

11154



**PERSONAL RECEIVED**  
OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

NOV 30 1942  
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: Sampei, Sugiura.

HOME ADDRESS: 10043, 103rd Ave, Edmonton, Alberta.

REGISTRATION NUMBER 08047, SEX: Male AGE: 44.

OCCUPATION: Salesman.

(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: Nil

MARRIED? \_\_\_\_\_

NAME OF WIFE OR HUSBAND: \_\_\_\_\_

ADDRESS OF WIFE OR HUSBAND: \_\_\_\_\_

NAMES OF ANY LIVING CHILDREN: \_\_\_\_\_

ADDRESS OF CHILDREN: \_\_\_\_\_

AGE OF CHILDREN: \_\_\_\_\_

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

1. LOCATION AND DESCRIPTION: Nil

2. BUILDINGS AND OTHER IMPROVEMENTS: Nil

3. INSURANCE (Give particulars; state where policies are) Nil

4. TAXES (Amount and where payable) Nil

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

6. OCCUPANCY AND LEASES (If vacant so state) Nil



7. STATE WHEREABOUTS OF TITLE DOCUMENTS:

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST:

9. IF FARM LAND STATE CROPS SOWN:

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:

N11

2. LANDLORD'S NAME AND ADDRESS:

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

N11

4. STATE WHEREABOUTS OF LEASE:

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

N11

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

N11

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

CLAIM ON ANY SUCH PROPERTY



## 4. INSURANCE CARRIED ON ABOVE PROPERTY:

## 5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF

OTHERS: The balance of payment on property at 2050 Alma Rd.  
Van, B.C. sold to Mr. F.S. Kudo, on June 30th, 1942.

## 6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)

Above balance, Five hundred Dollars (\$500.00)

## 7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

Nil

## 8. BANK ACCOUNTS: Nil

## 9. LIFE INSURANCE: Nil

## 10. INTEREST IN ANY ESTATES OR TRUSTS: Nil

## 11. SAFETY DEPOSIT BOX: Nil

## LIABILITIES:

## 1. PERSONAL DEBTS: Nil

## 2. TRADE DEBTS: Nil

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 24th day of November 1942.

(Signature)

*Samuel Sugianso*

*Mrs. S. Bell*  
Witness

FOR DEPARTMENTAL USE



INFORMATION FROM R.C.M.P.

(and 22/3/45)

DATE September 10, 1943

Our File No. 11154

Full Name SUGIURA, Sampo  
(Surname in Block Letters)

Registration No. 08047 Male - Female  
(Check) Age May 9th, 1898.

Former Address 1436 East 1st Avenue, Vancouver, B.C.  
733 Prior Street, Vancouver, B. C.

Date Evacuated March 8, 1942 Naturalized - Canadian-Born - National  
(Check)

Present Address 10043 - 103 Ave., Edmonton, Alberta  
10320 - 95th St., Edmonton, Alberta (Apr. 6/45).  
c/o Silk-O-Lina, Beverley, Alberta (R.C.M.P. files July 11/47).

Married - Single  
(Check)

Name of Wife Tsune - #08048

Name of Husband \_\_\_\_\_

Name of Mother (Nee' HAYASHI) Tsugi (Dec' 8) Name of Father Hambel (Japan)

Names of Children under 16 Yoichi (M) 31/5/27; Lucy Akira (F) 27/5/29; Nellie Kaoru  
13/2/31; Harold Masuo (M) 26/11/33; Yoshi Eveline (F) 13/5/37; Jacqueline Sho (F) 12/1/40;  
Takuji Patrick (M) 9/4/41.

Requested by Mary Campbell Registered with Custodian Yes  
(Yes or No)

Additional Information Sales Manager. Owner of 2050 Alma Road (owned with 3 others)



REAL PROPERTY SUMMARY

File No. 11154

July 11, 1947

Re: Sampei SUGIURA (Mr.)

Reg. No. 08047

This file reveals that the real property known as 2050 Alma Road, Vancouver, B. C. (Subd. "D" of Lots 13 and 14, Block 27, D. L. 540, Group 1, N.W.D., Plan 4872) was sold under an Unregistered Agreement for Sale by Sampei SUGIURA, Shimpei Katsukawa, Kizo Iwai and Senzo Nishio to Frank S. KUDO (file 12085) on June 30th, 1942, for the sum of \$1800.00, payable \$100.00 cash and the assumption of a \$1200.00 Mortgage to the Canada Permanent Mortgage Corporation, and also \$500.00 on demand, less certain expenditures.

Accordingly when the above real property was sold by the Custodian on behalf of Frank S. Kudo the balance due to the Vendors at that time, namely October 15, 1943, was \$289.43. In accordance with the memorandum dated January 3, 1944, (attached) the sum of \$72.38 was credited to Sampei SUGIURA's account with the Custodian, representing his one-quarter share of the unpaid balance under the Agreement for Sale. (2772.38)

The above real property is handled on Evacuee File 12085 - Frank S. Kudo.

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

E. Robertson  
E. Robertson.



COPY FOR FILE 11154

File No. 12085

January 3, 1944.

MEMORANDUM - ACCOUNTING DEPARTMENT

Please release funds derived through sale of Catalogue  
No. 21, 2050 Alma Road, D/13&14/27/540, to the open credit of Frank  
Saisuke KUDO, Reg. No. 07753, File No. 12085, and thereafter transfer  
to Int. 721 Shimei KATSUKAWA, Kizo IWAI and Senzo NISHIO,  $3/4 \times \$289.43$ ,  
 $\$217.15$ , and to Sampei SUGIURA, File 11154,  $1/4 \times \$289.43$ ,  $\$72.38$ .

PHR/MA

*Aug 15/47*  
*Reg. No. 07753*  
*Jan. 4/47 shows transfer of*  
*\$72.38 to 11154 &*  
*\$217.08 to 721 (not 72.38 + 217.15 as*  
*shown in above memo)*



(See also Files 721 Dpt & 12484)

The above real property was owned by Frank S. Kudo, File 12085, and the insurance covering same has been handled on that file.

