.

Attention: Mr. C.L. Drewry

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

Dear Sir:

re: Chiyo SUGIYAMA (Mrs. Iwakichi) - Your file No. 9326
2704 Trinity Street, Vancouver, B.C.

In response to your instructions, our representative proceeded to the above address and completed a preliminary report on the position of affairs. Resultant details are shown below in the order given in your instructions relative to the filing of Agents' reports.

REAL ESTATE AND PERSONAL PROPERTY

1. Location and nature of property:

Nature of realty:

House and lot at 2704 Trinity St., Vancouver, B.C.

Location of realty:

2704 Trinity St., Vancouver, B.C.

Nature of Personal property:

Household furnishings.

Location of Personal Property:

2704 Trinity St., Vancouver, B.C.

2. Particulars of ownership:

Realty:

Title documents in possession of J.D. Swanson, 525 Seymour St., were inspected by agent, and title verified as being in Mrs. Sugiyama's name.

Personal Property:

We have so far been unable to verify ownership of the effects detailed in list "A" hereto. There was no description of these given us other than the statement in the "J.P." form "located at 2704 Trinity Street," which, it will be recognized, adds little towards establishing ownership. Further efforts are being made to that end.

re: Chiyo SUGIYAMA (Mrs. Iwakichi)
Regd No. 05161 - File No. 9326

- 2 -

3. Description of land and buildings:

Description of land:

Legal:

Lot 302, except south 8 feet shown as lane on Plan 4236, Town of Hastings.

General:

Assessed at \$830.00. Grounds are in very good condition, flower and rock gardens well cared for.

Description of buildings:

Assessed at \$3,700.00. 8 room stucco, wooden frame, shingled roof, house in excellent condition. Both inside and exterior recently painted. Greenhouse and garage at rear, both well maintained.

It is considered the assessments on both land and buildings represent fair valuations.

4. Inventories of contents of buildings:

Inventory of household equipment, etc. is attached, marked "A".

5. Particulars of insurance in force:

Fire:

\$6,500.00 carried with Ohio Farmers Insurance Company covering house and furniture. Policy No. 144. Premiums paid until expiry date November 12th, 1943.

Personal Property Floater Policy \$4,000.00 carried with Commercial Union Assurance Co. Ltd. Premium paid till expiry date September 15th, 1944.

Policies in possession of J.D. Swanson were inspected by our representative: Both appearing to be in order.

Life:

\$1,000.00 carried with New Government Life Insurance Company, #15183697. Husband, Iwakichi Sugiyama. Policy in owner's possession and therefore could not be examined. We were advised by Mr. Swanson, however, that premiums have been paid to date.

6. Particulars of Liabilities:

No liabilities have as yet been disclosed although we are making further enquiries in that connection. Clearances have also been requested of the various Government departments possibly interested.

It has been confirmed that 1942 City Taxes, \$151.00, have been paid.

re: Chiyo SUGIYAMA (Mrs. Iwakichi)
Regd. No. 05161 - File No. 9326

- 3 -

7. General remarks:

Power of Attorney was given J.D. Swanson on May 22nd, 1942, authorizing him to manage, control, rent or lease above property. It has been rented with furniture shown on attached inventory to F.C. Bruin for a nominal monthly rental of \$10.00. Bruin has undertaken to take care of house and contents and has acknowledged inventory of furniture prepared by owner.

RECOMMENDATIONS

We suggest the present status be maintained pending any alterations made necessary by further developments.

Trusting we may have your further instructions in due course, we remain

Yours truly,

THE CANADIAN CREDIT MEN'S TRUST ASSOCIATION LIMITED

John Curran
Manager.

M:D

Enc

9326

July 27, 1942

Messrs. Canadian Credit Men's
Trust Association Limited,
602 West Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: SUGIYAMA (Chiyo) Mrs. Iwakichi

Please accept our thanks for your report of
July 20 and as the declarant has appointed Mr.
J. D. Swanson to manage her affairs, we will not
disturb this arrangement for the present.

Please accept our thanks for your efforts
on our behalf.

Yours truly,

GDM/GH

F. G. Shears
Assistant Manager

9326

July 27, 1942

J. D. Swanson, Esq.,
525 Seymour Street,
Vancouver, B. C.

Dear Sir:

Re: SUGIYAMA (Chivo) Mrs. Iwakichi

We are advised that Mrs. Sugiyama has placed the rental management of her property at 2704 Trinity Street in your hands for management, we will not disturb this arrangement for the present.

We note that the property has been rented to Mr. F. C. Bruin, furnished, for a nominal rental of \$10.00 per month and that you have Mr. Bruin's acknowledgment of the contents of the house.

Will you kindly report and remit monthly to this office all rentals received.

Yours truly,

GDM/GH

F. G. Shears
Assistant Manager

Enc.

SWANSON & WILKINSON

BARRISTERS & SOLICITORS

JOHN D. SWANSON
E. D. H. WILKINSON

YORKSHIRE BUILDING

VANCOUVER, B. C.

PACIFIC 7177

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

July 30, 1942.

RECEIVED
AUG 1 1942

Custodian of Alien Enemy Property,
506 Royal Bank Building,
VANCOUVER, B. C.

Your file #9326.

Attention Mr. Alexander.

Dear Sir:

Re: Mrs. Iwakichi Sugiyama.

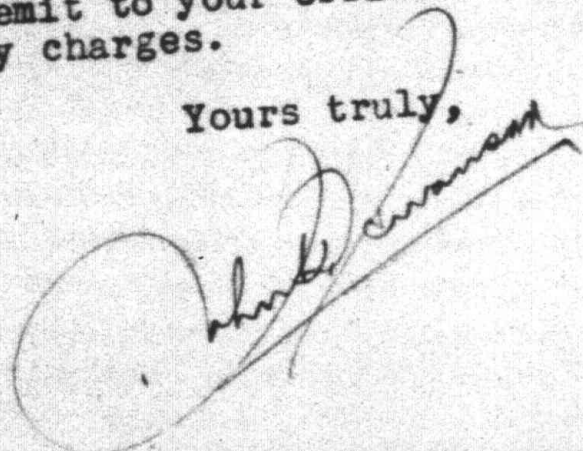
With reference to your letter of July 27th in connection with the above named Japanese, I have to advise that she has appointed me her agent to look after the lands and premises described as Lot 302, Town of Hastings, situate at 2704 Trinity Street, in the City of Vancouver. I submit to you herewith the following information with reference to this property:

1. The house is rented, partly furnished, to Mr. F. C. Bruin at a monthly rental of \$10.00 per month.
2. Taxes on this property for the year 1942 are \$151.54 net. These have been paid in full.
3. Insurance: Ohio Farmers Insurance Co. Policy No. 144 for \$6,500.00 covering the house and furniture policy expiring November 12, 1943. Personal Property Floater Policy for \$4,000.00 in Commercial Union Assurance Co. Ltd., expiring on September 15, 1944.

