

11275



INFORMATION FROM R.C.M.P.

DATE Nov. 20/42

Our File No. 11275

Full Name KOSHIBA, Tanigoro Deceased  
(Surname in Block Letters)

Registration No. 04610

Male - Female  
(Check)

Age April 11, 1880

Former Address P. O. Box 108 Steveston, B. C.

Date Evacuated \_\_\_\_\_ Naturalized - Canadian-Born - National  
(Check)

Present Address DECEASED in Steveston Aug 2, 1941

Married - Single  
(Check)

Name of Wife Fuku #04636

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

Name of Mother \_\_\_\_\_

Name of Father \_\_\_\_\_

Names of Children under 16 \_\_\_\_\_

Requested by V. Scott (files)

Registered with Custodian No  
(Yes or No)

Additional Information Fisherman Owner of gasboat No. 2369 N.W. Reg. # NW041D.



**MEMORANDUM**

To: The Files

From: Ian Macpherson

**RE: INTERIM & CONDITIONAL APPORTIONMENT  
OF FUNDS**

I was requested to make an interim summary of the property on these files for the purpose of showing the present situation. If the four registered owners are the actual owners of the property the funds can be released to them as shown on the Interim and Conditional Apportionment of Funds. From the files it appears that a syndicate or association known as the Roman Kaisha may possibly be interested in this property, and if so, the registered owners may be in a position of trustees only for such syndicate, and before releasing any funds, this possible interest will have to be investigated. The information as to the membership of the syndicate and its constitution will have to be ascertained as a possible interest of all members may have to be taken into consideration.

No distribution of the funds should be made until this situation is clarified.

Ian Macpherson

IM:ic

DATE: August 23rd, 1947.



INTERIM AND CONDITIONAL APPOINTMENT  
OF FUNDS

**FUNDS:** Released to the credit of YOSHIDA HIKIDA - Reg. No. 03409 - File 3302.  
Shigeo YOSHIDA - Reg. No. 13068 - File INT 1402.  
Tadigoro HOSHIDA (Deceased) - Reg. No. 04610 - File 11275.  
Shigeo TAKAHASHI - Reg. No. 09509 - File 7039.

Parcel "B" - Lots 1 to 10, of Sections 3 and 4, Block 3 North, Range 7 West,  
Twp 47N.

Sale price \$8,000.00 plus rental revenue \$776.00, plus refund insurance \$30.96,  
plus refund of taxes from Veterans' Land Act \$76.22, plus water \$12.00, total -  
\$8914.78; less taxes \$873.00, insurance \$25.90, sundries \$81.00, administration  
\$23.00, advertising \$82.74, valuation \$60.00, Certificate of Encumbrance \$1.00,  
registration fees \$20.90, adjustments \$28.90, total \$776.12. Net amount to be  
released \$7938.66.

On this Parcel "B" were a number of buildings owned by the occupants on lots  
leased from Nippon Kaisha. Records, HIKIDA and YOSHIDA confirmed this ownership  
October 1, 1943 and September 15, 1942, and have stated that by a resolution  
of the Association, April 1942, these owners were not to be charged any ground  
rental (YOSHIDA Sept. 15, 1942; G. TAKAHASHI Nov. 7, 1948) for the duration of  
the war. Mr. TAKAHASHI, however, (Nov. 7, 1948) considers that in cases where  
the Custodian rented the houses and received the rents, the Nippon Kaisha can  
fairly claim some rental, an unspecified proportion.

Only two of the houses produced a rental revenue - Fumie KAJIRO'S on Lot 1,  
and Kuniada YOSHIDA'S on Lot 7. In both cases the houses were rented with  
the building sites only, a very small proportion of the two acre lots, and  
Records, HIKIDA and TAKAHASHI have been asked to forgo any rental claim.  
The remainder of the lots were rented separately from the houses and the  
rentals received have been credited to the Association.

