

10108

REAL ESTATE

BUREAU POWELL STREET
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE No. 10108

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: SHOJI Kojiro

HOME ADDRESS: 250 North Cassiar St., Vancouver B.C.

REGISTRATION NUMBER 03196 SEX: Male AGE: 52

OCCUPATION: Merchant doing business under name

of Vancouver Paper Box Co.

(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: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Ayako (Japanese)

ADDRESS OF WIFE OR HUSBAND: 250 North Cassiar St., Vancouver B.C.

NAMES OF ANY LIVING CHILDREN: Henry (M) Michiko (F)

ADDRESS OF CHILDREN: 250 Cassiar St., North. Vancouver B.C.

AGE OF CHILDREN: 19 3 years.

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

245 Union St. City of Vancouver B.C.
1. LOCATION AND DESCRIPTION: (1)-- Lots 18, 19, 20. in Block 20, Subdivision
of District Lot 196, Group 1, District of New Westminster B.C.

(2)-- Lot 593, Except the South 10 feet thereof, Hastings Townsite.
City of Vancouver B.C. (750 N. Cassiar)

2. BUILDINGS AND OTHER IMPROVEMENTS: 3 Brick Buildings, Paper Box Factory,
at 245 Union Street, Vancouver B.C.

(2)-- 6 room Semi-Bungalow, 1 Garage (Double), at 250 N. Cassiar St.,
City of Vancouver B.C.

3. INSURANCE (Give particulars; state where policies are) (1)-- Hudson Bay Co. \$6000.00.

Merchants Fire Insurance \$6400.00. Policies both in Bank of Montreal,

(2)-- North Western Mutual Fire Insurance \$5000.00. Bank of Montreal, Main and

4. TAXES (Amount and where payable) Hastings Sts., Vancouver B.C. Policy Numbers
(1) Taxes \$395.00. building. (2) Taxes \$116.00 on House unknown.

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

Clear Titles.

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

To be occupied tomorrow (28th May 1942) by Lydia Love and Belle Love.

Monthly rental of \$15.00. Full Particulars for Box Factory. on list
attached.

Agreements Attached

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Titles in Bank of Montreal
Main and Hastings Sts. Vanc'r.
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: See page 1, Section 2, Number 1.
2. LANDLORD'S NAME AND ADDRESS: none
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: none
4. STATE WHEREABOUTS OF LEASE: none
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) none
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: none

STATEMENT OF PERSONAL PROPERTY OWNED:

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

List of personal Effects as per list attached.

located at 250 N. Cassian Ave Vancouver,
being left in care of tenant.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

none

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

4. INSURANCE CARRIED ON ABOVE PROPERTY: North West Fire Insurance
\$5000.00. Includes house and Furniture.
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)
\$7500.00 In Victory Bonds. \$350.00 In War Savings Certificates.
Bank of Montreal Main and Hastings Sts., Vancouver B.C.
8. BANK ACCOUNTS: Bank of Montreal, Main and Hastings Sts., Vanc'r B.C.
Account 2777. \$1812.70.
9. LIFE INSURANCE: none
10. INTEREST IN ANY ESTATES OR TRUSTS. none
11. SAFETY DEPOSIT BOX: Bank of Montreal, Box #280.

LIABILITIES:

1. PERSONAL DEBTS: none
2. TRADE DEBTS: none

*Note. Vancouver Paper Box Co. in liquidation in
 hands of Mr. Gyles, of Price Waterhouse & Co.*

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 27th day of May 1942.

(Signature)

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

10108
Nov. 30/42

DATE

Our File No. 10108

Full Name SHOJI, Kojiro
(Surname in Block Letters)

Registration No. 03196

☒ Male - Female
(Check)

Age April 22/1889

Former Address 250 North Cassiar St., City.

Date Evacuated 28/5/42

☒ Naturalized - Canadian-Born - National
(Check)

Present Address Minto City, B.C.

☒ Married - Single
(Check)

nee
Name of Wife (WATANAKA) Ayako #03177

Name of Husband

nee
Name of Mother (IWAMOTO) Fusa

Name of Father (SHOJI) Tokumatsu

Names of Children under 16 Kaymichiko- Aug. 9/1939

Requested by E. Burraston

Registered with Custodian
(Yes or No)

Additional Information Merchant owns property - 5 lots in City of Vancouver,

President of Vancouver Paper Box Co.

C O P Y as Dec. 22, 1947

29 - 2
DATE 13 Jan. 1948
FILED BY R. J. McMaster

JOHNSON, Reeve and Watson

Bank of Nova Scotia Bldg.,
602 West Hastings Street,
Vancouver, B.C.

19th, July, 1943.

The Custodian's Office,
Vancouver, B.C.

File No. 10108

Dear Sir:-

Catalogue No. 36
Lot 593 ex S. 10 ft. Hastings Townsite
250 North Cassiar Street

We have inspected this property and beg to report as follows:-

Location - Fairly good outlying residential district for small house, rather spoiled as to outlook by proximity of grain elevators.
Land - 66' x 122' very well laid out in garden with lawns, shrubs, trees, rockeries and fishpond, concrete walks and fencing. North east corner of Eton Street.

Zoning Local commercial use.

Building 1½ storey frame house 26' x 36' with 1 storey additions 6' x 26' and 6' x 18'. Foundation of concrete walls full height. Walls and roof shingled, 1st floor, 3 rooms and sunroom, Entrance and inner halls 2 bathrooms, Attic 2 rooms and large hall. Basement concrete floor, air conditioned furnace with oil burner, laundry tubs and plastered room.

Finish Oak floors to halls and 2 rooms. Fireplace with electric heater. French doors. Book cases, Venetian blinds. Tiled sink. One bathroom fully tiled with dado and sunken bath.

Condition Very good throughout. Age of building about 15 years.

Garage 16' x 20' Concrete wall, plank floor, shingled walls. Duroid roof, sliding doors, electric wiring.

Rent - \$15. per month on lease.

City

Assessment \$3,635 (Land \$735 Building \$2,900)

Taxes \$121.37

Appraisal The house is much too expensive for the locality especially in view of the commercial zoning. The rent is only nominal and we understand there is a lease until 1944. We are of the opinion that the market value of the property is \$5,500.

Yours faithfully,
JOHNSON, REEVE & WATSON
per:
(signed) D.W. Reeve

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

March 27, 1948

R. J. McMaster

Re: Property 4(b)

Lots: Eighteen (18) Nineteen (19) and Twenty (20)
Block: Twenty (20)
District Lot: One Hundred and ninety-six (196)
Group: One (1) New Westminster District. Plan 184.

I purchased the above property in 1934 for the sum of \$18,000.00 plus interest with monthly payments of \$200.00 per month. I paid to end of February 1942 and paid the whole balance March 20, 1942.

In March 1942, I had to change heating plants from automatic oil burner to automatic coal stoker on account of government regulation, cost \$500.00.

Custodian disposed of above property for \$9850.49, net *gross 10500*
into my credit.

Re: Residence

| | |
|---|------------------|
| I purchased on September 4, 1940, sum of | \$3000.00 |
| Extension of View Room 6x30' and bathroom | 1200.00 |
| with tile bath, floor and walls | 900.00 |
| New oil burner complete (automatic) | 400.00 |
| New double garage | |
| Bush to Garden (lawn, rockery, fishponds | 3000.00 |
| and hundred of plants, etc.) | <u>\$7500.00</u> |

Custodian disposed of above property for \$3750.20, net *gross 4000*
into my credit.