E. Robertson  
E. Robertson,  
July 11, 1947.



SUMMARY OF LIABILITIES

File No. 11151

July 11, 1947.

Re: Seisui HIGUCHI (Mr.)  
Reg. No. 08047.

The only claim which was lodged on file against the above Japanese person was one for \$10.00 by Dr. Schida. This claim, however, was later withdrawn by Dr. Schida.

Claims, accordingly, closed.

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

*E. Robertson*  
E. Robertson.



PERSONAL PROPERTY SUMMARY

File No. 11154

July 11, 1947.

Re: Sampei SUGIURA (Mr.)  
Reg. No. 08047.

Chattels:

No chattels were declared by the above Japanese person when registering his assets with the Custodian and no chattels belonging to this person appear on this file.

Specified  
Articles:

CAMERA:

On March 9, 1942 Mr. Sugiura handed over to the R.C.M.P. a Hawk-Eye Box Camera, which was turned over to the B.C. Security Commission, Vancouver, on May 4th, 1943 according to the R.C.M.P. Exhibit Report on file dated April 27th, 1943, (See Supplementary Summary attached).

RADIO:

On March 9, 1942 Sampei Sugiura handed a Victor Radio, Serial No. 235, over to the R.C.M.P. who turned it over to the Custodian on June 20th, 1944. This Radio was sold at Vancouver Auction 27 on July 12, 1944, for the net amount of \$29.38. The R.C.M.P. receipt for the Radio was forwarded to this office by Mr. Sugiura and is now on file. (See Supplementary Summary attached).

Accounts

Receivable:

The sum of \$72.38 was credited to Mr. Sugiura's account in January 1944, representing his one-quarter share of unpaid balance under an Agreement for Sale in connection with the property known as 2050 Alma Road, Vancouver. (See Real Property Summary on front of file.)

NO OTHER PERSONAL PROPERTY OF ANY KIND WHATSOEVER BELONGING TO THE ABOVE JAPANESE PERSON IS REVEALED ON THIS FILE.

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

  
E. Robertson.



MEMORANDUM

July 31, 1943

To: File 11154

From: Specified Articles Department

Re: SUGIURA, S. - Reg. 08047

| <u>ARTICLE</u> |   | <u>DESCRIPTION</u>           | <u>APPRAISED VALUE</u> |
|----------------|---|------------------------------|------------------------|
| CAMERA         | x | Jr. Hawkeye Box.<br>#620.    | \$1.25                 |
| RADIO          |   | ✓ Victor, Serial No.<br>235. | 27.50                  |
|                | x | Returned to owner May 4/43.  |                        |

*✓ - Sold by auction for 12/44 - Vancouver 27*

July 11, 1947: ACCORDING TO THE INFORMATION ON THIS FILE -

- (a) The above Camera was handed over to the B.C. Security Commission by the R.C.M.P. on May 4, 1943 for shipment to the Japanese.
- (b) The Victor Radio above was sold at Vancouver Auction 27 on July 12, 1944 for the sum of \$35.00, and after deducting administrative expenses of \$5.62, the net sum of \$29.38 was credited to SUGIURA's account with this office.

*E. Robertson*  
E. Robertson.



11154

October 1st, 1947

Mr. Sempel SUGIURA,  
Reg. No. 08047,  
c/o Silk-O-Lina Co.,  
10115 Jasper Avenue,  
Edmonton, Alberta.

Dear Sir:

On August 22nd, 1947 we wrote to you and enclosed  
a Statutory Declaration for completion but up to the time of  
writing no reply has been received from you.

Your prompt attention to the above-mentioned letter  
will be appreciated.

Yours truly,

E. Robertson,  
Office of the Custodian.

/ER



Exac. 11154  
Int. 721

August 22nd, 1947.

Mr. Sampei SUGIURA,  
Reg. No. 08047,  
c/o Silk-O-Lina Co.,  
10115 Jasper Avenue,  
Edmonton, Alberta.

Dear Sir:

We have for acknowledgement your letter of August 11th in which you state that the balance due to Shimei KATSUKAWA, Kiso IWAI, Senso NISHIO and yourself as unpaid vendors under an unregistered Agreement for Sale in connection with the property known as 2050 Alma Road, Vancouver, B. C., should have been divided as follows rather than in equal proportions:

|                  |           |
|------------------|-----------|
| Shimei KATSUKAWA | - 9/26ths |
| Kiso IWAI        | - 5/26ths |
| Senso NISHIO     | - 3/26ths |
| Sampei SUGIURA   | - 9/26ths |

As we have no evidence on file to indicate that the interest held by each of the above persons was other than equal, it will be necessary for you to forward to us the original Power of Attorney, or a Notarial Copy thereof, which was executed in your favour by S. Katsukawa, K. Iwai and S. Nishio, together with the original copy of the enclosed Statutory Declaration, duly signed by you before a Notary Public in and for the Province of Alberta.

If you have in your possession any other document signed by all the above persons which indicates that the proportions are such as outlined by you in your letter of August 11th, kindly forward it to us, and after making a copy of such document for our records it will be returned to you together with your original Power of Attorney.

Yours truly,

E. Robertson,  
Office of the Custodian.

/s/  
Enc. - Statutory Declaration in duplicate.



**Dominion of Canada**

Province of British Columbia

To Wit:

**In the Matter of**

Subdivision "D" of Lots 13 and 14, Block 27,  
District Lot 540, Group 1, New Westminster District,  
Plan 4872, and Power of Attorney held by Sempel  
SUGIURA for Shimpei KATSUKAWA, Kiso IWAI and  
Senso NISHIO.