The house on Lot 1, as above shown, is to be credited with rental paid by  
Mrs. Moore and Mrs. Jamieson \$161.00, and is to be debited with proportion of  
water rates \$55.00 and insurance \$27.90, taxes on house \$12.34, total \$94.84.  
Net credit \$66.16 is to be added to the sale value of \$400.00, making the net  
amount to be released to the owner of the building, Fumie KAJIRO, File Entry 167,  
\$466.16.

The house on Lot 7 is to be credited with rental, as above shown, paid by  
A.B. Burman, \$80.00, and debited with taxes on house \$11.92 and water rates  
\$26.00. There was no insurance. The net credit of \$42.08 is to be added to  
the sale value of \$192.00, making the net amount to be released to the owner  
of the building, Kuniada YOSHIDA, file no. 5234, \$234.08.

The house on Lot 3 was owned by Itaru KAJIRO and his interest is to be debited  
with taxes in proportion to the assessed value of all houses on this property -  
\$6.00. The two houses owned by T. KASHIBA on Lots 4 and 5 are likewise debited  
with taxes of \$17.79 and \$3.64 respectively. The house owned by Sakitaro OGA  
on Lot 9 is likewise debited \$5.06 and the house owned by Taku HIROSE on Lot 10  
\$5.14. The ownership of these houses is according to the statement made  
1st October 1943 by YOSHIDA HIKIDA, one of the registered owners of the land  
upon which were the houses.

Land and buildings were sold at a total price 25 per cent in excess of Mr. Moore's  
valuation and the following statement is based on his valuation of each house,  
plus 25 per cent and debited with its proportion of taxes -



Lot No.	NAME of HOUSE	Sale Value	Dr. Cr. Cr.	Released
1	Fumie KAJINO	\$400.00	Cr 66.36	466.36
2	Ihara KAJINO	70.40	Dr 8.88	61.52
3	No house			
4	T. KOHJIRA	192.00	Dr 17.73	174.27
5	T. KOHJIRA	15.50	Dr 3.64	11.86
6	No house			
7	Eunaida YOSHIDA	192.00	Cr 42.08	234.08
8	No house			
9	Sakitaro OGA	25.60	Dr 5.06	20.54
10	Toku HINOSE	64.00	Dr 5.14	58.86
		<u>\$799.50</u>		

Total amount released to owners of houses \$1027.29

This amount \$1027.29 to be released to the owners of the buildings on Lots 1 to 10, is to be deducted from the net as set forth above in respect to lands and buildings of \$7938.66, leaving a balance of \$6911.37 to be released to the owner or owners of the land. The funds may be released in the sum as follows:-

To the Trustees of Stevenson HOSAN KAISHA	6911.37
To Fumie KAJINO as owner of house on Lot 1 (File Entry 167)	466.36
To Ihara KAJINO as owner of house on Lot 2 (File 5183)	61.52
To E.A. Moore, administrator of the Estate of Tamiyore KOHJIRA, owner of houses on Lots 3 and 4 (File 11275)	186.13
To Eunaida YOSHIDA as owner of house on Lot 7 (File 5234)	234.08
To Sakitaro OGA as owner of house on Lot 9 (File 5550)	20.54
To Toku HINOSE as owner of house on Lot 10 (File 1755)	58.86
	<u>\$7938.66</u>

Parcel "C" - Lot 4, Section 31, Block 4 North, Range 6 West, Map 4775.  
Sale price \$2750.00 plus rental revenue \$207.50 adjustment credit \$1.25,  
total \$2958.75; less taxes \$103.78, Certificate of Encumbrance \$1.00,  
registration fee \$12.50, total \$317.28. Net amount to be released \$2641.47.

#### DISTRIBUTION OF FUNDS:-

As shown by foregoing summary the funds on hand to the credit of the members of the Stevenson Hosan Kaisha are derived as follows:

Parcel "B" - Net amount to be released from administration and sale of Lots 1 to 10, Secs. 3 and 4, B.M., R.7N, Map 4774 (Parcel "B" of Summary) \$7938.66.