The above figure is under estimate of what it really cost.

Re: 5 (e) Itemized description of personal property which is the subject of the claim.

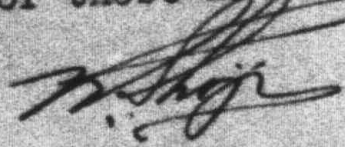
Electric Range: I purchased the middle of 1940 for \$395.00 and only used it for a short time, so I figures deduction of \$95.00 and estimated it for \$300.00

Buick Deluxe: At time I turned in, had four new tires, radio, heater, fog lights, even blankets on front seat, sold for \$492.21.

Carpet Runner, 30 yds: I purchased from Hudson's Bay Co., at \$5.40 per yd, cost \$162.00. Since it was only used a short time I estimated 2/3 of cost \$112.00.

Electric Range and Runner were sold to party whom purchased the property without my consent. *(See at appraisal to value)*

Custodian disposed of all my other furnitures, etc., but those articles were sold by action at my residence, June 13, 1944, so I do not claim for those articles.



10108

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA
October 26, 1943.

Catalogue #36.

250 N. Cassiar -- 593 Ex. S. 10', Hastings Townsite.

This is a very modern 8-roomed semi-bungalow with four good large rooms and 2 sunrooms on main floor with 2 bedrooms on second. Has oil burning air condition heating plant. All very modern and excellent condition. Fish pools and extra good shrubbery. Too good for the location as it is directly opposite a gas station and only one block from the Alberta Pool Elevator on the main road to the 2nd Narrows Bridge.

Value \$3800.

PEMBERTON REALTY CORPORATION LIMITED.

W. G. Moore

W. G. Moore.

WGM-JM

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA
April 15th, 1944.

"One Day Nearer Victory"

Catalogue #279.

245 Union Street, 18, 19, 20/20/196.

Lots 25 by 122 each.

On lot 19 is a brick building with cement floor basement, about 25 by 75, hot water heating plant, all in good condition.

Lots 18 and 20 have a cement block building, full size of the lots, with wooden floor and no basement.

Value for Sale \$10,500.00

PEMBERTON REALTY CORPORATION LIMITED.

W. G. Moore

W. G. Moore.

WGM-JM

REAL ESTATE • RENTALS



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STOCK EXCHANGE
BUILDING

TELEPHONES:
RADIO 3241-3242-3243

**KER & KER
LIMITED**

475 HOWE STREET
VANCOUVER, B. C.

March 28th 1944.

EVACUATION SECTION

Rec'd MAR 29 1944

File No.

Referred

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.

Attention Mr. F.G. Shears

Dear Sirs:-

Re: 250 N. Cassiar Street - Catalogue #36
Your file #10108

Enclosed herewith you will please find Tender on the above property from Mr. Hector Morrison. Mr. Morrison, you will note, is tendering \$4000 for the property and encloses his Certified Cheque for 10% of this amount, namely, \$400.00.

As discussed with your Mr. F.G. Shears we would appreciate receiving confirmation of the acceptance of this offer early Wednesday afternoon, so that the Purchaser, Mr. Morrison, will be placed in a position to give the tenant Notice to Vacate, on or before April 1st 1944.

It is understood that the usual items which go with a property when same is sold, will accompany the above dwelling, such as blinds, electric fixtures, linoleum and any heating apparatus which is at the present time attached to the furnace and also the furnace, will become the property of the purchaser.

It is also 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 or any immediate due date of rent.

We are agents for this property.

Trusting that your Department will give this offer their favorable consideration, we remain,

Yours very truly,

KER & KER LTD.

Per.

Alan N. Ker

ANK.DR
Encl.

10108

30th March, 1944.

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

Dear Sirs:

Re: Catalogue No. 36
250 N. Cassiar St.

Your letter of the 28th instant written on behalf of Mr. Hector Morrison, enclosing cheque for \$400.00 and offer to purchase the above property for the sum of \$4,000.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely \$3,600.00.

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

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

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

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. G. Shears,
Director.

FHE

REAL ESTATE • RENTALS



LOANS

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ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

Jan. 18th 1945.

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.

| | |
|----------|--------------------|
| Rec'd | JAN 19 1945 |
| File No. | 10108 |
| Ans. | <i>[Signature]</i> |
| Referred | |

Attention Mr. F.G. Shears
Mr. G.D. Wilson

Dear Sirs:-

Re: Catalogue #279 - 245 Union Street
Lots 18, 19 & 20, Block 20, D.L. 196

We herewith submit a firm offer to purchase the above property at a price of \$9,500.00 cash for a clear title to same, on behalf of Mr. Louis N. Horowitz, and enclose herewith our cheque in the amount of \$200.00 as a deposit and in support of the offer.

It is understood and agreed that the date of adjustments covering taxes, water, insurance, rent, etc. will be as at March 1st 1945. It is also understood that the balance of the purchase price will be paid to your Department on or before that date.

Mr. Horowitz is aware that the property is leased until April 1st 1946 to Vancouver Paper Box Company at a rental of \$150.00 per month and that this firm is the Agent in the collection of the said rental. It is understood that he is purchasing this property subject to existing tenancy.

It is our understanding that your Department set a higher sale price on the property than the above offer but in view of the location of the property we would recommend the acceptance of the above by your Department.

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

Yours very truly,

KER & KER LTD.

Per,

[Signature: Alan N. Ker]

ANK. DR
Encl.

REAL ESTATE • RENTALS

LOANS • INSURANCE



KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

MEMBERS
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EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

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

Jan. 26th 1945

JAN 27 1945

File No. 10108

By

Mr. Shears

Attention Mr. P. D. Shears

Mr. G. D. Milson

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

Dear Sirs:-

Re: Catalogue #279 - 245 Union Street
Lots 18, 19 & 20, Block 20, D.L. 196

Further to our letter to you of January 18th 1945 in connection with the above property, it is our understanding that our client Mr. Louis N. Horowitz has been in direct touch with your Department. We believe he discussed the above property with Mr. G. D. Milson who advised him that his offer of \$9,500.00 could not be considered.

In view of this fact, it is also our understanding that Mr. Horowitz informed Mr. Milson that he was prepared to pay \$10,000.00 cash for the property on the same terms and conditions as stated in our letter to you.

In addition to the above Mr. Horowitz has telephoned our office and verbally authorized us to increase his offer to the figure mentioned, namely, \$10,000 on the same terms and conditions as mentioned in our letter.

Trusting that this will be satisfactory to your Department and once again commending the above matter to your immediate attention as Mr. Horowitz requests an early decision, we remain,

Yours very truly,

KER & KER LTD.

Per

Alan N. Ker

ANK.DR

ESTATE • RENTALS

LOANS • INSURANCE



KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

Feb. 6th 1945.

| | |
|----------|------------|
| RECEIVED | FEB 5 1945 |
| FILE NO. | 10108 |
| DATE | |
| INITIALS | |

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

MEMBERS
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AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

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

Attention: Mr. F.G. Shears
Mr. G.D. Wilson

Dear Sirs:-

Re: Catalogue #279 - 245 Union Street
Lots 18, 19 & 20/20/196 - File #10108

We have been authorized by Mr. K.F.R. Mair, Managing Director of the Vancouver Paper Box Co. (1942) Ltd., the tenants in the above property, to submit the following proposal to purchase this property on their behalf, on the terms and conditions mentioned herein.