As requested in your favour of the 27th instant I will remit to your office all rentals collected less my charges.

Yours truly,

JDS/D



checked by
Mr. ~~and~~ Smith
a Swenson
to the highest
level.

SWANSON & WILKINSON
BARRISTERS & SOLICITORS

JOHN D. SWANSON
E. D. H. WILKINSON (ON ACTIVE SERVICE)

YORKSHIRE BUILDING

VANCOUVER, B. C.

PACIFIC 7177

April 19, 1943.

Custodian of Alien Enemy Property,
506 Royal Bank Building,
VANCOUVER, B. C.

EVACUATION SECTION	
Rec'd	APR 21 1943
File No.	9326
Ans.	<i>Spain</i>
Referred	<i>Milson</i>

Attention Mr. Milson. *out to Spain*

Dear Sir:

Re: 2704 Trinity Street, Iwakichi
Sugiyama - Your file #9326.

This is to advise you that on the 30th
of March I attended with your Mr. Smith at the
above premises and arranged for shipment of the
following household articles to Kamloops:

Piano and Bench
Three sewing machines
Trunk (miscel. articles)

I understand that Mr. Smith arranged
shipment of these goods through the Crone Storage
Company and that the cost of packing and freight
was to be charged direct through to your office
against Mr. Sugiyama's personal account. You
might let me know what charges were incurred in
this connection.

Yours truly,

JDS/D

[Signature]

shipped

SWANSON & WILKINSON
BARRISTERS & SOLICITORS

JOHN D. SWANSON
E. D. H. WILKINSON (ON ACTIVE SERVICE)

YORKSHIRE BUILDING

VANCOUVER, B. C.

PACIFIC 7177

June 7, 1943.

JUN 10 1943

Your files #9326
#9217

Custodian of Alien Enemy Property,
506 Royal Bank Building,
VANCOUVER, B. C.

Re: Mrs. Iwakichi (Chiyo) Sugiyama
and Senkichi Fukuyama.

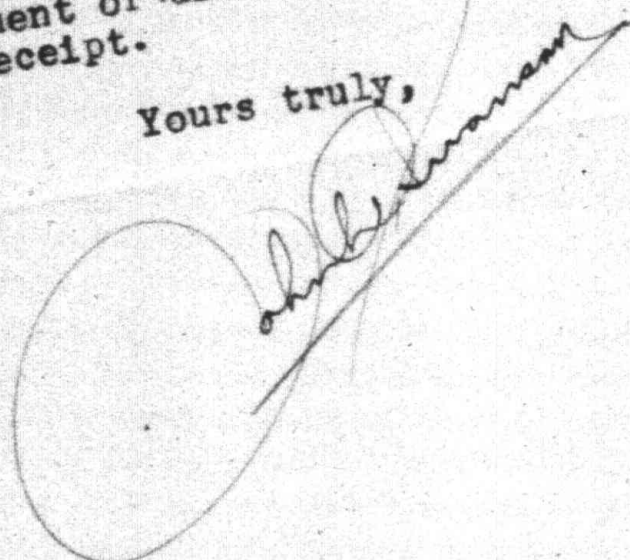
Dear Sir:

I enclose you herewith rental statements for the months of April and May, 1943, together with Agent's Summary, covering the properties owned by the above at 2704 Trinity Street, and 2503 Triumph Street, respectively.

Also enclosed herewith please find my Trust cheque for \$77.60, covering the amount due after payment of disbursements. Kindly acknowledge receipt.

Yours truly,

JDS/D
Encs.



SWANSON & WILKINSON
BARRISTERS & SOLICITORS

JOHN D. SWANSON
E. D. H. WILKINSON (ON ACTIVE SERVICE)

YORKSHIRE BUILDING

VANCOUVER, B. C.

PACIFIC 7177

June 24, 1943.

EVACUATION SECTION

Rec'd JUN 25 1943

File No.

Ans.

Referred

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

Attention Mr. C. H. Reed.

Dear Sir:

Re: 2704 Trinity Street,
Mrs. Chiyo Sugiyama #9326

The taxes on the above property for the year 1943 are \$157.12, less a rebate of \$5.58, if paid on or before July 3, 1943. As all the rentals collected by me have been paid over to your office I assume that you will be paying the taxes. Would you kindly confirm this to me in writing.

Yours truly,

JDS/D

3805



THE
HALIFAX
INSURANCE
COMPANY

"CANADA'S OLDEST INSURANCE COMPANY"

C. ALBERT MITCHELL

HEAD OFFICE - HALIFAX, N.S.

556 HOWE STREET - TELEPHONE PAC. 5235
VANCOUVER, B.C.

Sept 4th/43.

J. L. CLARK REALTY CO.
2173 WEST 4TH AVENUE
VANCOUVER, B.C.
BAYVIEW 5147

To The Custodian,
Royal Bank Bld,

Dear Sir;

Re Catalogue # 271. 2704 Trinity St 302
Ex, S8' H. T. beg to say I have taken a deposit of \$320.00
on this property, from Alexander Papple, who is residing at
1486 Renfrew St City, Fish Merchant, and herewith tender
my check in the said amount of \$320.00 being deposit on
said property at a price of \$3200.00. ✓

I notice the name appearing as representing
this property is J. D. Swanso, who is not a licensed Agent,
under the provincial license of Real Estate Agents no person
other than a licensed Agent is entitled to commission, I am,

Yours truly,

J. L. Clark

J. L. Clark
and

5300⁰⁰

REAL ESTATE · RENTALS



LOANS · INSURANCE

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AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

Sept. 10th 1943.

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

"Tender for Real Estate",
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sirs:-

Re: 2704 Trinity Street - Catalogue #9326
Lot 302 Ex. S.8 Ft. D.L.E.T.

Enclosed herewith you will please find Certified Cheque
of Helen Yuen made payable to "The Custodian" in the amount of \$460.00,
which is 10% of the amount of Mrs. H. Yuen's offer to The Custodian for
the above property, the tender being \$4600.00 cash.

It is understood that the tender is subject to existing
tenancies. The date of adjustments covering taxes, water and insurance
will be as at the date of sale.

J.D. Swanson is the Agent for this property and we will
look to him for our portion of the Commission.

Commending the above matter to your kind attention, we
remain,

Yours very truly,

KER & KER LTD.

Per.

Alan M. Ker

ANK.DR
Encl.

\$5,300.

W. Shearman
W. Shearman

LOEWEN & HARVEY, LIMITED

File 9326

FIRE, CASUALTY, BURGLARY
AUTOMOBILE, PLATE GLASS
INSURANCE

AGENTS FOR
EAGLE STAR AND BRITISH
DOMINIONS INSURANCE
COMPANY LIMITED
OF LONDON, ENGL.