**S. Sempel SUGIURA**, Japanese Registration #08047 of the City  
of Edmonton in the Province of Alberta

Do Solemnly Declare that

1. I am the Sempel SUGIURA named in the attached Power of Attorney executed in my favour by Shimpei KATSUKAWA, Kiso IWAI and Senso NISHIO.
2. This Power of Attorney has not been revoked.
3. The interests held by Sempel SUGIURA, Shimpei KATSUKAWA, Kiso IWAI and Senso NISHIO in Subdivision "D" of Lots 13 and 14, Block 27, District Lot 540, Group 1, New Westminster District, Plan 4872, known as 2050 Alma Road, Vancouver, British Columbia, as unpaid vendors under an unregistered Agreement for Sale to Frank Saisuke KUDO are as follows:

|                   |            |
|-------------------|------------|
| Sempel SUGIURA    | - 9/26ths  |
| Shimpei KATSUKAWA | - 9/26ths  |
| Kiso IWAI         | - 5/26ths  |
| Senso NISHIO      | - 3/26ths. |

And I make this solemn Declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the "Canada Evidence Act."

Declared before me at

in the Province of

this

day of

A.D., 19

Notary Public in and for the Province of Alberta.  
A Commissioner for Taking Affidavits within British Columbia.



**MEMORANDUM**

TO: Accounting Department  
FROM: E. Robertson

August 21, 1947

Re: Shinsai KATSUKAWA, Kiso IWAI, and  
Sanzo NISHIO - Internes File 721  
- and -  
Sanzo SUGIURA - Recs. File 11154.

Kindly hold funds in Internes account 721 as Sanpei SUGIURA (Recs. 11154), who, together with the above three Internes, held an interest as Unpaid Vendor under an Agreement for Sale between KATSUKAWA, IWAI, NISHIO, & SUGIURA and Frank S. Kudo (12085), has disputed the division of funds as made by requisition No. 6794 dated January 4/44.



| EVACUATION SECTION |              |
|--------------------|--------------|
| Rec'd              | AUG 15 1947  |
| File No.           | 11154        |
| Ans.               | Aug 22/47    |
| Referred           | E. Robertson |

Dampier Sugimura  
(File No. 11154.)  
c/o Dalk-O-Line Co.,  
10115 Jasper Ave.,  
Edmonton, Alta.  
Aug. 11/47.

E. Robertson Esq.,  
Office of the Custodian.

Dear Sir:-

I have duly received your letter, statement accompanied by cheque amount \$101.48.

My share on the property is  $9/26$ ,  
O. Nishio's  $3/26$ , K. Imai's  $5/26$  and  
O. Katukawa's  $9/26$ , which you  
divided evenly. Therefore, I have  
balance of difference of  $1/4$  and  $9/26$ .

Please take necessary steps to  
correct this.

11154: Sugimura -  $9/26$  - 100.18  $\frac{9}{26}$   
24.7215: Nishio  $3/26$  - 33.39  $\frac{3}{26}$   
- Imai  $5/26$  - 53.45  $\frac{5}{26}$   
- Katukawa  $9/26$  - 100.18  $\frac{9}{26}$   
589.43

Sincerely yours,  
D. Sugimura



11154

REGISTERED MAIL

July 11, 1947.

Mr. Sasei SUGIURA,  
Reg. No. 08047,  
c/o Silk-O-Line Co.,  
Beverly, Alberta.

Dear Sir:

We are enclosing herewith Custodian cheque in the sum of \$101.48, representing your entire credit with this office and being funds derived from sale of your radio and your share of the balance due under an Agreement for Sale in connection with the property known as 2050 Alma Road, Vancouver, B. C.

We are also enclosing a statement of your account with this office, which shows a credit balance of \$101.48, the amount of the cheque now enclosed.

It would now appear that we have accounted for all the property left by you in the protected area which came under the control of the Custodian and in order that you may confirm this and acknowledge the cheque we are enclosing a stamped and addressed envelope for your convenience in replying.

Yours truly,

E. Robertson,  
Office of the Custodian.

/ER

Enc. - Custodian cheque \$101.48  
- Statement of Account  
- Return envelope



File No. 11154

Reg. No. 08047

Sampel SUCURBA (Mr.)

| <u>Date</u> | <u>Particulars</u>  | <u>Debit</u> | <u>Credit</u> | <u>Balance</u>      |
|-------------|---|--------------|---------------|---------------------|
| 1944        |   |              |               |                     |
| January 5   | One-quarter share of amount outstanding and due in connection with an Agreement for sale re 2050 Alma Road to Frank S. Kudo |              | \$ 72.35      |                     |
| February 3  | One-quarter share of cost of Certificate of Encumbrance re 2050 Alma Road, Vancouver  | \$ .25       |               |                     |
| August 16   | Proceeds Auction Sale   |              | 29.38         |                     |
|             |   | \$ .25       | \$101.73      |                     |
|             |   |              |               | <u>\$101.48 CR.</u> |

/s/   
 July 11, 1947.



11154

April 6th, 1945.

Mr. Sampo SUGIURA,  
Reg. No. 08047,  
10320 - 95th Street,  
Edmonton, Alberta.

Dear Sir:

We thank you for the R. C. M. P. receipt dated March 9th, 1942. In reply to your query, as already advised you your radio has been sold and funds credited to your account, and there is no possibility of the radio being returned to you.

Yours truly,

P. Doust,  
Administration Department

PD/ER



If I can get my Radio back instead sale it;  
Please let me know by return, I will  
send money to cover the expenses.

Thank you

*LL*

|                    |
|--------------------|
| EVACUATION SECTION |
| RECEIVED 8 1945    |
| 11154              |
| <i>Matheson</i>    |



No. 735

F. 112

Royal Canadian Mounted Police

Trade Cert

\$ 7302

Winnipeg, B. Man. 1942

Received from *James 1500 A. on behalf of*

*J. A. SUBIURA 733 P. on St*

*Van B. C. - One West Bank 735*

*One lot under Hotel 100*

*James*

Dollars,

100

FILE NO.  
11154

Signature *Ch. J. G. G. 13490*



11154

January 19th, 1945.