We enclose herewith our cheque in the sum of \$500.00 made payable to the Office of the Custodian as evidence of good faith and deposit on same.

NOTE

Purchase Price: \$10,500.00 cash, for Clear Title to the above property, of which amount the deposit shall form a part.
Date of Adjustments: April 1st 1945.
Balance of the Purchase price to be paid over and the sale completed on or before April 1st 1945.

Possession: The Vancouver Paper Box Co. (1942) Ltd. are the tenants in the above property.

Purchase Price is to include:- Iron Fireman Stoker; furnace and all heating apparatus on the premises; blinds; electric fixtures; linoleum throughout the building; and any and all electric switches and wiring which have not been installed by the tenant but which were previously on the premises.

You will please note that the Vancouver Paper Box Co. (1942) Ltd. are paying your Department's full list price for the property. Mr. Mair, Managing Director, points out that it is necessary to request the sixty day period of time for the completion of the transaction, due to the fact that it will be necessary to hold Directors Meetings to formally ratify the purchase of the property and arrange for the necessary funds to be paid over by the Company to your Department.

In view of the fact that the Vancouver Paper Box Co. (1942) Ltd.

PROPERTY OFFICE

Office of the Custodian,

-2-

Feb. 6th 1945.

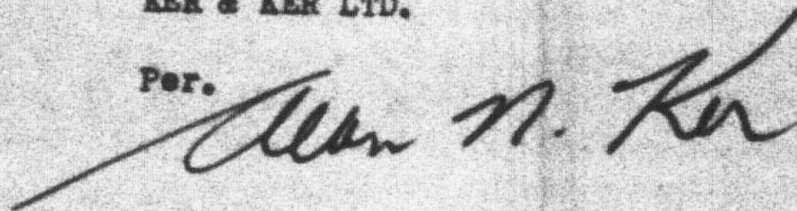
are the tenants in this property, and have been very good tenants during the past years, we trust that their application to purchase this property will receive your favorable consideration.

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

Yours very truly,

KER & KER LTD.

Per.

A handwritten signature in dark ink, appearing to read "Allan N. Ker". The signature is written in a cursive style with a long horizontal stroke extending to the left.

ANK.DR
Encl.

10103

February 9th, 1945.

Messrs. Kay & Kay Ltd.,
175 Howe Street,
Vancouver, B.C.

Dear Sirs:-

Re:- Catalogue No. 279
745 Union Street, Vancouver,
Lots 18, 19 & 20/D.L. 196,
On 1. NW 1/4. Plan 124

Your letter of February 6th enclosing che us
for \$500.00 and offer to purchase the above property for the sum
of \$10,500.00, has been received and considered.

This is to advise you that we are prepared to
recommend the acceptance of this offer.

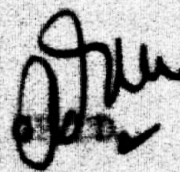
We note your undertaking that the balance of
the purchase price namely \$10,000.00 will be paid in full on receipt
of signed deed on or before April 1st, 1945.

We will register this property in the name of
the Vancouver Paper Box Co. (1942) Ltd., unless advised to the contrary.

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

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

Yours truly,



F.G. Shears,
Director.

TELEPHONE
MADE IN 1911-1162



10108

F. A. CLELAND
A JUSTICE OF THE PEACE
FINANCIAL & INSURANCE BROKER

REPRESENTING
SCOTTISH CANADIAN
ASSURANCE CORPORATION
THE BRITISH CANADIAN
INSURANCE CO
RENTAL AGENT
MONEY TO LOAN

ROOM 33
539 PENDER STREET, W.
VANCOUVER, B.C.

Jan. 25th. 1945.

Department of the Secretary of State,
Custodian's Office,
506 Royal Bank Bldg.
City.

Re Catalogue # 279.
245 Union Street, Lots 18, 19 & 20/20/196

Dear Sirs:-

This property is located on the North side of Union Street, the first Block East of Main Street in a very poor district, composed of frame and obsolete buildings.

On Lot 19, (which is the centre lot) there is a one storey brick building, 25' x 120' having a partial basement with an obsolete hot water heating plant, which heats part of the building only.

On either side of the main building is constructed a one storey brick building 25' x 120' which has been attached to the outer wall of each side of the main building, making a one storey brick building, with a total frontage of 75' x 120' to a lane.

The entire building is in only a fair state of repair, especially the roof, which contains several skylights, that appear to be leaking.

I understand this property is leased until April 1946, which in my opinion considerably reduces its value.

I consider the property worth between \$10,000 and \$11,000.

Yours very truly,

F. A. Cleland

FAC/C.
Encls.

C O P Y as Dec. 22, 1947

PENBERTON REALTY CORPORATION LIMITED

418 Howe Street,
Vancouver, Canada
"One Day Nearer Victory"

Catalogue #27.

245 Union Street. 18, 19 20/20/196

Lots 25 by 122 each.

On Lot 19 is a brick building with cement floor basement, about
25 by 75, hot water heating plant, all in good condition.

Lots 18 and 20 have a cement block building, full size of the
lots, with wooden floor and no basement.

Value for Sale.....\$10,500.00

PENBERTON REALTY CORPORATION LIMITED.
(signed) E.G. Moore

WOM-JH

File
10108

Kojiro SHOJI,
Reg. No. 03196

January 9, 1948

Re Appraisal of
Buick Deluxe Automobile

Valuation - \$600.00

Extract of information from valuation report
of many automobiles by The Consolidated Motor Company Limited of
March 26, 1942, the original of which is on file, shows Custodian
No. 21 - Buick Deluxe Automobile - valued at \$600.00. Report
signed by "The Consolidated Motor Company Ltd. per S.W. Cruise, Pres."

NOTE: C. 21 refers to automobile of Kojiro SHOJI



B.R. Dusenbury,
Office of the Custodian.

SUMMARYPERSONAL PROPERTY
re claim filed

Kojiro SHOJI claims for

\$642.29

His claim covers as follows:-

| | |
|------------------------------------|-----------------|
| 1936 Buick De Lux - | \$900.00 |
| Moffatt Electric Range | 300.00 |
| Wilton Top Grade Runner(30 yds) | 112.00 |
| | <u>1312.00</u> |
| Deduction by Claimant | <u>669.71</u> |
| | <u>\$642.29</u> |

1936 Buick De Lux - \$900.00

This car is identified on our records as Seizure #21-R.C.M.P. and was surrendered to them March 9, 1942. As indicated it was sold to Paul Vitkay as Sept 4, 1942 and the funds arising from the sale were credited to SHOJI in the net sum of \$497.79. Our advice of Jan. 12, 1943 was sent to SHOJI. He criticized the sale in his letter of Jan. 28, 1943. The appraisal of this car is given as \$600.00 and was sold for a gross amount of \$525.00 as memo June 24, 1943. Against his claim of \$900.00(Gross) for the car is the sale price of net of \$497.79 as credited his account, or a gross sale price of \$525.00.