ESTATE AGENTS INSURANCE
MORTGAGES REAL ESTATE

TELEPHONE
MARINE 4241
CODES
A.B.C. 5TH EDITION
WESTERN UNION
CABLE ADDRESS
"LOWHAR"

751 DUNSMUIR STREET
VANCOUVER, B.C.

1st October, 1943.

The Department of The Secretary of State,
(Japanese Evacuation Section)
506 Royal Bank Bldg.,
Granville & Hastings Streets,
Vancouver, B.C.

Dear Sir:-

Re: Catalogue "B"-271, 2704 Trinity St.
Lot 302, Except the S. 8 ft. T.H.S.L.

The ~~is~~ property is on the South East corner of Trinity
and Slocan Streets and is 66x124 feet to a 16ft. lane and is level
with the street and lane.

On this, a modern eight (8) room one and one half (1 & 1/2)
storey house built in 1931, of frame and stucco with shingle roof.
Front hall and living room (20x18), dining-room (13x18), have hard-
wood floors and the trim is of walnut. The kitchen is modern with
tiled sink and drainboard and there is a nook (8x8). The bathroom
is fully modern with tiled floor, Pembroke Bath and shower. There
are two bedrooms on the lower floor, and an enclosed stairway leads
to the second floor where there are three large bedrooms all with
entrance from a good sized hall.

The basement has cement floor and foundation and is
lined. There is a Hot Air Furnace in good condition and eighty
(80) gallon water-tank connected with furnace, and toilet in the
basement. At the back of the house and attached is a small
greenhouse (15x10) which is heated from the furnace. There is a
double garage with cement floor built to match the house.

The property is attractively fenced and the grounds
are in good condition. The house might be criticised as being too
good for the district in which it has been built, but in my opinion
a fair valuation is \$5300.00

Yours faithfully,

Loewen and Harvey, Limited.

A. Rout Harvey
Director.

ARR/P.

7326

Reed, Phipps & Davies Ltd.

TELEPHONE
MARINE 1245
INSURANCE • REAL ESTATE

838 WEST HASTINGS ST.
Vancouver, Canada

October 4th, 1943.

The Custodian
506 Royal Bank Bldg.
Vancouver, B. C.

Re Parcel 271

Dear Sir:

We hereby submit an offer
of \$4500.00 for the following described
property, 2704 Trinity Street, Vancouver,
legally known as Lot 302 Ex. S.8' Town of
Hastings, Suburban Lands.

✓ This tender is submitted
on behalf of Mr. William Lee and we en-
close herewith his certified cheque fo
\$450.00 being 10% of the tendered price.

Yours truly,

REED, PHIPPS & DAVIES REALTY CO.

W. P. Phipps

53002
LRJ/NG

J. G. Shearman
and

9326

REGISTERED

October 15th, 1943

Ker & Ker Ltd.,
475 Howe St.,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 271

Your letter of the 10th instant written on behalf of a client enclosing cheque for \$450.00 and offer to purchase 2704 Trinity Street for the sum of \$4500.00 has been received and considered.

We are not able to accept this tender and are returning your cheque herein. No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$5300.00.

If you should wish to submit another offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

It will not be necessary to send any deposit until we advise you whether your revised bid will be recommended for acceptance.

Yours truly,

F.G. Shears,
Director.

ENG/LAW
ENCL.

9326

REGISTERED

October 15th, 1943

Messrs. Reed, Phipps & Davies Ltd.,
839 West Hastings St.,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 271,
2704 Trinity St. Vancouver.

Your letter of the 4th instant written on behalf of a client enclosing cheque for \$450.00 and offer to purchase 2704 Trinity Street for the sum of \$4500.00 has been received and considered.

We are not able to accept this tender and are returning your cheque herein. No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$5300.00.

If you should wish to submit another offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

It will not be necessary to send any deposit until we advise you whether your revised bid will be recommended for acceptance.

Yours truly,

F.C. Shears,
Director.

FCS/AW
HCL.

9326
REGISTERED

October 15th, 1943

Messrs. J.L. Clark Realty Co.,
2173 West 4th Ave.,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 271,
2704 Trinity St. Vancouver

Your letter of the 4th instant written on behalf of a client enclosing cheque for \$320.00 and offer to purchase 2704 Trinity Street for the sum of \$3200.00 has been received and considered.

We are not able to accept this tender and are returning your cheque herein. No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$5,300.00.

If you should wish to submit another offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

It will not be necessary to send any deposit until we advise you whether your revised bid will be recommended for acceptance.

Yours truly,

F.C. Shears,
Director.

FCS/AN
ENCL.

9326

October 15, 1943

Mr. and Mrs. Moore & Moore,
1044 Melville St.,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 271,
2704 Trinity St.

Your undated letter, enclosing offer to purchase 2704 Trinity Street for the sum of \$2110.00 has been received and considered.

We are not able to accept this tender. No acceptable tender has been received on this property and we are not prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$5300.00.

If you should wish to submit another offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

It will not be necessary to send any deposit until we advise you whether your revised bid will be recommended for acceptance.

Yours truly,

F.G. Shears,
Director.

33
FGS/AM

4324 2704 Dr. 24

Oct 16/43 1044 Melville St
Vancouver

We hereby tender the sum of
\$ 2110 ^{bank} for Catalogue No 271.
Unwork + Moor

J. Shears
and

5,300⁰⁰

Account
Oct 16/43
rejection
B

ESTATE • RENTALS



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STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

October 20th, 1943.

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

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

Rec'd	OCT 21 1943
File No.	9326
Ans.	PKH
Referred	

Dear Sir:

Attention Mr. F.G. Shears, Director.

Re: 2704 Trinity Street, Vancouver, Catalogue #271

In reply to your letter to us of recent date, in connection with the above property, wherein you advised that the Custodian would not consider a lesser offer than \$5300.00 for the above property, we have been successful in obtaining from our client, Mrs. H. Yuen an increase in her offer. She is now prepared to pay the sum of \$5500.00 cash, for the above property, and in support of her offer, we enclose herewith two certified cheques made payable to the Custodian; one in the amount of \$90.00, and the other in the amount of \$460.00. These two cheques total \$550.00, which is 10% of the amount she is offering for the property.

It is also understood, that this offer is subject to existing tenancies. It is further understood that the date of adjustments covering taxes, water, insurance, etc., will be as at the date of sale, or any due date of rent in the immediate future.

In view of the fact that we have been successful in obtaining a substantial increase in the offer from Mrs. Yuen, we trust that it will be accepted by your Department, and that you will be prepared to recommend its acceptance by Ottawa, and also that the sale will be confirmed to us in the immediate future.

Yours truly,

KER & KER LIMITED.