Mr. Saapei SUGIURA,  
Reg. No. 08047,  
10043 - 103 Avenue,  
Edmonton, Alberta.

Dear Sir:

In March 1942 you were given a Receipt  
for your Victor Radio which you handed over to the Royal  
Canadian Mounted Police.

Our Accounting Department require this receipt  
for their records and to enable funds from the sale of  
this radio to be released. Will you please, therefore,  
forward this receipt to us by return in the enclosed  
stamped addressed envelope. You might please mark the re-  
ceipt with our file number 11154.

Yours truly,

P. Doust,  
Administration Department

PD/ER  
Enc.



5356

January 18th, 1945.

Attn: Mr. M. J. Brown

B. C. Security Commission,  
360 Homer Street,  
Vancouver, B. C.

Dear Sirs: Re: Samuel SHOOTER - #08047

In reply to your letter of the 16th instant respecting the above there is a credit balance of \$101.48 in this evacuee's account, same being proceeds from a one-quarter interest in a small property sold some little time back, and from the sale of a radio.

According to our file there are no claims against this evacuee and neither can we trace that he has any other assets.

Yours truly,

F. Doust,  
Administration Department

PD/ER



NAME SUGIURA, Sampo

REGISTRATION NO. 08047

FILE NO. 11154

The following chattels were sold by public  
auction at 992 Powell St., Vancouver, B.C. on July 12, 1944.

Victor Mantel Electric

\$ 35.00

|                        |                           |                 |
|------------------------|---------------------------|-----------------|
| Total                  | (Auctioneer's Fee: \$3.50 | \$ 35.00        |
| Less Expenses:         | (Advertising: 0.87        |                 |
|                        | (Moving: 0.25             | \$ 5.62         |
|                        | (Storage: 1.00            |                 |
| Net Proceeds Credited: |                           | <u>\$ 29.38</u> |

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 27

Remarks.



# ROYAL CANADIAN MOUNTED POLICE

## EXHIBIT REPORT

No. 13

HEADQUARTERS File No.

SUB-DIV'N and File No. VANCOUVER

DIVISION and File No.

DETACHMENT and File No. C.I.B.

J.R. 0647

DATE June 16th, 1944

Re: R. SUTURA - 733 Prior St., Vancouver, B.C.  
(Name of File)

On March 9th, 1942 1 D.H. Molaren, Cat.  
(Date) (Member's Name)

Came into possession of the following described goods by

Handed over by owner.

(State Authority from whom seized and place of seizure)

| No. OF EXHIBIT | No. OF PACKAGES | CAPACITY OR SIZE | DESCRIPTION OF EXHIBITS                    |
|----------------|-----------------|------------------|--|
|                | 1               |                  | Victor Radio. Serial No. 235.<br><br>11154 |

REMARKS: Handed over to Custodian of Alien Property.

DATE JUN 20 1944

(State briefly disposition)

*Les [Signature]*  
Custodian.

*[Signature]*  
P.R. Jofferson, Cat. 20559, Cat.



12085  
~~11154~~  
721 Int.

*Chase file*

February 12th, 1944

Ocean Accident & Guarantee Corpn.,  
626 West Pender Street,  
Vancouver, B.C.

Dear Sirs:

Re: Policy No. 6115069

We wish to acknowledge with thanks  
receipt of Money Order for \$15 being refund  
due under the above numbered policy.

Our receipt for this amount is  
enclosed herewith.

Yours truly,

E.M. Gibson  
Insurance Department

SMG:KT  
Encl.



12085  
11154  
Int. 721

January 26, 1944.

Messrs. Commercial Union Assurance Co. Ltd.,  
626 West Pender Street,  
Vancouver, B. C.

Dear Sirs:

Re: Ocean Accident & Guarantee  
Pol. No. 6115069

Will you please cancel the above numbered policy as the furniture insured therein has now been removed.

We do not have the original policy but are enclosing herewith a copy and signed cancellation receipt. Will you kindly let us have your cheque for the return premium at your early convenience.

Yours truly,

S. M. Gibson,  
Insurance Department

SMG:JS



12005, 11154,  
Int. No. 722.

January 5, 1944.

Mr. Samuel SUGITA,  
Registration No. 08047,  
10043 - 103 Avenue,  
Edmonton, Alta.

Dear Sir:

Re: Catalogue No. 21  
2050 Alma Road  
12/13/43/44

You are informed that 2050 Alma Road formerly partly owned by yourself has been sold for the credit of Frank Sainabo Kudo.

There was outstanding and due to yourself together with Shinsai Katsukasa, Kiso Iwai and Genzo Hishio a total sum of \$259.43. One-quarter of this sum is \$72.36. This has been placed to your credit in our accounts in this office and is available to you in the usual way.

Yours truly,

P. H. Russell,  
Administration Department.

FHR:HA  
cc B. C. Security Commission



12005, 11154,  
Int. No. 721.

January 3, 1944.

Mr. Frank Salasdo HHO,  
Registration No. 07753,  
Tucson, P. C.

Dear Sir:

Box Catalogue No. 21  
2050 Alas Road  
5/12 & 14/27/54

2050 Alas Road has been sold for the price of \$1,500.00.

In order to clear title it was necessary to pay several sums of money. Firstly, there was a mortgage to the Canada Permanent Mortgage Corporation and it cost \$895.25 to release this. Taxes amounting to about \$260.00 were outstanding and had to be paid and there was still outstanding and due to Sanpei Sugura, Shimeo Katsumura, Kiso Iwai and Sensei Michio approximately \$290.00. Agent's commission on the sale amounted to \$106.25 and these amounts total nearly \$1,550.00, leaving just over \$70.00 to go to your credit. This sum has been placed to your credit and is available to you in the usual way.