Moffatt Electric Range and Wilton Runner- total \$412.00

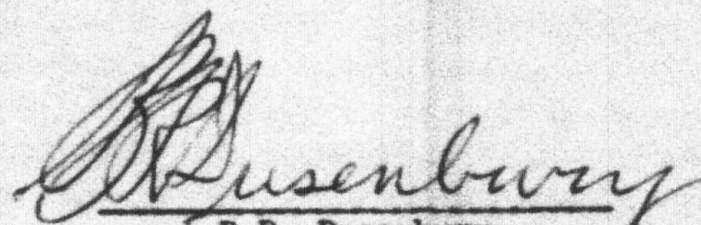
These were appraised as June 12, 1944 by W.G. Willard, Valuator for \$177.50.

With them was one Axminster Carpet which was appraised at \$40.00. SHOJI is not claiming for the carpet. These three items were sold for \$217.50 and the proceeds credited to the account of SHOJI.

Against his claim of \$412.00, gross, therefore, is the sale price (gross) of \$177.50 for the 2 items.

NOTE: -

Attached to his claim is the statement:- "Custodian disposed of all my other furnitures etc., but those articles were sold by auction at my residence, June 13, 1944 so I do not claim for those articles".


B.R. Dusenbury,
Office of the Custodian.

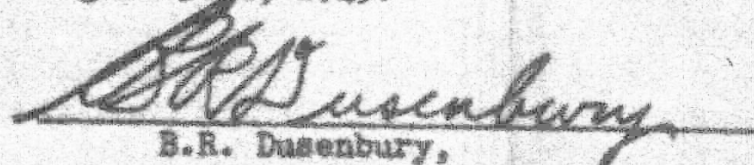
August 30th, 1945.

Kojiro SHOJI,
Reg. No. 03196

The Registration form revealed a long list of Household effects at 250 North Cassiar St. Vancouver, B.C., which were rented with the House thereon, by SHOJI, prior to Evacuation. His letter of May 18, 1942 indicated that he had made arrangements with Mrs. Lydia Love and Miss Belle Love, Tenants, whereby they would occupy and take care of this property "during my absence". Some of these articles of Furniture were forwarded direct to SHOJI by the Tenants, without our knowledge, as indicated by our letter to SHOJI of June 17, 1944. In this letter, we pointed out that we would not therefore be responsible for any shortages. A careful list was compiled by Miss Love and a representative of ours at this time, and "everything now disposed of" (Ltr. 17-6-44). The net amount of the June sale was \$941.13 which amount appears in the current account of SHOJI under date of July 5, 1944. Certain named articles were sold to Mr. Morrison, purchaser of the property at 250 North Cassiar St., for \$217.50, which amount less \$5.00 for appraisal was credited to SHOJI's account on June 14th, 1944. These articles were Electric Range, Hall and Stair runners, and Axminster rugs. Later a detailed statement and originals of accounts sales were forwarded to SHOJI (Ltr. 23-8-44 and Ltr. 11-9-44).

With the dispatch of these reports to SHOJI, the file does not show any evidence of dissatisfaction, except perhaps in the price obtained from Morrison for the articles sold to him. It was explained to him, SHOJI June 17, 1944, that they were sold at an appraised figure. This was obtained from W.G. Willard, Valuator, June 12, 1944 and the named articles were sold at exactly the appraised figure. The file indicates that on June 15th, 1944, 3 Cartons were received at 992 Powell St. for account of SHOJI and that one of them was shipped, leaving 2 Cartons on hand. A check-up was made by our representative as at August 30, 1945 and the report is on file that the 2 Cartons were still in the warehouse.

The above Summary is certified to be
in accordance with the information on file,
August 30th, 1945.


B.R. Dusenbury,
Administration Department.

4

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

PHONE PACIFIC 5121

PLEASE REFER TO

FILE NO. 10108

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

January 12, 1943.

Mr. Kojiro SHOJI,
Registration No. 03196,
MIYATO CITY, B.C.

Dear Sir:

Our No. 0 21

Re: Motor Vehicles

Your Car

which was surrendered to the Authorities, has been
sold for \$ 525.00

Charges against your car were as follows:

| | |
|-------------------------|-----------------|
| Liens | \$ |
| Administrative Expenses | \$ <u>27.21</u> |

The Balance thereafter remaining of \$ 497.79
has been placed to your credit in our trust account.

Yours truly,

Specified Articles Department.

RPA:MA
EL

original
sent to shop
on 8 2nd 4
Haw

NAME SHOJI, Kajiro

REGISTRATION NO. 92196

FILE NO. 10398

The following chattels were sold by public
auction at 250 Cassiar St., Vancouver, B.C. on June 11, 1944.

| | |
|----------------------|-----------|
| Wardrobe | \$ 6.50 |
| Can and pail | 0.40 |
| Bird cage | 1.20 |
| ✓ 6 Flower pots | 2.25 |
| Tea kettle | 1.30 |
| Tea kettle | 0.85 |
| 2 Baskets | 0.35 |
| ✓ Garden can | 1.40 |
| Garden bowl | 0.50 |
| ✓ Lawn mower | 13.00 |
| ✓ Lawn mower | 18.00 |
| ✓ 2 Garden rakes | 1.30 |
| Shovel | 0.20 |
| Flower pots | 0.25 |
| ✓ Garden edger | 2.00 |
| ✓ Step ladder | 3.75 |
| ✓ Sprinkler | 1.75 |
| ✓ Garden hose | 10.00 |
| Pick | 0.25 |
| Bird cage | 3.50 |
| Clothes dryer | 0.75 |
| Clothes dryer | 0.75 |
| ✓ Desk | 3.00 |
| ✓ Wardrobe | 6.50 |
| ✓ Old carpet | 0.50 |
| ✓ Cupboard | 9.00 |
| ✓ Oak chair | 1.10 |
| ✓ 12 Bentwood chairs | 33.60 |
| Total | \$ 123.95 |

Carried Forward

~~Wardrobe~~

~~Wardrobe~~

~~Wardrobe~~

~~Wardrobe~~

~~Wardrobe~~

NAME SWIFT, KajiroREGISTRATION NO. 03196FILE NO. 10208

The following chattels were sold by public
 auction at 240 Cassiar St., Vancouver, B.C. on June 13, 1944.

| | | |
|-----------------------------------|-----------------|-----------|
| | Brought Forward | \$ 123.95 |
| ✓ Buffet | | 7.50 |
| ✓ Long Table | | 4.00 |
| ✓ Long Table | | 4.00 |
| ✓ Long table (broken) | | 2.50 |
| ✓ Bed-shesterfield | | 42.00 |
| ✓ Screen | | 7.00 |
| ✓ Jardiniere stand | | 1.60 |
| ✓ Tea-wagon | | 27.50 |
| ✓ Carpet runner | | 31.00 |
| ✓ End table | | 2.25 |
| ✓ Table lamp | | 2.55 |
| ✓ Lazy boy chair and stool | | 43.00 |
| ✓ Low table | | 9.25 |
| ✓ Electric fireplace | | 25.00 |
| ✓ Trilite lamp | | 22.50 |
| ✓ Hooker stand | | 3.50 |
| ✓ Jardiniere stand | | 2.25 |
| ✓ 3 Piece shesterfield suite | | 150.00 |
| ✓ Trilite lamp | | 21.00 |
| ✓ Cushion | | 0.50 |
| ✓ Cushion | | 0.25 |
| ✓ Cushion | | 0.45 |
| ✓ Waisen & Hiesch piano and bench | | 235.00 |
| ✓ Highboy dresser | | 14.00 |
| ✓ Dresser and highboy | | 31.00 |
| ✓ Table | | 5.00 |
| ✓ Walnut bed | | 17.00 |
| Total | Carried Forward | \$ 835.55 |