Less amounts as in summary payable to owners of houses on Hosan Kaisha land (no rent for land) 1027.29  
\$6911.37

Parcel "C" - Plus amount to be released from administration and sale of Lot 4, Sec. 31, B.M., R.6N, Map 4775 (Parcel "C" of Summary) 2641.47

Net amount to be released to Hosan Kaisha - - - \$9752.84

As reported by Gihyo TAKAHASHI on Nov. 15, 1947, giving list of members of Stevenson Hosan Kaisha, the total number of shares issued was 222. The net credit of \$9752.84 represents a per share value of \$43.93



"A & B" This total credit to Nippon Kaisha may be apportioned as follows:-

Shinya YOSHIDA	29 shares at 43.93	\$ 1273.97
Estate of Tanigawa KOSHIKAWA	22 " 43.932	966.30
Remaining shareholders	171 " 43.932	<u>7512.37</u>
Total shares -	222	\$ 9752.64

The manner in which the funds may be paid out is yet to be decided upon. One of the following may be adopted:-

1. Have the Registered owners call a meeting of the Association to appoint a trustee to receive the funds, except the amount due to Shinya YOSHIDA.
2. Pay funds, except YOSHIDA's to the joint bank account of the registered owners at Stevenson.
3. Have the registered owners name a trustee to receive funds. This was done in the case of the Strawberry Hill school, but that case is distinguished, as there were no shareholders. There is no record on file that this was approved by Mr. Wright.

As the registered owners were authorized to hold title to the land and administer the property it may be assumed that they are competent to hold the proceeds of sale and revenue.

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

December 2, 1948.

*Jan Hesperman*  
Jan Hesperman.

IN/CB



# **MINOR REAL PROPERTY SUMMARY**

**JAPANESE NAMES:** Yasuemon HIKITA Reg. No. 03409 File No. 1306  
 (Note - also spelled Yasuemon or Yasuemon HIKITA)  
 Shinya YOSHIDA Reg. No. 13066 File No. INT 1431  
 Tanigoro KOSHIBA (Deceased) \* No. 04610 File No. 11275  
 Gihyo TAKAHASHI Reg. No. 05569 File No. 7039

**CATALOGUE NO:** Designated as Parcel "B" on files.  
 Advertised March 6, 7, 9th, 1946, Parcel "B".

**PROPERTY ADDRESS:** End of Stoveston Highway No. 3.

**WITHHELD FROM SALE:** Yes. The Director, Veterans' Land Act 10th May 1944 by the Custodian as order-in-council does not apply in case of Tanigoro Koshiba. Funds held by the Veterans' Land Act \$350.00, remitted to the Custodian 30th May 1944.

**LEGAL DESCRIPTION:** Lots 1 to 10 both inclusive of Sections 3 and 4 Block 3 North Range 7 West, Twp 4774, Municipality of Richmond, in the District of New Westminster.

**TITLE:** In names of Yasuemon HIKITA, Shinya YOSHIDA, Tanigoro KOSHIBA and Gihyo TAKAHASHI. Certificate of Title No. 113765.

**INCUMBRANCES:** Registered: Vesting in the Custodian 24483 filed August 17, 1942 as to the interest of Yasuemon HIKITA, Shinya Yoshida, Tanigoro Koshiba and Gihyo Takahashi.  
 Special Vesting in the Custodian of interest of Tanigoro Koshiba not filed, conveyance being given by the official administrator.

Unregistered: No evidence of any found on file.