Yours truly,

F. H. Russell,  
Administration Department.

PER:HA  
cc B. C. Security Commission



File No. 15785 (2nd)

November 6th, 1943

MEMORANDUM

TO: MR. F. R. RUSSELL

FROM: MR. L. E. WRIGHT

RE: Frank C. KUDO

In reply to your memo of the fifth instant, we do not agree that the amount due to Sengai SUGIURA, Shinsai KATSUMURA, Kimo IMAI, and Sango NISHIO is \$166.34.

You will note that Mr. Adam Smith Johnston's statement is added incorrectly, and that Taxes and Water Rates should be adjusted as at June 30th, 1941, and not December 31st, 1941, as shown on the Statement. We give below a corrected Statement, showing the amount due under the unregistered Agreement of Sale as \$289.43.

Balance of purchase price as shown on Mr. Johnston's statement - \$500.00

|      |                              |              |                 |
|------|------------------------------|--------------|-----------------|
| Less | 1940 Taxes                   | 72.33        |                 |
|      | 1/2 of 1941 Taxes            | 36.19        |                 |
|      | Water Rates for 1940         | 14.00        |                 |
|      | Water Rates for 1941 (1/2)   | 7.00         |                 |
|      | Interest, legal fees<br>etc. | <u>72.00</u> | <u>210.57</u>   |
|      |                              |              | <u>\$289.43</u> |

L. E. WRIGHT

CHW/JF



File No. 10081

November 5th, 1943

MEMORANDUM

TO: MR. E. E. WRIGHT

FROM: MR. G. H. PERES

SUBJECT: Frank S. KUDO

In regard to Mr. Russell's memo of the fifth instant, assuming that we are to accept, as valid, the unregistered agreement of sale between Sogei SUGIURA, Shiroi KATUKARA, Kimo IWAI, Senzo NISHIO to Frank S. KUDO, which is dated June 30th, 1942, and signed by SUGIURA for himself and by SUGIURA as attorney in fact for the three vendors, I believe the adjustment between these parties should be as follows:

Balance of purchase price as shown on Mr. Johnston's statement - \$800.00  
Less

|                             |       |                 |
|-----------------------------|-------|-----------------|
| 1940 Taxes                  | 75.58 |                 |
| $\frac{1}{2}$ of 1941 Taxes | 56.19 |                 |
| Water Rates for 1940        | 14.00 |                 |
| " " " 1941                  | 2.00  |                 |
|                             |       | <u>137.77</u>   |
|                             |       | <u>\$662.23</u> |

Mr. Johnston shows an amount of \$75.00 from KUDO's out of pocket expenses which, if included, should be supported by receipted bills.

These adjustments are made in accordance with the paragraph in the Agreement of Sale dated June 30th, 1942, reading as follows: "\$800.00 on demand, less outgoings and expenditures up to and including the 30th day of June, 1941, for taxes, and interest etc., in such sum as may be agreed upon between the Vendors and the Purchaser".

G. H. PERES

GH/37



12095, 11154 & Int. 721

October 9, 1943.

Mr. Alan Smith Johnston,  
511 Royal Bank Building,  
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 21  
2030 Alma Road

This property, the rents for which you are collecting, is the subject of an expected sale through the agency of the Pemberton Realty Corporation Ltd., the effective date of which should be October 9th.

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.

It is understood that there is a current dispute with the tenant. It is hoped that this may be resolved shortly so that the rental account may be in order at the time of transfer of possession.

Yours truly,

P. H. Russell,  
Administration Department.

PHR:MA



ROYAL CANADIAN MOUNTED POLICE  
JAPANESE REGISTRATION  
"E" DIVISION

IN REPLY PLEASE QUOTE

Our File No. 08047  
DIV. FILE NO.

Your File No. 11154  
H. Q. FILE NO.

Vancouver, B. C.,  
August 16th, 1943.

|                    |               |
|--------------------|---------------|
| EVACUATION SECTION |               |
| Rec'd              | AUG 17 1943   |
| File No.           |               |
| Ans.               |               |
| Referred           | <i>Peters</i> |

Mr. George Peters,  
Administration Department,  
Office of the Custodian,  
506 Royal Bank Building,  
Vancouver, B. C.

Re: Sampei SUGIURA - #08047

Sir:

With reference to your letter of the 13th instant, we have checked our files and note that the above-named Japanese was evacuated from Vancouver on March 8th, 1942.

2. His address is, as you state in your letter, 10043 - 103 Avenue, EDMONTON, Alberta.

Yours truly,

*R. A. Davidson* Cst.  
(R. A. Davidson)  
i/c Japanese Registration

DICK BLDG.



October 15th, 1943.

REAL PROPERTY MEMORANDUM

FILE NO: 12085 & 721  
NAME: Sanpei SUGIURA, Shimpei KATSUKAWA, Kiso IWAI & Senso NISHIO  
CATALOGUE NO: 21  
RE: 2050 Alma Road, Vancouver, B. C.  
Dwelling.

CERTIFICATE OF ENCUMBRANCES:

Description of Property: City of Vancouver, Subdivision "D" of  
Lots 13 and 14, Block 27, District Lot  
540, Group 1, New Westminster District,  
Plan 4872.

Encumbrances:

32022 H. 7/4/25. 2.49. Canada  
Permanent Mortgage Corporation. Mort-  
gage for \$1300.00. Int. 8%. Balance  
due as of October 1, 1943 - \$855.05.  
(To be paid out of proceeds of sale).  
Unregistered Right to Purchase to  
Frank S. Kudo. Present balance due,  
as per statement of Mr. Alan Smith  
Johnston dated Sept. 9/43 - \$166.24.  
(To be paid out of proceeds of sale.)

Taxes:

1943 taxes of \$76.08, plus 1942 taxes  
of \$77.38, plus Consolidated arrears  
and interest - Total \$309.81, owing.