~~Exempt from taxation~~

\$

~~Exempt from taxation~~

\$

~~Exempt from taxation~~~~Exempt from taxation~~~~Exempt from taxation~~

NAME SMITH, KajiroREGISTRATION NO. 03196FILE NO. 10108

The following chattels were sold by public
 auction at 250 Cassiar St., Vancouver, B.C. on June 13, 1944.

| | Brought Forward | |
|-----------------------------|-----------------|----------|
| ✓ Rug (9 x 12) | | \$835.55 |
| ✓ Desk and chair | | 10.00 |
| ✓ Bookcase | | 17.50 |
| ✓ Chesterfield table | | 16.00 |
| ✓ Bookcase | | 10.00 |
| ✓ Linminster rug (9 x 10-6) | | 11.50 |
| ✓ Dresser | | 42.00 |
| ✓ Chair | | 11.00 |
| ✓ 2 Twin beds, complete | | 1.50 |
| ✓ Rug (6-9x6) | | 90.00 |
| ✓ Oak Table | | 21.00 |
| | | 3.00 |

Total

\$ 1068.55

 Less Expenses: (Auctioneer's Fee: \$106.86
 (Advertising: 20.56)

\$ 127.42

Net Proceeds Credited:

\$ 941.13

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 22-250 Cassiar St.

Remarks

August 30th, 1945.

CHATELS

Kojiro SHOJI,
Reg. No. 03196

The Registration form revealed a long list of Household effects at 250 North Cassiar St. Vancouver, B.C., which were rented with the House thereon, by SHOJI, prior to Evacuation. His letter of May 18, 1942, indicated that he had made arrangements with Mrs. Lydia Love and Miss Belle Love, Tenants, whereby they would occupy and take care of this property "during my absence". Some of these articles of Furniture were forwarded direct to SHOJI by the Tenants, without our knowledge, as indicated by our letter to SHOJI of June 17, 1944. In this letter, we pointed out that we would not therefore be responsible for any shortages. A careful list was compiled by Miss Love and a representative of ours at this time, and "everything now disposed of" (Ltr. 17-6-44). The net amount of the June sale was \$941.19 which amount appears in the current account of SHOJI under date of July 5, 1944. Certain named articles were sold to Mr. Morrison, purchaser of the property at 250 North Cassiar St., for \$217.50, which amount less \$5.00 for appraisal was credited to SHOJI's account on June 14th, 1944. These articles were Electric Range, Hall and Stair runners, and Axminster rugs. Later a detailed statement and originals of accounts sales were forwarded to SHOJI (Ltr. 23-8-44 and Ltr. 11-9-44).

With the dispatch of these reports to SHOJI, the file does not show any evidence of dissatisfaction, except perhaps in the price obtained from Morrison for the articles sold to him. It was explained to him, SHOJI June 17, 1944, that they were sold at an appraised figure. This was obtained from W.G. Willard, Valuator, June 12, 1944 and the named articles were sold at exactly the appraised figure. The file indicates that on June 15th, 1944, 3 Cartons were received at 992 Powell St. for account of SHOJI and that one of them was shipped, leaving 2 Cartons on hand. A checkup was made by our representative as at August 30, 1945 and the report is on file that the 2 Cartons were still in the warehouse.

The above Summary is certified to be
in accordance with the information on file,
August 30th, 1945.

"B.R. Dusenbury"
Administration Department.

| 05195 | | SHOJI, Kojiro | | | | File No. | 10105 | |
|-------------------------------|--|---------------|-------|-----|------|------------|-------|---|
| Company | Policy No. | Amount | Month | Day | Year | Expiration | | Property |
| Union Bay Ins. Company | Transferred to new owner, Davis Box Co. 2/4/45 184202 | \$6,000. | April | 9 | 1945 | | | 245 Union St. Vancouver, B.C. |
| East Vancouver Office | Transferred to new owner, Davis Box Co. 2/4/45 171457 | \$6,420. | Nov. | 24 | 1945 | | | 245 Union St. |
| North West Fire Insurance Co. | Also transferred to new owner - Harrison 10/5/44 235154 | \$7,000. | Aug. | 16 | 1944 | | | 250 East side Cassiar St. Vancouver, B.C. |

August 27th, 1945.

SUMMARY

FIRE INSURANCE

Fire Insurance was maintained on Building at 245 Union Street, Vancouver, B.C. while required. At the date of sale of the property, the insurance was transferred to the Purchaser, April 2nd, 1945, and a return premium of \$18.65 was received for Credit of SHOJI.

Fire Insurance was maintained on House and Furniture at 250 North Cassiar St. Vancouver, B.C. while required. That on the House was transferred to the Purchasers as at May 10th, 1944, and a return premium of \$2.00 received for credit of SHOJI. That on the Furniture was not renewed at expiry date of the Policy, August 16, 1944, as Chattels belonging to SHOJI, had been removed from 250 North Cassiar Street.

The above Summary is certified to be in accordance with the information on file, August 27th, 1945.

"B.R. Dusenbury"
Administration Department.

| | | | | | | |
|--|--|--------------------------|--|--|--------------------------------|---|
| REG. NO. 03196 | | NAME SHOJI Kojiro | | | FILE NO. 10108 | |
| ASSURED The Secretary of State of Canada acting in his capacity as Custodian. | | | | | | |
| COMPANY North West Fire Insurance Company | | POLICY NO. 205354 | AMOUNT \$5,000.00 | PREMIUM \$29.50 | RATE .55¢ & .65¢ | TERM 3yrs. EXPIRATION Aug. 16/44 |
| PROPERTY INSURED \$3,000 on 1 1/2 story frame bldg., shingle roof, private dwelling. \$2,000. on household furniture, supplies and personal effects, etc., only while contained in above described building. | | | | LOCATION #250 on East side of Cassiar St., between Cambridge & Eton Streets, Vancouver, B. C. | | |
| LOSS PAYABLE <i>Alloc Transferred New Dominion Monies 10/5/44</i> | | | INSURANCE AGENT McGregor, Johnston & Thomas | | RENTAL AGENT Ber & Ker Ltd. | |
| ENDORSEMENTS | | | | | | |