Per *Alan N. Ker*

ANK:EC
2 encls.

*5500.00
PKH
10/24*

Reed, Phipps & Davies Ltd.

TELEPHONE
MARINE 1245
INSURANCE • REAL ESTATE

839 WEST HASTINGS ST.

Vancouver, Canada

EVACUATION SECTION

Rec'd OCT 22 1943

File No. 7326

Mrs. Phipps

Referred Harrop

October 21st, 1943.

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

Re Catalogue # 271 2704 Trinity Street

Dear Sir:

We acknowledge receipt of your letter of the 15th instant enclosing Mr. Lee's cheque for \$450.00 which he had submitted with his tender to purchase the above mentioned property for \$4500.00.

We have discussed the explanations made in your letter and have made a further inspection of the property. We can quite appreciate your position but at the same time we cannot see where the valuation of \$5300.00 in this section is justified.

However, Mr. Lee is quite willing and hereby authorizes us to submit a revised offer of \$5000.00. It will be appreciated if this may receive your usual kind consideration. In our opinion, taking into consideration the types of homes in the adjacent vicinity, some which are not in good shape, they offer us a good one.

Yours very truly,

REED, PHIPPS & DAVIES REALTY CO. LTD.

LRJ/NG

Sold.
Harrop

File: 9326
~~9326~~

October 27th, 1943

Messrs. Ker & Ker Ltd.,
475 Howe Street,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 271,
2734 Trinity Street

This will acknowledge receipt of your letter of the 20th instant in which you enclose cheques in the amount of \$550.00 and advise that your client is prepared to revise his former bid and now offers to purchase the above property for the sum of \$5500.00.

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 \$4950.00, 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.

The tenant will then be advised that the property has been sold, subject to the existing tenancy, and your client will then be in a position to assume control of this property.

Yours truly,

F.C. Shears,
Director.

See letter
enclosed Oct 20/43.

34
FGS/AN

9326

October 28th, 1943

Messrs. Reed, Phipps & Davies Ltd.,
839 West Hastings St.,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 271,
2704 Trinity Street

This will acknowledge receipt of your letter of the 21st October 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 \$5,000.00.

This is to advise you that another offer on this property has been recommended for acceptance and we cannot therefore accept your revised offer.

Yours truly,

F.G. Shears,
Director.

FGE/AN

Mr. Shears

54

REAL ESTATE • RENTALS



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BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

Dec. 6th 1943. DEC 7 1943

Rec'd

File No.

Ans.

Referred

Attention Mr. F.G. Shears
File #4269-9753

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

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

Dear Sirs:-

Re: Catalogue #271 - 2704 Trinity Street

Further to your letter of October 27th 1943, we herewith
enclose our cheque in the amount of \$4,950.00 being the balance of the
purchase price on the above property.

Kindly have the Deed drawn in the name of How Kam of 122
Pender Street, East, Vancouver, B.C. His occupation is Farmer. He
was born in Canton, China and is Chinese, he is not a British Subject.

We note that you will be preparing a Statement of Adjust-
ments and will notify us when the documents are ready for registration.

Yours very truly,

KER & KER LTD.

Per.

Alan N. Ker

DDD.DR
Encl.

9326

December 7th, 1943

Messrs. Ker & Ker Limited,
475 Howe Street,
Vancouver, B.C.

Dear Sirs:

Ref Catalogue No. 271,
2704 Trinity Street

This will acknowledge receipt of your letter of the 6th instant in which you enclose your cheque for \$4,950.00. We have now received \$5500.00, the full amount of the purchase price for the above property.

We note that you wish this property to be registered in the name of How Lam (Farmer), 122 Pender Street East, Vancouver, B.C. and that he is Chinese.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance.

Yours truly,

F.O. Shears,
Director.

FGS/AN

SWANSON & WILKINSON

BARRISTERS & SOLICITORS

JOHN D. SWANSON

E. D. H. WILKINSON (ON ACTIVE SERVICE)

YORKSHIRE BUILDING

VANCOUVER, B. C.

December 8th, 1943

EVACUATION SECTION	
Rec'd	DEC 11 1943
File No.	9326
MILSON	
DEC 17 1943	

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

Dear Sir,

RE: 2704 Trinity St. house

I understand from your office that the above-described property has now been sold and I therefore enclose you herewith my official reports, being final.

In view of the fact that I have not yet received official notification from you that the new owner is taking over control, I have collected the \$10.00 rent for the month of December and a cheque for the net balance on hand is attached to the report. Kindly note that I have paid out of my trust account the sum of \$22.00 for Insurance premium on this property for the Insurance from the period November 12th, 1943 to November 12th, 1946. The original Policy has been sent in to your office. It will be necessary to make an adjustment in your records charging the \$22.00 against the accumulated amount of funds on hand to the credit of Mr. Sugiyama.

I shall be obliged if you will acknowledge receipt of the enclosed.

Yours truly,

JDS/P
encls

9326

December 9, 1943.

Mr. J. D. Swanson,
809 Yorkshire Building,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 271,
2704 Trinity Street.

This property the rents for which you are collecting, is the subject of an expected sale through the agency of Ker & Ker Ltd., the effective date of which should be December 7, 1943.

Will you be good enough to continue collecting rents and reporting to this office pending completion of current arrangements. It will be appreciated, however, if you will report as promptly as possible and at the same time will keep us up to date on all charges against the property which are disbursed through your office.

No further extraordinary charges should be incurred without consultation but current levies usually payable on behalf of the landlord (such as water, for example) may be continued.

You will be further notified when the sale is finally completed so that whatever arrangements are desired may be made with the prospective transferee.

Yours truly,

P. H. Russell,
Administration Department.

FHR:AS

c.c. Ker & Ker Ltd.,

✓
9326

December 9, 1943.

Mrs. Chiyo SUGIYAMA,
Registration No. 05161,
c/o Battle Street E.,
Kamloops, B. C.

Dear Madam

Please be informed that your property consisting of 2704 Trinity Street, Lot 302 Except S 8', Town of Hastings, is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A statement showing the result of the sale will be sent to you on request when the matter is concluded.

Kindly send either to this office or to the Land Registrar, Vancouver, the title covering this land, Number 15475 L.