Vested:

No. 34351

VALUATION BY APPRAISER:

One at \$1500.00 One at \$2100.00

AMOUNT OF BID:

\$2125.00

APPROVED BY ADVISORY COMMITTEE:

September 22nd, 1943.

AMOUNT RECEIVED BY CUSTODIAN:

\$2125.00

KW/V

K. W. WRIGHT



Files: 12085, 11154 & Int. 721

October 9, 1963.

~~MEMORANDUM~~ - ~~MR. WRIGHT~~

The attached files 12085, 11154 and your 721 are concurrently sent to the Titles Department for the preparation of conveyances.

As you will see from the real property memo, the amount outstanding is not certain as between Kudo and the vendors to him. Adam Smith Johnston puts it at \$166.24 but it would be necessary for you on behalf of your internees to reach a conclusion on this point.

I have listed on the 11154 property memo the charges against the sale which I have noticed and they total about \$1,486.00 leaving an apparent balance in favour of the vendor, Kudo, of several hundred dollars so the sale appears to be safe enough.

At your convenience will you be good enough to settle the amount outstanding between Kudo and the vendors and let me know so that at the appropriate time I can take care of stages 8 and 9 in the course of this sale.

PHR:MA



Internee File No. 721  
Exposure File No. 11154  
" " " 18085

September 14th, 1943

MEMORANDUM

TO: MR. K. V. WRIGHT

FROM: MR. G. E. PERRY

REVIEW OF FILES re 2880 Alton Road, Vancouver, B. C.  
Lot D of Lots 13 and 14, Block 97  
D.L. 542, Group 1, N.E.D. Map 4872.

TITLE: Sempai SUGIURA (Exposure) Sempai KATUKARA, Kiso IMAI and Sempai  
SHIMIZU (last three in Japan).  
Mortgage in favor of Canada Permanent Mortgage Corporation dated  
1/4/30, \$1200.00 at 8 per cent. Vested in the Custodian.

A document (copy on Exposure File No. 17085) purporting to  
be an Agreement of Sale in favor of Frank S. KUDO, covering the pro-  
perty. Sale price \$1200.00, payable \$200.00 on demand, less expen-  
ditures, taxes, interest, etc., up to June 30th, 1941, and assumption  
of mortgage of \$1200.00. The document is dated June 30th, 1942, and  
signed by Sugiura, and also by Sugiura as Attorney for the other three  
registered owners, resident in Japan. At the date of the transaction,  
July 1st, 1941, the balance owing on the mortgage amounted to \$1075.93  
and not \$1200.00.

VALUATIONS: Messrs. Johnson, Reeve & Watson, (not on File) - \$1200.00  
Fenberton Realty Corp Ltd., (on Internee File 721) - \$1200.00

ASSIGNED VALUE - Land - \$410.00 --Improvements - \$1000.00--Total--\$1410.00

If we are to accept the sale to Kudo as valid in the event  
that we sell this property, he should be paid the balance above the  
mortgage and the amount still owing under the Agreement of Sale.

|   |                 |
|---|-----------------|
| Agreement of Sale   | \$1200.00       |
| Less Mortgage Assumed   | <u>1075.93</u>  |
|   | \$ 702.10       |
| Payment   | 100.00          |
| Less taxes & water rates<br>to June 30/41, stated in<br>A.S. Johnston's letter<br>to Kudo on Sept. 9/43, to<br>be | <u>135.57</u>   |
|   | <u>\$467.53</u> |



Internal File No. 721  
Revenue File No. 11154  
12000

-2-

September 14th, 1943

Unpaid taxes for 1942 and 1943, payable by Kudo amount  
to \$302.41.

It would appear that Kudo has paid nothing to date ex-  
cept taxes and has lived in the house from July 1st, 1941, to the date  
of evacuation and rents since that date have been credited to his  
account and distributed for expenses of the property.

G. E. PETER

GEP/JP



ADAM SMITH JOHNSTON

511-12 Royal Bank Building,  
Vancouver, B. C.  
September 8, 1943

The Custodian,  
Japanese Evacuation Section,  
506 Royal Bank Building,  
Hastings & Granville,  
Vancouver, British Columbia

Attention of Mr. K. E. Wright

Dear Sir:      re: 2050 Alma Road, Vancouver, B.C., Y.S. Kudo

Following my letter to you of the 27th of August, 1943, I have now received a letter from Mr. Kudo bearing date the 30th of Sept., 1943, a copy of which I enclose herewith, which indicates that Mr. Kudo as owner under an Agreement for Sale from the Vendors, namely Sempai Sugiyama, Shimpai Katsukawa, Kiso Iwai and Senzo Wabio, occupied the above mentioned premises on the basic date, namely the 11th of October, 1941, and naturally no rent was payable and, without consultation with this office, Mr. Kudo and his agent, Chris Morsund, and Mr. James Riley entered into an Agreement whereby James Riley would occupy the said premises at a rental of \$35.00 per month, payable in advance, and this rental was continued by Mr. Riley rather punctually until the 15th of July, 1943, when he failed to make his payment of rental, and there are now rentals for two months, namely the 15th of July and 15th of August, 1943, due and owing by Mr. Riley.

It also appears that prior to evacuation of Japanese from the coastal regions, Mr. Riley agreed to purchase furniture from Mr. Kudo in the said premises for the sum of \$90.00 on which there was paid \$40.00, leaving a balance due Mr. Kudo of \$50.00 and Mr. Kudo now informs me that this balance of \$50.00 is still due and unpaid as per his letter of the 30th of August, 1943, a copy of which is enclosed herewith.

Mr. P. H. Russell of your Administration Department requested the data in Paragraph 2 of my letter to Mr. Kudo, of even date, copy of which is enclosed herewith, with reference to the balance due the Vendors from Mr. Kudo in the amount of \$500.00, less outgoings, etc.