| | | | | | | |
|--|----------------------------------|------------|---|-------|-------|---------------|
| REG. NO. | NAME | | FILE NO. | | | |
| 03196 | SHOJI, Kojiro | | 10108 | | | |
| ASSURED THE SECRETARY OF STATE OF CANADA ACTING IN HIS CAPACITY AS CUSTODIAN | | | | | | |
| COMPANY | POLICY NO. | AMOUNT | PREMIUM | RATE | TERM | EXPIRATION |
| Sun Insurance Office | 17557678 | \$6,400.00 | \$84.16 | 1.315 | 3 Yr. | Nov. 24, 1945 |
| PROPERTY INSURED \$6,400.00 On the 1 story, brick & concrete building roofed with patent, occupied as Paper Box Factory | | | LOCATION 245 Union Street Vancouver, B.C. | | | |
| LOSS PAYABLE | INSURANCE AGENT | | RENTAL AGENT | | | |
| ASSURED <i>Transferred to New Owners - 2/4/46</i> | Osler, Hammond & Nanton, Ltd. | | Ker & Ker | | | |
| ENDORSEMENTS | | | | | | |

| | | | | | | |
|---|---------------|---------------------------------|----------------------------------|--------------|------|---------------|
| REG. NO. | NAME | FILE NO. | | | | |
| 03196 | SHOJI, Kojiro | 10108 | | | | |
| ASSURED KOJIRO SHOJI | | | | | | |
| COMPANY | POLICY NO. | AMOUNT | PREMIUM | RATE | TERM | EXPIRATION |
| Hudson Bay Ins. Co. | 185202 | \$6,000.00 | \$77.00 | 1.283 | 3Yr. | April 9, 1945 |
| PROPERTY INSURED | | | LOCATION | | | |
| 36,000.00 On the one story, brick & concrete building, with patent roof, occupied as Paper Box Factory. | | | 245 Union St. Vancouver, B.C. | | | |
| LOSS PAYABLE | | INSURANCE AGENT | | RENTAL AGENT | | |
| ASSURED <i>Land and to New Owner Davies Box Co. 2/4/45</i> | | Osler, Hammond & Manton Ltd. | | Ker & Ker. | | |
| ENDORSEMENTS | | | | | | |

B.R. Dusenbury,
Administration Department.

August 27th, 1945.

--- PERSONAL PROPERTY ---

Kojiro SHOJI
Reg. No. 03196CHATELS:

See Supplementary report attached

BONDS, SHARES

Declaration of SHOJI dated May 27th, 1942 indicates the following:-

\$7300.00 in Victory Bonds,
350.00 in War Savings Certificates

All at the Bank of Montreal, Main and Hastings Streets, Vancouver, B.C. No action taken by Custodian regarding these.

Later, on the 26th October, 1944, we purchased on authority of SHOJI (2) \$1000.00 Victory Loan Bonds of Dominion of Canada, and had them deposited in the above named Bank in his name for safe-keeping.

Shares in the Vancouver Paper Box Co. (1942) Limited to the number of 180 were revealed in the file. The Company went into voluntary liquidation, the liquidation being handled by Price, Waterhouse Co., of which G.F. Gyles is Manager. Messrs. Campbell, Meredith & Beckett Barristers, were the legal representatives of the Company. The liquidation progressed, and Mr. Gyles presented a statement of same as at June 25th, 1943. This statement represented a distribution to SHOJI of \$3,894.49 from which was deducted \$1,390.05, being amount owing by SHOJI to the Company. The net balance of \$2,504.44 was received by the Custodian, and credited to the account of SHOJI on our books as at June 30th, 1943. In the statement referred to above the sum of \$1,172.00, on the basis of \$2.00 per share, was reserved for contingencies. Later the Custodian received \$360.00 for credit of SHOJI, being balance to come from the liquidation calculated on 180 shares at \$2.00 per share. This was credited March 9th, 1944.

BANK ACCOUNT:

Declaration of SHOJI dated May 27th, 1942, indicates a Bank account as follows:-

Bank of Montreal, Main and Hastings Sts. Vancouver, B.C.
on deposit \$1812.70 in account No. 2777.

No action taken by the Custodian regarding the Bank account.

SAFETY DEPOSITBOX:

Declaration by SHOJI dated May 27, 1942 revealed that he had a Safety Deposit Box at Bank of Montreal, Main & Hastings Sts. Numbered 280. This was not interfered with by the Custodian.

SPECIFIED ARTICLES:

Supplementary report attached.

No other personal property revealed on this file.

The above Summary is certified to be in accordance with the information on file,
August 27th, 1945.

B.R. Dusenbury
B.R. Dusenbury
Administration Department.

SUMMARY

August 27th, 1945.

SPECIFIED ARTICLES

File No. 10108
Reg. No. 03196

Kojiro SHOJI
Reg. No. 03196

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

AUTOMOBILE: No reference is made in the Registration form to
an automobile, but a letter by SHOJI dated March 25/42
to the R.C.M.P. on file #10108 describes a Buick (1936).
This car was seized by R.C.M.P. seizure No.21, as March 9,
1942, Licence No. 66012(42) SHOJI's letter of March 25,
1942, granted the use of the car to J.T. Gauthrop but which
was not apparently acceded to as it was sold to Paul Vitkay
for \$525.00, Sept. 4, 1942, against which the charges were
\$27.21 as noted in our advice to SHOJI Jan.12, 1943, leaving
a balance of \$497.79 which amount was credited to him. The
item shows in his current personal account as December 28,
1942. SHOJI criticized the sale price in his Jan. 28, 1943
letter, but did not seek to have the deal disturbed.

The above Summary is certified to
be in accordance with the information
on file. August 27th, 1945.

"B.R. Dusenbury"
Administration Department.

SHOJI, Kojiro

File 10108

December 18, 1947

SUMMARY

PERSONAL PROPERTY
re claim filed

Kojiro SHOJI claims for

\$642.29

His claim covers as follows:-

| | |
|------------------------|----------|
| 1936 Buick De Lux - | \$900.00 |
| Moffatt Electric Range | 300.00 |

| | |
|------------------|--------|
| Wilton Top Grade | |
| Runner(30 yds) | 112.00 |

1312.00

Deduction by Claimant

669.71

\$642.29

1936 Buick De Lux - \$900.00

This car is identified on our records as Seizure #21-R.C.M.P. and was surrendered to them March 9, 1942. As indicated it was sold to Paul Vitkay as Sept 4, 1942 and the funds arising from the sale were credited to SHOJI in the net sum of \$497.79. Our advice of Jan. 12, 1943 was sent to SHOJI. He criticized the sale in his letter of Jan. 28, 1943. The appraisal of this car is given as \$600.00 and was sold for a gross amount of \$525.00 as memo June 24, 1943. Against his claim of \$900.00(Gross) for the car is the sale price of net of \$497.79 as credited his account, or a gross sale price of \$525.00.

Moffatt Electric Range and Wilton Runner- total \$412.00

These were appraised as June 12, 1944 by W.G. Willard, Valuator for \$177.50.

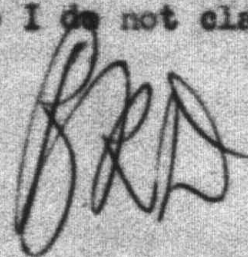
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Against his claim of \$412.00, gross, therefore, is the sale price (gross) of \$177.50 for the 2 items.

NOTE:

Attached to his claim is the statement:- "Custodian disposed of all my other furnitures etc., but those articles were sold by auction at my residence, June 13, 1944 so I do not claim for those articles".



B.R. Dusenbury,
Office of the Custodian.