Yours truly,

P. H. Russell,
Administration Department.

PHR:AS

Catalogue No. 271
 File No. 9226
 2704 Trinity Street
 302 E. 80th St

ADJUSTMENTS

As of January 15, 1944 - 15 days

Debit purchaser	
Proportion of rents - January	\$ 5.00
Registration fees on deed - \$5,500.00	15.50
60/72 x \$32.00 insurance premium (expiry 12/31/45)	<u>20.75</u>
Total debits	\$41.25

Credit purchaser	
15/365 x \$151.54 Seller's proportion of taxes for 1944	\$ 6.23
15/365 x \$ 8.30 Water	.57
Full amount of rent collected to February 29th (Due 1st of each month)	<u>20.00</u>
Total credits	\$26.80

Total debits	\$41.25
Less total credits	<u>26.80</u>
<u>NET FROM PURCHASE</u>	<u>\$14.45</u>

Adjustment date as arranged with Mr. Alan Fox

REAL ESTATE • RENTALS



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STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

January 10th, 1944

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

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

EVACUATION	THE NORTHERN ASSURANCE COMPANY, LIMITED
Rec'd JAN 11 1944	SCOTTISH METROPOLITAN ASSURANCE CO., LTD.
File No. 9326	THE CASUALTY COMPANY OF CANADA
Ans.	
Referred Russell	

Best to Gibson

Your file #9326

Dear Sirs:

Re Catalogue # 271; 2704 Trinity St.
Attention Mr. P.H. Russell.

Further to our telephone conversation; this is to confirm that you will forward all papers in connection with the sale of the above property to this Office, instead of sending them direct to How Kam, 122 Pender Street, East, Vancouver, B. C.

We would also ask you to kindly forward all documents to this Office, in connection with the properties on which we have made an offer on behalf of a purchaser.

As you are aware, the purchasers in the first place, make an offer through this firm, and as they look to us for the final completion of the sale, we feel that we should be in a position to go over the completion of the sale, and explanations that may be necessary, regarding same.

Yours truly,

KER & KER LIMITED.

Per

J. J. Davis

DDD:EC

File No. 9326

January 11th, 1944.

MEMORANDUM

TO: Mr. Green

FROM: Mr. Spain

Re: Chiyo (Mrs. Iwakichi) SUGIYAMA

2704 Trinity Street

I contacted Mr. Swanson and explained the situation. He is writing at once to Mrs. SUGIYAMA to determine:-

1st. To ascertain if Mrs. SUGIYAMA wants the chattels shipped to her at Kamloops

or

2nd. Stored in a public warehouse

or

3rd. Sold by us at public auction

or

4th. Left with the tenant, who I understand is a good friend of Mrs. SUGIYAMA.

This file comes up for my review two weeks hence.

DEB/HMS

Noted
[Signature]

9326

February 9, 1944.

City of Vancouver,
City Hall,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 271
2704 Trinity Street
302 Ex. 88' HT

Please be informed that the above property has been sold to
Mr. How Kan, 122 East Pender Street, Vancouver. Kindly forward all water
bills, tax statements and assessment notices to the new owner instead of
to this office.

Yours truly,

George Peters,
Administration Department.

GP:MA

9326

February 9, 1944.

Mr. F. C. Bruin,
2701 Trinity Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 271
2701 Trinity Street

Please be informed that 2701 Trinity Street, Vancouver, is
in course of sale to Mr. How Kam, 122 East Pender Street, Vancouver. You
may expect to receive word on behalf of this purchaser as to rentals and
other incidents connected with this property.

Yours truly,

George Peters,
Administration Department.

GP:HA
cc Mr. How Kam
cc Swanson & Wilkinson
cc Ker & Ker Ltd.

9526

February 9, 1944.

Mr. Ben Ker,
122 East Pender Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 271
2704 Trinity Church

Conveyance in your name to the above property has now been received from Ottawa and is in course of registration. Messrs. Ker & Ker Ltd., 479 Ross Street, Vancouver, have requested us to send them the title to the above property in order that this sale may be closed through them.

In the meantime, please get in touch with Messrs. Ker & Ker Ltd. and arrange with them for you to call at this office with a cheque for \$14.38 in payment of closing adjustments as shown by the attached sheet.

Yours truly,

George Peters,
Administration Department.

GP:MA
Enc.

cc J. D. Swanson
cc Ker & Ker Ltd.

9326

February 9, 1944.

Messrs. Ker & Ker Ltd.,
475 Howe Street,
Vancouver, B. C.

Dear Sirs

Re: Catalogue No. 271
2704 Trinity Street

Conveyance in the name of Mr. How Kan, 122 East Pender Street, to the above property has now been received from Ottawa and is in course of registration. We note from your letter of January 10, 1944 that you desire title to the above property to be sent to you instead of direct to Mr. How Kan.

In the meantime, control of this property is given to Mr. Kan and we request that you get in touch with him and arrange that he call at this office with you with a cheque for \$14.38 in payment of closing adjustments according to the attached sheet, and also in order that arrangements may be made regarding the chattels in this house.

A letter, copy of which is enclosed, has been sent to the tenant of this property.

Yours truly,

George Peters,
Administration Department.

GP:MA
Enc. 2
cc J. D. Swanson

File No. 9326.
Catalogue No. 271.

February 18th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Chiyo SUGIYAMA
Lot 302, (except South 8 ft.
shown as lane on Plan 4236)
Town of Hastings.

With reference to the above property which was recorded in the Vancouver Land Registry Office, February 8th, 1944, we enclose herewith the following documents in connection therewith.

1. Copy of application number 97107-L dated February 8th, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 97108-L dated February 8th, 1944, registering the property in the name of How Kam (Deed).
3. Duplicate of Transmission dated January 29th, 1944.
4. Duplicate of Deed dated January 6th, 1944. - Secretary of State to How Kam.
5. Certificate of Indefeasible Title number 97108-L dated February 15th, 1944, covering the above property in the name of How Kam.

D. A. Cramer

DAC:JS
Encls.

Catalogue No. 271
File No. 9326
2704 Trinity Street

Receipt of Certificate of Title No. 97108-L is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of property covered by the said certificate have been settled.

Receipt is also acknowledged of General Accident Assurance Company of Canada policy No. 136609 together with assignment thereof in quadruplicate.

Dated at Vancouver, B. C. this 24th day of February 1944.

*Wm. H. H. Ltd
Chas. J. Davis*

MEMORANDUM

File No. 9326

February 25, 1944.

To: Accounting Department

From: George Peters

Please release funds derived through sale of
Catalogue No. 271 - 2704 Trinity Street - 302 Ex. S.S./R.T. to
the open credit of Olayo SUGIYAMA, Reg. No. 05161, File No. 9326.

GP:ED

Gross amount of sale \$5,500.00

9326

February 25, 1944.

John D. Swanson, Esq.,
Barrister & Solicitor,
609 Yorkshire Building,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 271
2704 Trinity Street

Sale of property catalogued as number 271 has been completed. We enclose commission cheque for \$275.00 representing 5% of the sale price payable to your order.

This sale was brought about through the agency of Messrs. Ker & Ker Limited, 475 Howe Street, with whom please make any commission adjustments which may be indicated. A courtesy copy of this letter is sent to the agent last named.

We presume you have closed your accounts and that if it has not already been sent, a final report will reach us shortly.