I have written Mr. Riley per concurrent post regarding his arrears of rental in respect to the said premises and would be glad if you would give the matter of dealing with the recovery and payment of the arrears of rental due and owing by Mr. Riley your early consideration and you might also let me know if there is any probability of immediate sale of this particular property and what is the upset price placed on the said property.

ASW:C  
ENCL. 3

Yours very truly,  
ADAM SMITH JOHNSTON



September 9, 1943

P. S. Kudo, Esq.,  
Tashme, British Columbia

Dear Sir:

re: Premises 2040 Alma Road, Vancouver, B.C.

This will acknowledge receipt of yours of the 30th ultimo making statement in regard to outgoings and expenditures in connection with the above mentioned premises which you agreed to purchase from Sempel Sugura, Shinsai Katsukawa, Kizo Iwai and Senzo Nishio pursuant to Agreement for Sale dated the 30th of June, 1942. It appears from the terms of the said Agreement that the total purchase price was \$1800.00, \$100.00 cash, \$1800.00 by the assumption of payment of a Mortgage in favour of the Canada Permanent Mortgage Corporation which is dated the 7th of April, 1925 and \$500.00 balance to be paid on demand, less out-goings and expenditures of yourself up to and including the 30th of June, 1941.

It appears from the records which you left with me before your departure for Tashme that the following payments were made by you out-of-pocket in connection with the said premises:

|  |                 |
|--|-----------------|
| 1940 Taxes   | \$76.38         |
| 1941 Taxes   | 72.38           |
| 1940 and 1941 Water Rates  | 22.00           |
| Out of Pocket expenses up to and including the 30th of June, 1941, in regard to looking after property and expending monies in connection with same, said sums agreed upon between the Vendors and Mr. Kudo, the said Vendors acting through their agent, Sempel Sugura, including interest, legal fees re title, etc. | 75.00           |
|  | <u>\$333.76</u> |

which would leave a balance due from yourself to the above named Vendors of \$166.24.

A copy of this letter is being sent to the Custodian so that the records in the Custodian's office will indicate what equity the Vendors have in the said property. You will note that according to your Agreement with the Vendors that you are only entitled to deduct your out-of-pocket expenses in connection with the property up to and including the 30th of June, 1941.

When the property is sold by the Custodian's office, there will be a first charge consisting of the Mortgage in favour of the Canada Permanent Mortgage Corporation and I am informed that the balance in respect to this Mortgage is the sum of \$855.05 and interest as from the 1st of July, 1943. After the Mortgage and Taxes and other rates and assessments have been paid in respect to the said property, the sum of \$166.24 would have to be credited to the Vendors, and the balance of the sale price would, of course, be placed to your credit in the Custodian's office.



As to the sale of the said premises, I note that you do not wish Mr. Chris Morsund to take any part and that you would like the writer to act as your solicitor in any business relative to the above mentioned premises and I have so advised the Custodian.

Re: Furniture Sale to Mr. Riley. Following my letter to you of the 27th of August, 1943, regarding the fact that the present tenant in the said premises, Mr. James Riley, has failed to pay his rentals which fell due on the 15th of July and the 15th of August, respectively, amounting to \$70.00, I note in your letter that this tenant is still indebted to you in the sum of \$50.00 on account of furniture which he acquired from you before your evacuation from this City and I have, per concurrent post, made a demand upon Mr. James Riley to pay this amount forthwith and will give this matter of collecting the balance due to you in respect to the furniture my continued attention and will keep you advised as to the results of my efforts in this regard.

I also note that, with regard to the basic rental rate as at the 11th of October, 1941, you were occupying the house as owner under an Agreement for Sale from the aforementioned Vendore and, therefore, no rent was paid and it appears now that Mr. Riley is trying to take advantage of the Rental Control Board regulations and is inferring that he wants to back out of his agreement to pay the agreed rental of \$35.00 per month pursuant to arrangements made between your Agent, Chris Morsund, James Riley and yourself, contending that places of a similar nature in the surrounding district are renting for \$25.00 per month. I am, however, referring the question of rental and arrears thereof to the Office of the Custodian who will, no doubt, confer with the Rental Control Board with a view to clearing up this matter.

If there is any further information which you desire or any additional data which you wish to supply herein, I would be glad to hear from you.

Yours very truly,

ADAM SMITH JOHNSTON

ASJ:G



C  
O  
P  
Y

Tashme, B. C.  
August 30th, 1943

Adam Smith Johnston,  
511-12 The Royal Bank Building,  
Vancouver, B. C.

Dear Sir:            re: Premises 2050 Alma Road,  
                                 Vancouver, B. C.

Basic rate requested by you as per date of Oct-  
ober 11, 1941, I, the owner of the house was occupying the  
premises, therefore no rent was paid.

As to the selling of the house or for other busi-  
ness connected with it, I do not wish Mr. Chris Morsund to  
take any part; therefore, I hereby give you the sole au-  
thority of future business connected relative to my property.

Yours very truly,

"FRANK S. KUDO"



C  
O  
P  
Y

Tashme, B. C.  
August 30, 1943

Adam Smith Johnston,  
511-12 Royal Bank Building,  
Vancouver, B. C.

Dear Sir:      Re: Furniture Sale to Mr. Riley

Before evacuation, furniture valued to Ninety dollars (\$90.00) was sold to the above tenant; and Forty dollars (\$40.00) in cash was paid to me before evacuating to Tashme, and the balance of Fifty dollars (\$50.00) was to be paid in instalments of Twenty-five dollars (\$25.00) per month and be credited to my bank account.

To date, this has not been done, therefore, please be kind enough to collect the same for me. After deducting your commission from the Fifty dollars (\$50.00) please send the remaining balance to me at Tashme.

Yours very truly,

"FRANK S. KUDO



Form 146A

## 12

SUB. DIVN. &amp; File No. Vancouver

DETACHMENT &amp; File No. C.I.B.