MEMORANDUM

To: File 10108

24th June 1943

From: Specified Articles Department

Re: SHOJI. Kojiro - Reg. 03196

| <u>ARTICLE</u> | <u>DESCRIPTION</u> | <u>APPRAISED VALUE</u> |
|----------------|---|------------------------|
| CAR | Buick 1936 Sedan No. C21 License No. (42) 66013 | \$600.00 |

Sold to: Paul Vitkay

Date: 4th September 1942

Selling Price: \$525.00

Transferred from Tetsu Maikawa, 3rd June 1939

5B

SUMMARY

August 27th, 1945.

SPECIFIED ARTICLES

File No. 10108
Reg. No. 03196

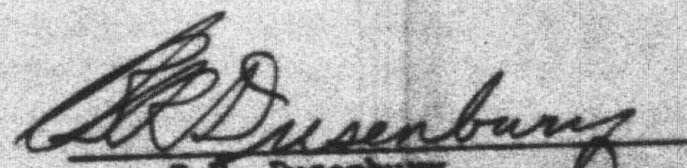
Kojiro SHOJI
Reg. No. 03196

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an automobile, but a letter by SHOJI dated March 25/42
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\$27.21 as noted in our advice to SHOJI Jan.12, 1943, leav-
ing a balance of \$497.79 which amount was credited to him.
The item shows in his current personal account as December
28, 1942. SHOJI criticized the sale price in his Jan 28, 1943
letter, but did not seek to have the deal disturbed .

The above Summary is certified to
be in accordance with the information
on file. August 27th, 1945.


B.R. Dusenbury
Administration Department.

Catalogue No. 36

File No. 10108

Japanese Name:

Kojiro SHOJI

Reg. No. 03196

Civic Address:

250 N. Cassiar Street, Vancouver.

Legal Description:

Lot 593, Town of Hastings,
(except South 10 ft.)

Classification:

Dwelling (6 rooms)

SOLD

Registered in the name of: Kojiro SHOJI

Clear Title.

SOLD to Hector Morrison and Janet Mair Morrison for \$4,000.00
Cash as at April 5, 1944. (Joint Tenants)

Title delivered to Hector Morrison on May 29, 1944

Rented at \$15.00 per month.

1942

May 18th

List of chattels in care of tenant

944

Feb. 11th

Memo re Claims (Nil)

June 13th

Auction sheet

June 17th

Memo re chattels.

Catalogue No. 279

SHOJI, Kojiro

File No. 10108

Reg. No. 03196

Civic Address: 245 Union Street, Vancouver.

Legal Description: Lots 18, 19 & 20, Blk. 20,
D.L. 196, Gp. 1, N.W.D., Plan 184.

Classification: Factory.

SOLD (\$10,500)

*Trans 150 for 2 to April 1946
Registered in name of Kojiro Shoji
Clear Title*

1944

Feb. 11th

Feb. 11th

Memo re Claims (Nil)
No Chattels in above premises.

August 27th, 1945

File No. 10108

File No. 10108

- 2 -

December 18, 1947

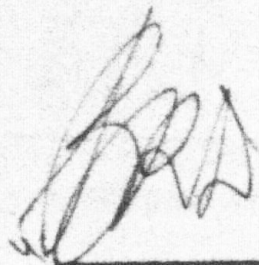
SUMMARY- REAL ESTATE re Claim filed- cont'd

Union Street property - Catalogue #279
was yielding \$150.00 per month at date
of sale.

Cassiar Street property - Catalogue #36
was yielding \$15.00 per month furnished
at date of sale. It had been rented by
SHOJI prior to evacuation. The Custodian
through Ker & Ker, Ltd., Agent for this
property, secured from Wartime Prices &
Trade Board the right to increase the rent
to \$35.00 per month furnished.

This rate was not collected as the
property was sold about the time permission
was received to increase.

SHOJI registered disapproval of prices received
for the sale of these properties on receipt of
advices of such sales.



B.R. Dusenbury
Office of the Custodian.

File No. 10108

August 27, 1945

Kojiro SHOJI
Reg. No. 03196

Re: Lots 18, 19, 20/196/184
245 Union St. Vancouver, B.C.
Catalogue #279


Assessed Value 1945

| | |
|---------------|-------------------|
| Lot 18- | |
| Land - | \$950.00 |
| Improvements- | 3200.00 |
| Lot 19 | |
| Land - | 950.00 |
| Improvements | 3200.00 |
| Lot 20 | |
| Land | 950.00 |
| Improvements | <u>3400.00</u> |
| | <u>\$12650.00</u> |

APPRAISALS

| | |
|------------------|----------------------------|
| (a) - Pembertons | 10,500.00 |
| (b) Cleland | \$10,000.00 to \$11,000.00 |
| | (iron fireman included) |

Sale Price - \$10,500.00


B.R. Dusenbury,
Office of the Custodian.

SUMMARY

August 27th, 1945.

REAL ESTATE

File No. 10108
Reg. No. 03196

Catalogue No: 279

Japanese Name: Kojiro SHOJI,

Civic Address: 245 Union St. Vancouver, B.C.

Legal Description: Lots 18, 19 & 20, D.L. 196, Gp. 1, N.W.D. Plan 184,

Classification: Factory

Registered in the name of: Kojiro SHOJI

Title: Clear

Sold to: Vancouver Paper Box Co.(1942) Limited. Transferred to
Davies Paper Box(1943) Limited, for \$10,500.00 Cash as at
April 1st, 1945.

Title held in Land Registry Office to order of purchasers as at April 5th, 1945
Application to Register: all adjustments having been completed.

Funds released to the credit of Kojiro SHOJI on April 5th, 1945; SHOJI advised
May 25th, 1945 with details.

Chattels: Not involved.

Fire Insurance: Transferred to Purchaser as at April 2nd, 1945.

Remarks: This property was under rental to Vancouver Paper Box Co.
(1942) Limited at time of Evacuation of SHOJI at \$150.00 per
month. The lease was continued and Messrs. Ker & Ker Ltd.
were appointed Agents December 9th, 1942 to look after the
property. No unusual difficulties arose in administering
the property. Some necessary repairs of a minor nature to
the roof of the building were made. The tenants subsequently
were the purchasers of the property. The sale of the property
was protested by SHOJI in letter February 21st, 1945, to which
reply was made by this office February 28th, 1945.

The above Summary is certified to be in
accordance with the information on file.
August 27th, 1945.

B.R. Dusenbury
B.R. Dusenbury,
Administration Department.

SUMMARY

August 27th, 1945.

REAL ESTATE

File No. 10108
Reg. No. 03196

Catalogue No: 36
Japanese Name: Kojiro SHOJI,
Civic Address: 250 North Cassiar St. Vancouver, B.C.
Legal Description: Lot 593, Ex South 10 feet, Town of Hastings,
Classification: Dwelling and Garage

Registered in the name of: Kojiro SHOJI

Title: Clear

Sold to: Hector Morrison and Janet M. Morrison, his wife,
Joint Tenants, for \$4,000.00 Cash, as at April 5th, 1944.

Title delivered to Hector Morrison as at May 29th, 1944, all adjustments having been completed.

Funds released to the credit of SHOJI as at April 5th, 1944, SHOJI advised of sale May 30th, 1944 and on May 25th, 1945 detailed statement mailed to him.

Chattels: Not involved.