Yours truly,

George Peters,
Administration Department.

GP:ED
Enc.

9326

February 25, 1944.

Mrs. Chiyo SUGIYAMA,
Registration No. 05161,
c/o Battle Street East,
Kauiloa, B. C.

Dear Madam:

Re: Catalogue No. 271
2704 Trinity Street

Please be informed that 2704 Trinity Street has been sold as of January 15, 1944 for the sum of \$5,500.00 which is equal to or in excess of the value attached to these premises by an independent appraiser.

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

The net result of the sale is as follows:

Sale price	\$ 5,500.00
Less Real Estate Agent's Commission @ 5%	<u>275.00</u>
Net credit to your account	<u>\$ 5,225.00</u>

These funds are available to you in the usual way.

Yours truly,

George Peters,
Administration Department.

GP:EB

cc to B. C. Security Commission.

REAL ESTATE • RENTALS



LOANS • INSURANCE

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

March 13th 1944.

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

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

EVACUATION SECTION

Rec'd MAR 14 1944

File No. 9326

Ans.

Referred

Dear Sirs:-

Re: 2704 Trinity St. - File #9326.

As agents for the owner of the above property, we wish to bring the following matters to your attention, as it is our understanding that you have a full list of the articles of furniture and fixtures in the above house.

As some of the articles on your list are considered fixtures we wish it to be understood that these articles will be left in the house when the actual articles of furniture are removed.

1. Furnace.
2. Sawdust Burner.
3. Hot water tank for greenhouse.
4. Sawdust Burner for domestic hot water.
5. All light fixtures throughout the premises including fluorescent light in kitchen.
6. All blinds on windows.
7. Gas fireplace in living-room.

In other words all items which are considered part and parcel of the property when it was sold will be left on the premises.

We wish it also to be understood that all trees and shrubs will be left in the garden and grounds as they are at present excepting certain bulbs which are the property of the present owner.

Handwritten note:
march 16-44
Mr. Swanson.
to lawyer PA 7177
expect to go forward
& see down and
little things for
themselves
again

Office of the Custodian - 2 -

March 13th 1944.

Mrs. Yuen the present purchaser, wishes to buy certain articles of furniture which are in the house at present.

We would appreciate it very much indeed if you will mail us the list of furniture in the house so that the new owner may take up this matter further.

Very truly yours,

KER & KER LIMITED

Per. *J. Macmillan*

RENTAL MANAGER

JMA:ER

9326

March 16, 1944.

Messrs. Ker & Ker Limited,
475 Howe Street,
VANCOUVER, B. C.

Dear Sirs:

Re: 2704 Trinity Street

We have your letter of the 13th instant with reference to the above property and have had the opportunity of examining the articles listed in your letter.

After mature consideration we are of the opinion that the following articles are not house fixtures:

Sawdust Burner for making domestic hot water

Gas Fireplace in living room

We do not consider the sawdust burner as a house fixture any more than we would consider a gas hot water heater as part of the house, or a hot water coil through a kitchen range. As far as the the gas fireplace is concerned, this obviously was adopted after the house construction was completed, as the flue is built to care for the fumes from gas, coal, or wood.

We cannot submit a list of the furniture for the buyer's perusal, but if Mrs. Yuen cares to submit an offer for any of the chattels, we are prepared to submit such offer to the owner for consideration.

Yours truly,

Geo. B. Spain,
Protection Department

GBS:JS

March 20/44

FILE NO. 9326
CATALOGUE NO. 271

MEMORANDUM...

In Hulson

Re: Sale of property. *274*... *Trinity*... *Street*.....

Sale of the above property has been completed and relevant papers have been removed to a special real property file now sent to you with the master file. You will wish to review this for the proper continuation of your administration of the assets disclosed. This file is now restored to general circulation.

Ed

Wm

SWANSON & WILKINSON
BARRISTERS & SOLICITORS

JOHN D. SWANSON
E. D. H. WILKINSON (ON ACTIVE SERVICE)

YORKSHIRE BUILDING
AUS

VANCOUVER, B. C.

March 31, 1944.

Your File #9326.

Custodian of Alien Enemy Property,
506 Royal Bank Building,
VANCOUVER, B. C.

Attention Mr. Milson.

Dear Sir:

Re: 2704 Trinity Street, Mrs. Chiyo
Sugiyama.

On behalf of the above-named Japanese,
I request that she be paid the sum of \$5337.23
being the amount of monies on hand in your office
to the credit of Mrs. Sugiyama, including the
proceeds on the sale of 2704 Trinity Street.

Would you kindly forward cheque to me
so that I can despatch it on to her at Kamloops,
B. C.

Yours truly,

JDS/D

SWANSON & WILKINSON

BARRISTERS & SOLICITORS

JOHN D. SWANSON

E. D. H. WILKINSON (NON-ACTIVE SERVICE)

EVACUATION SECTION

Rec'd APR 3 1944
PACIFIC 7177

File No. 9326

YORKSHIRE BUILDING

VANCOUVER, B. C.

March 31, 1944.

Your file #9326

Custodian of Alien Enemy Property,
506 Royal Bank Building,
VANCOUVER, B. C.

Attention Mr. Milson.

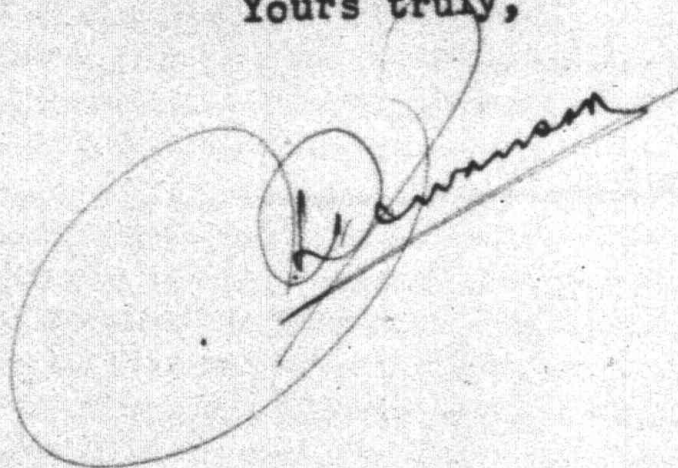
Dear Sir:

Re: 2704 Trinity Street.

This letter is to confirm that during Mr. Sugiyama's recent visit to Vancouver he completed arrangements to remove all furniture and personal belongings of himself and Mrs. Sugiyama from the above-described premises. These goods are being shipped through the Crone Storage Ltd. to Kamloops where Mr. and Mrs. Sugiyama and family are residing. According to my information they have no other personal effects in the protected area.

Yours truly,

JDS/D



9220/9326

April 12th, 1946.