DATE April 27th 1943

SUCIURA 3, Edmónton, Alt.

(Name of File)  
March 9th, 1962 F.R. Jefferson, Cst.

Come into possession of the following described goods by.....

Handed over by owner

(State Authority from whom seized and place of seizure)

| No. of<br>Exh. | No. of<br>Package | Qty. or<br>Size | DESCRIPTION OF EXHIBITS |
|----------------|-------------------|-----------------|-------------------------|
|                | 1.                |                 | Hawk-Eye Box camera.    |

J.R. 08047

11154

REMARKS:

Handed over to the B.C. Security Commission, Vancouver, B.C.

(State briefly disposition)

DATE May 4th, 1943

SGD

(F.E.DeBrisay)

**CERTIFIED CORRECT**

*C. P. Jefferson* Ch.  
(Signature of Member)  
(C. P. Jefferson.) #.10559



Evacuee File No. 11154

December 7th, 1942.

MEMORANDUM

TO:

*Mr. Lammick*  
MISS H. WALKINS

FROM: MR. K.W. WRIGHT

Re: Sanpei SUGIURA

Please go through the attached file and note particularly the declaration of Mr. H.G. Forson, dated April 20th, 1942, indicating that there is a mortgage on the property known as "2050 Alma Road". Clause 4 of the declaration states that two of the interested parties have been in Japan for twelve years, namely Kizo Iwai and Senzo Nishio.

Files should be opened for these two people, if we have not not already done so and copies of the "JP" Form placed on each file. The title should be searched and a Vesting Certificate filed.

The file of F.S. Kudo should be examined, as on Page 3 of the "JP" Form there is a balance of payment on property at 2050 Alma Road of \$500.00 and it is supposed to be owing by Kudo, he having purchased under an Agreement for Sale. Try to get particulars of the Agreement.

*Kudo's file attached*

KWW:HW.

*taken care of.*

*2/2/43*



11154

3rd November, 1942

Mr. Sanpei Sugiura,  
Registration #08047,  
10115 Jasper Avenue,  
Edmonton, Alta.

Dear Sirs

A property at 2050 Alma Road is registered in your name together with that of Shiapeli Katsukawa, Kiso Imai and Senzo Nishio. It would appear therefore that you have some proportionate interest in this property.

We understand that there is a mortgage on this place and that it is being sold under an Agreement of Sale to Mr. F. S. Kudo whose affairs are being looked after by Messrs. Adams Smith Johnson.

In order that any interest you may have in this or any other property in the protected area may be properly taken care of on your behalf, will you please complete as fully as possible the enclosed "JP" registration forms.

Kindly let us hear from you without delay.

Yours truly,

F. G. Shears,  
Manager.

FGS/PMH

Encl.



File #11154

Oct. 9, 1942.

MEMORANDUM FOR THE FILE

This Japanese appears to own Lot 2/13 & 14,  
Blk. 27, S.L. 543, being 2050 Alma Road, with residence  
in Japan - Eiichiro Endohara, Kiso Tani and Sango Nishio.

Intelligence Section is administering it. Land  
is vested in Intelligence File #721.

Value of property \$1500.00.

Mortgage to Canada Permanent Trust \$250.00.

*Sango & wife, Japanese Educator.*

*Was he Educator?*

*J. E. S. Smith*

*He entered in our Section*

*P. J. Russell.*

*836*

END

*Should accounting Dept set up account  
for these 7 proceeds.*

*Form 51 when address obtained from filing*



DOMINION OF CANADA  
PROVINCE OF BRITISH COLUMBIA

In the Matter of

A NOTICE ISSUED UNDER DATE OF APRIL 13th,  
1942 BY DEPARTMENT OF THE SECRETARY OF  
STATE, OFFICE OF THE CUSTODIAN, JAPANESE  
EVACUEE SECTION.

To wit:

3. HAROLD GLADSTONE FORSON,  
of Vancouver,

of the City

in the Province of British Columbia,

Do Solemnly Declare that

1. I am Manager at Vancouver for Canada Permanent Mortgage Corporation and have full knowledge of the facts herein deposed.
2. That on the Third day of March, 1925, Sampei Sugiura, Shimpie Katsukawa, Kizo Iwai and Senzo Nishio signed a mortgage covering Lot "D" of Lots Thirteen (13) and Fourteen (14), Block Twenty-seven (27), District Lot Five Hundred & Forty (540), Map No. 4872 in the City of Vancouver, Province of British Columbia, in favour of Canada Permanent Mortgage Corporation in the amount of Thirteen Hundred (\$1,300.00) Dollars the full amount of which became due on April 1st, 1930, and was renewed for a further period which expired on April 1st, 1935.
3. That under Agreement dated August 6th, 1941, Frank S. Kudo by arrangement with said Sampei Sugiura, Shimpie Katsukawa, Kizo Iwai, and Senzo Nishio assumed payment of the balance owing under the said mortgage to Canada Permanent Mortgage Corporation.
4. That I am informed that Sampei Sugiura is now in Edmonton and that Kizo Iwai and Senzo Nishio have been in Japan for some 12 years past.
5. That Shimpie Katsukawa (now evacuated to a Camp near Jasper) and Frank S. Kudo, 2050 Alma Road, Vancouver, British Columbia, come under the provisions of the notice herein referred to, and are indebted to Canada Permanent Mortgage Corporation, under said mortgage in the amount of \$930.99 as at May 1st, 1942.
6. That I am informed that there are consolidated tax arrears owing to the City of Vancouver against the said property in the amount of \$148.40 as at May 1st, 1942, and current taxes for the year 1942 amount to \$74.60 net.

AND I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the "CANADA EVIDENCE ACT."

DECLARED before me at  
Vancouver in the  
Province of British Columbia this  
20<sup>th</sup> day of April  
A.D. 1942.

*[Signature]*

*[Signature]*