Fire Insurance: Transferred to Purchasers as at May 10th, 1944.

Remarks: This property was under rental @ \$15.00 per month furnished, leased by SHOJI to Mrs. Lydia Love and Miss Belle Love prior to his evacuation. This arrangement was maintained. Messrs. Ker & Mer, Ltd. were appointed Agents on 29th Sept. 1942, to look after the property. No unusual difficulties arose in administering the property. At the time of sale the tenants surrendered the household effects then remaining, to the Custodian on behalf of SHOJI. The sale of the property was protested by SHOJI in letter June 7th, 1944.

The above Summary is certified to be in accordance with the information on file.
August 27th, 1945.


B.R. Dusenbury,
Administration Department.

August 27th, 1945

File No. 10108

Kojiro SHOJI
Reg. No. 03196

Lot 593 Ex S. 10 ft.
Hastings Townsite
250 North Cassiar Street,
Vancouver, B.C.
Catalogue No. 36

Assessed Value 1944

| | |
|---------------|----------------|
| Land - | \$735.00 |
| Improvements- | <u>2900.00</u> |

Appraisals-

| | |
|---------------------------------|-----------|
| (a) Pemberton - | \$3800.00 |
| (b) Johnson Reeve & Watson - | 5500.00 |

| | |
|--------------|-----------|
| Sale Price - | \$4000.00 |
|--------------|-----------|

B.R. Dusenbury,
Office of the Custodian.

December 18, 1947

— REAL ESTATE —
re Claim filedReal Estate SectionKojiro SHOJI,
Reg. No. 03196REAL ESTATE: (a) 245 Union Street, Vancouver, B.C., *excluded*
known as Lots 18, 19 & 20/196/184
Catalogue #279(b) 250 North Cassiar Street, Vancouver, B.C.
known as Lot 593, Ex South 10 feet, Town of
Hastings,
Catalogue #36Kojiro SHOJI claims for (gross) on these 2
properties —

\$26,000.00

Sale Price

(a) Catalogue #279-Gross \$10500.00
(b) " #36 " 4000.00

Appraisals-

(a) Catalogue #279
Pemberton 10500.00
Cleland \$10000.00 to \$11,000.00
(iron Fireman included)(b) Catalogue #36
Pemberton - 3800.00
Johnson, Reeve & Watson - 5500.00

Tenders,-

(a) Catalogue #279
1- Ker & Ker, Ltd. (Horowitz) - 9500.00
2- " " " 10000.00
3- Vancouver Paper Box Co. Ltd.-
(1942) 10500.00

Acceptance of A3- \$10500.00

(b) Catalogue #36
1- Grant Ltd. - 3000.00
2- Morrison 4000.00

Acceptance of B2 - \$4000.00

Claimant allowed for credits

13,600.69

net amount claimed Cat. #279 and #36

12,399.31

(over)

File No. 10100.
Catalogue No. 36.

April 14th, 1944.

MEMORANDUM

TO: Mr. E. W. Wright

FROM: Mr. D. A. Gower

Kojiro SHIMIZU - Reg. No. 03196.
City of Vancouver
Lot 593, Town of Hastings,
(Except the South 10 feet).
Certificate of Vesting No. 36006.

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

1. Original Certificate of Encumbrance.

2. Transmission in duplicate.

3. Deed in duplicate..... HECTOR MORRISON, and
JANEY MAIR MORRISON
(Joint Tenants).

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

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

Certificate of Indefeasible Title No. 53494-L is in the Bank of Montreal, Main & Hastings Sts., Vancouver, B. C.

DA:JS
Encls.

H. Gower

File No. 10108.
Catalogue No. 36.

May 18th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Kojiro SHOJI
City of Vancouver
Lot 593, Town of Hastings,
(Except the South 10 feet)

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated April 27th, 1944, we enclose herewith the following documents in connection therewith.

1. Copy of application number 101475-L, dated April 27th, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 101476-L, dated April 27th, 1944, registering the property in the names of Hector Morrison and Janet Mair Morrison - Joint Tenants (Deed).
3. Duplicate of Transmission dated April 20th, 1944.
4. Duplicate of Deed dated April 20th, 1944 - Secretary of State to Hector Morrison and Janet Mair Morrison - Joint Tenants.
5. Certificate of Indefeasible Title number 101476-L, dated May 12th, 1944, covering the above property in the names of Hector Morrison and Janet Mair Morrison - Joint Tenants.

DAC:JS
Encls.

D. A. Cramer

File No. 10108.
Catalogue No. 279.

February 14th, 1945.

MEMORANDUM

TO: Mr. E.W. Wright

FROM: Mr. Ian Macpherson

Kojiro SHOJI - Reg. No. 03196
City of Vancouver
Lots 18, 19 & 20, Blk. 20, D.L.
196, Gp. 1, N.W.D., Plan 184.
Certificate of Vesting No. 36006.

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

1. Original Certificate of Encumbrance.
2. Transmission in duplicate.
3. Deed in duplicate.....VANCOUVER PAPER BOX.
4. Copy of letter showing to whom sold and price
paid for the property.
5. Memorandum from the Administration Department
confirming valuation, and approval of Advisory
Committee.
6. Real Property Memorandum from Administration
Department.

Certificate of Indefeasible Title Number 72531-L is
in the Bank of Montreal, Main and Hastings.

NOTE: PLEASE SEND TO OTTAWA BY AIR MAIL AND HAVE RETURNED BY SAME.

IM:MM
Atch.

Ian Macpherson

File No. 38158.
Catalogue No. 279.

May 9th, 1945.

MEMORANDUM

To: Mr. George Rogers

From: Mr. D. A. Gower

Re: File 38158
City of Vancouver
Lots 18, 19 & 20, B.L. 20, B.L. 196,
B.L. 196, B.L. 196, B.L. 196.

With reference to the above property which was registered in the Vancouver Land Registry Office, April 9th, 1945, we attach herewith the following documents in connection therewith.

1. Copy of application number 121525-L, dated April 9th, 1945, registering the property in the name of the Canadian Transmission.
2. Copy of application number 121526-L, dated April 9th, 1945, registering the property in the name of Vancouver Paper Box Company (1942) Limited (Deed).
3. Copy of application number 121527-L, dated April 9th, 1945, registering the property in the name of British Paper Box (1943) Limited (Deed).
4. Duplicate of Transmission dated March 1st, 1945.
5. Duplicate of Deed dated March 1st, 1945 - Secretary of State to Vancouver Paper Box Company (1942) Limited.
6. Post card acknowledgment dated May 2nd, 1945, from the Vancouver Registry Office, No. 121527-L. Mortgage registered under No. 53285-H.

Abramson

DAAG:JL
cc:cc.

File No. 15108

August 27th, 1945.

SUMMARY

LIABILITIES

Kojiro SHIJI
Reg. No. 93196

There are no claims revealed in the file against SHIJI, except an item of \$1390.05 owing by him to the Vancouver Box Co. (1942) Limited, which was taken care of at the time of the voluntary liquidation of that Company by Price, Waterhouse Co. Chartered Accountants, in June 1943, by deduction from the amount distributed to SHIJI as indicated in Personal Property Summary.

The above Summary is certified to
be in accordance with the information on file.
August 27th, 1945.


E.H. Dusenbury,
Administration Department.