Mr. Iwakichi SUGIYAMA,
Reg. No. 05162,
c/o Kamloops Bakery,
North Kamloops, B.C.

Dear Sir:-

Please refer to your letter of the 16th of March last.

Re: T. NAKA \$150.00

This claim of yours against NAKA has been referred to our
Internes Department for attention, and you will be advised when we have
any results to report.

Re:- Radio receipt

We have received the R.C.M.P. radio receipt from Mr. HOGG,
Barrister, and forwarded to him our cheque for \$49.20 to your order on
the 27th ultimo.

Re:- Electric Range

The range to which you refer was sold, and as it was located
at 2704 Trinity Street at the time, the proceeds were credited to the
account of your wife Chiyo SUGIYAMA, File 9326.

Yours truly,

BRD/DD.

B.R. Dusenbury,
Administration Department.

9326

February 17th, 1947

Mrs. Chiyo SUGIYAMA,
Reg. No. 05161,
Donald, B.C.

Dear Madam:-


In making a further brief review of your file and account, it is noted that we have to your credit the sum of \$31.97 and are enclosing herewith a statement of your account as shown by our books, showing that amount. With this General Statement, is a statement of sale of your Trinity Street property which amount is included in the General statement.

We are enclosing to you our cheque for that amount in favour of yourself and husband as the last item is in respect to Chattels in which you and he may have been interested.

The difference between \$35.97 in the statement and \$31.97 the amount of the cheque is due to the advertising charge of \$4.00 appearing in the sales statement.

We shall be obliged for your acknowledgment in due course.

Yours truly,


B.R. Dusenbury,
Office of the Custodian.

BRD/DD.
Encs. 3.

File No. 9326
Reg. No. 07161

CHRYO SUCITAMA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 September 16	Water rates Repairs to refrigerator Rents collected Agent's commission	\$ 8.20 20.60 1.20	 40.00	
1943 January 27	Land Registry Office-- Certificate of Encumbrance	1.00		
April 13	Water rates	8.20		
May 10	Cartage & Freight	40.35		
August 4	Water rates	8.20		
December 14	Rents collected Agent's commission	 4.50	 150.00	
1944 January 15	Balance rents to date, net		14.10	
April 5	Credit re Sale of Property		5,221.38	
October 21	Cheque to you Proceeds Auction Sale	5,337.23 35.97		
		<u>\$5,429.48</u>	<u>\$5,461.45</u>	
1947 February 17-	Cheque for Balance			
		<u>31.97</u>	<u>5,461.45</u>	
1948 January 12 -	Balance - - - - -	<u>-</u>	<u>-</u>	
				<u>NIL</u>
				<u>CR \$ 31.97</u>

C 221 as January 9, 1948

LOEWEN & HARVEY LIMITED

751 Dunsmair Street,
Vancouver, B.C.

1st October, 1943.

The Department of The Secretary of State,
(Japanese Evacuation Section)
506 Royal Bank Bldg.,
Granville & Hastings Streets,
Vancouver, B.C.

Dear Sir:-

Re:- Catalogue "B"-271, 2704 Trinity St.
Lot 302. Except the S.S. ft. T.H.S.L.

The property is on the South East corner of Trinity
and Slocan Streets and is 66 x 124 feet to a 16 ft. lane and is level
with the street and lane.

On this a modern eight(8) room one and one half(1 & 1/2)
storey house built in 1931, of frame and stucco with shingle roof. Front
hall and living room (20 x 18), dining-room (13 x 18), have hard-
wood floors and the trim is of walnut. The kitchen is modern with tiled
sink and drainboard and there is a nook(8 x 8). The bathroom is fully
modern with tiled floor, Pembroke Bath and shower. There are two bed-
rooms on the lower floor, and an enclosed stairway leads to the second
floor where there are three large bedrooms all with entrance from a good
sized hall.

The basement has cement floor and foundation and is lined.
There is a Hot Air Furnace in good condition and eighty(80) gallon water-
tank connected with furnace, and toilet in the basement. At the back of
the house and attached is a small greenhouse(15 x 10) which is heated from
the furnace. There is a double garage with cement floor built to match the
house.

The property is attractively fenced and the grounds are in
good condition. The house might be criticised as being too good for the
district in which it has been built, but in my opinion a fair valuation is
\$5300.00.

Yours faithfully,

Loewen and Harvey, Limited.

(signed) A. Rout Harvey

Director.

ARR/P.

STATEMENT RE SALE OF:

Name: SUGIYAMA, Chiyo

Catalogue No: 271

File No: 9326

Street Address: 2704 Trinity St. Van. B.C. Reg. #01161

Legal Description: 302 Bx. 6 S. 1/4 E.T.

Jan 15/44

Date of Sale and Adjustments

Sale Price \$ 5500.00

Real Estate Agents Commission \$275.00

Charge for Valuation 10.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 3.50

Encumbrances:

~~Unpaid Vendor~~~~Mortgage~~~~Arrears of Taxes~~~~Other Charges~~

Adjustments:

Fire Insurance 20.78

Taxes 6.23

Water .67

279.40\$ 5520.78

Net Proceeds credited to your account

5241.38

November 2nd, 1945.

Date:.....

Mr. George Peters

Compiled by:.....

File 9326

Name Chiyo SUGIYAMA

CERTIFICATE OF VESTING REGISTERED

Under date of August 21st, 1942.

the Registrar of the Land Registry Office for the
District of New Westminster advised that Certificate
of Vesting, Police Registration No. 05161 has
been filed as No. 34677.

Original of Registrar's letter is on File

-146.

August 6, 1948.

Messrs. Tiffin, Wimmer, Russell, Du Moulin,
Brown, Hogg & Wilkinson,
Barristers and Solicitors,
850 Hastings Street West,
Vancouver, B. C.

Dear Sirs:

Re: Claim of Mrs. Chiyo SUGIYAMA,
Registration No. 05161.

For your information we attach hereto a file
containing copies of all correspondence and documents on the
Custodian's files relative to the claim which you filed with the
Japanese Property Claims Commission on behalf of Mrs. Chiyo Sugiyama.

If you think there are any other documents or
correspondence in the Custodian's possession which you desire to see,
please advise and we will endeavour to locate them for you.

Yours very truly,

B. Good,
Comptroller.

/s/
Enc.

Chive suetania

Date	Particulars	Debit	Credit	Balance
1962 September 16	Water rates Repairs to refrigerator Rents collected Agent's commission	\$ 8.20 20.60 1.20	 40.00	
1963 January 27	Land Registry Office - Certificate of Encumbrance	1.00		
April 13	Water rates	8.20		
May 10	Cartage & Freight	40.35		
August 4	Water rates	8.20		
December 14	Rents collected Agent's commission		150.00 4.50	
1964 January 15	Balance rents today, net		14.10	
	Credit re Sale of Property		5,221.38	
April 5	Cheque to you	5,337.23		
October 21	Proceeds Auction Sale		35.97	
			85,429.48	
			85,461.45	
1967 February 17-	Cheque for Balance	31.97		
1968 January 12 -	Balance -	5,461.45		
			5,461.45	
				Nil.
				CR \$ 31.97

January 11, 1951.

McGraw, Russell & Duffin,
Barristers and Solicitors,
10th Floor Credit Funder Bldg.,
850 West Hastings St.,
Vancouver, B.C.

Attention: Mr. R.A. Williamson

Dear Sirs:

Re: Canadian Saltery Company and
J. Kasha Company Limited

We thank you for your letter of January 8th and your attention to cleaning up this old matter is appreciated.

We are enclosing copies of our form of Release previously sent to you which require the signatures of Mrs. Chiyo Sugiyama, Mr. Senichi Fukuyama and Mr. Isakichi Sugiyama, before we can pay the amount of the award shown in each Release.

It was Mr. Hogg's idea that you might be able to recover any amounts rightly due to you from these persons and that you would secure from them an order for us to pay you. For your information, we enclose a sample of a Letter of authorisation which is in use for payment of fees to what is called the Co-Operative Committee on Japanese Canadians, and it was this Committee that presented the majority of Japanese claims before the Commissioner. We suggest that you might use a somewhat similar letter of authorisation so that we have proper authority from your clients to pay whatever amount is due to you.

As we are nearing completion of payment of claims, will you kindly forward these Releases to the Japanese for their signature without delay.

Yours very truly,

F. G. Shears,
Director.

FOS/CH
Encls.

*see Case 1373 for
complete correspondence
re this*

9217
9326
14168

CASES NOS: 1393, 1394, 1395.

JAPANESE PROPERTY CLAIMS COMMISSION.

Vancouver, B. C.,

June 1st, 1949.

IN THE MATTER OF THE CLAIMS OF

SEIKICHI FUKUYAMA,
MRS. CHITO SUGIYAMA, and
YUAKICHI SUGIYAMA.

PROCEEDINGS AT HEARING.

P. G. Sheara, Esq.

IN THE MATTER OF THE "INQUIRIES ACT"
PART I. REVISED STATUTES OF CANADA 1927, CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

10

Vancouver, B. C.,
June 1st, 1949.

IN THE MATTER OF THE CLAIMS OF
SEKKICHI FUKUYAMA,
MRS. CHIYO SUGIYAMA, and
IRAKICHI SUGIYAMA.

APPEARANCES:

	D.T.B. BRAIDWOOD, Esq.,	appearing for the Dominion Government.
20	MISS J.N. McARTHUR,	appearing for the Claimants.

A. W. WATSON, Esq.,	Secretary.
MRS. E. BLYON,	Official Reporter.

MR. BRAIDWOOD: My lord, we have on the list for today
the three claims filed by Mr. Hogg, and Miss
McArthur appears on behalf of Mr. Hogg. During
your Lordship's absence in Ottawa, I discussed
30 this matter with Mr. Hogg, and the only assets

10

concerned in the three cases are Vancouver city property, and I discussed with Mr. Hogg what arrangements had been made for the hearing, and Mr. Hogg was content that these cases should go along the lines of the other cases we have been hearing and discussing; and to that end Mr. Hogg asked if it would be necessary to bring his witnesses down from up country, considering the expense and the amount involved, and my answer was it would not be necessary providing that Mr. Hogg brought the claims formally before your Lordship and they were proven in the same form by some declaration under oath.

THE COMMISSIONER: Would it be satisfactory to you to have affidavits filed in the case of each of these claims, proving the forms, which I understand will be filed so that they can be identified?

20

MR. BRAIDWOOD: Miss MacArthur informs me the forms have already been filed under a statutory declaration and there will be no change.

THE COMMISSIONER: All right. I will accept the forms as filed as proof of the claims presented in each of them.

MR. BRAIDWOOD: Well, Miss MacArthur can file those and as far as the Crown is concerned, we are quite content.

30

THE COMMISSIONER: That is quite a happy solution. Then Mr. Secretary, in each of these claims -- the first one is Fukuyama, and the Christian name is Senkichi, and the second one is

Sugiyama and Mrs. Chijo Sugiyama -- and there is the third also Iwakichi Sugiyama. You will mark, Mr. Secretary, as Exhibits the claimforms in each one of them and incorporate them in the file, and we will proceed to deal with each of these claims on the same footing as has been applied to the Vancouver city property claims.

MR. BRAIDWOOD: Yes.

10 THE SECRETARY: Will you give the claims the numbers following the last numbers?

THE COMMISSIONER: Yes.

THE SECRETARY: The Sugiyama one will be 1393.

THE COMMISSIONER: That is all right; just file them and the same will apply to the other two -- 1394 and 1395.

20 THE SECRETARY: Anything further, Mr. Braidwood?

MR. BRAIDWOOD: No, my lord. Tomorrow morning we go ahead with Mr. Thomson's claims. He tells me he is going ahead with the Union Trading Company Limited, and Mr. Johnson will also be present on his claim, I understand.

THE COMMISSIONER: Well if you will just give me a little time in my chambers, we can go on and dispose of the other matters that we have not disposed of this morning.

Now about Mr. Hogg's corporate claims, or have they been withdrawn?

30 MR. BRAIDWOOD: Mr. Hogg instructs me that they are already withdrawn.

4
THE COMMISSIONER: Mr. Hogg has already appeared at
the last hearing and said they were withdrawn.

(Concluded)

I hereby certify the foregoing to
be a true and accurate report of
the said proceedings.

E. Blythe
Deputy Official Stenographer

10

20

30

Name of Claimant

SUDHYAMA, Chiyo (Mrs.)

Case

1994

Custodian File

9586

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
2500.00	275.00 12.50									287.50 ✓
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price			
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										287.50 ✓

February 2, 1951.

Messrs. Russell & Dufoulin,
Barristers and Solicitors,
10th Floor Credit Pender Bldg.,
850 West Hastings St.,
Vancouver, B.C.

Dear Sirs:

Attention. Mr. D. A. Williamson

Re: Japanese Property Claims Commission
Cases 1394 & 1395 - Chiyo SUGIYAMA
and Iwakichi SUGIYAMA

We acknowledge with thanks receipt of completed Release
forms covering awards in the above cases.

We also acknowledge receipt of letters from Mr. and Mrs.
SUGIYAMA authorizing the payment of these awards to be made to
yourselves in trust for the claimants.

We enclose herein -

Cheque covering Case 1394 - \$287.50
" " " 1395 - \$177.50

Will you kindly acknowledge receipt of these cheques.

Yours very truly,

F. G. Shears,
Director.

FGS/GH

*See acknowledgment
on Case 1395*