**ASSESSED VALUE:** 1942 Lots 1 to 10  
 Land \$ 4477.00  
 Improvements 2740.00 Taxes - \$218.69  
 \$ 7217.00

**CLASSIFICATION:** Farm lands of about 20 acres, most of which was uncultivated. About 3 acres in loganberries and 2 acres in strawberries. (Green sheet report)

These four Japanese are believed to be the trustees of an unregistered syndicate known as the Stoveston Ocean Kaisha Co. and owning this parcel of lots and Lot 4 of the south half of Section 31, Block 4 North, Range 6 West, Twp 4775. Shinya Yoshida was interned and repatriated in 1942. Tanigoro Koshiba died at Stoveston August 2nd, 1941.



Mr. Yamanaka Hikida by letter dated 1st October 1943 advised the Custodian that the buildings on Lots 1 to 10 were the property of the Japanese occupants and that the lands on which they were erected were owned by him - Hikida. The owners of the buildings held no leases, but were on the land by verbal arrangement only, these tenancies being as indicated below relative to the various parcels, as in his letter of 15th September 1943.

Lots 1 and 2 - Rented to Junio Kajiro at an annual rental of \$120.00 plus taxes of \$5.00 on the building, (Hikida). The house on this land was built by Kajiro (R.C.M.P. 21st April 1942 file Int 167). C.C. Robinson, 27th May 1943, describes the house as frame building of two rooms with water service but no bath, with value of not much more than \$1,000.00. At date of his report it was unoccupied and not locked up. Kajiro was interned and was repatriated in August 1943 (file Int 167). After Kajiro's internment his wife vacated the property prior to 21st April 1942, and the premises during 1942 and 1943 remained vacant (Int 167). It is not shown whether rent owing the ground landlord, the Stevenson House Kaisha, was paid. No funds are recorded as received on account of this rental. Lots 1 and 2 and the N<sup>1</sup>/<sub>2</sub> of Lot 3 were leased by the Director, The Veterans' Land Act on 3rd April 1944 to Lam Poy for 10 months ending 31st December 1944 at a rental of \$170.00, payable \$70.00 cash, \$30.00 on 15th July 1944 and \$70.00 on 1st October 1944, (copy of lease on file). The Custodian being unable to convey title the lease was assigned to the Secretary of State on 29th May 1944. The above rents were paid to the Custodian as due.

Lot 3 and the north halves of 4 and 5 were reported by Mr. Hikida to have been rented to Mrs. Koshiba at an annual rental of \$150.00 plus tax of \$4.00 on buildings. Mrs. Taku Koshiba rented the property to Lam Poy with crop for \$300.00 for the year 1942 and \$75.00 per year thereafter. Of this rental \$100.00 was paid to Mrs. Koshiba in April 1942 and to the Custodian \$100.00 on 29th November 1942 and \$200.00 on 4th December 1942.

The rent for 1943, \$75.00, was paid to the Custodian on 18th August 1943 and transmitted to the Director, Veterans' Land Act and returned to the Custodian, and credited to Mrs. Koshiba, file 2755.

On Lot 2 is said to be a house and shed of which Itaru Kaine claims to be the owner (file 5183).

The south half of Lot 3 and all of Lots 4 and 5 were leased by the Director, The Veterans' Land Act on 7th February 1944 to Lam Poy for a term of one year from 1st January 1944 at a rental of \$100.00, payable \$40.00 cash, \$30.00 on 1st July 1944 and \$30.00 on 1st September 1944. This lease was assigned to the Secretary of State on 29th May 1944. Rents were paid as due. Account 1308 credited \$120.00.



\$100.00.

- Page 3 -

File Nos. 3306, INT 1401,  
11275, 7039.

One half of Lots 4, 6 and 7 were reported by Mr. Hihida to be rented to Sunisada Yoshida at a rental of \$150.00 yearly plus tax on building of \$3.00. Yoshida leased Lots 6 and 7 to Wm. H. Thompson "for the duration," the tenant to pay the annual taxes.

Lots 8 and 9, reported by Mr. Hihida, rented to Hikitare Oga for \$150.00 per year plus tax of \$2.00 on building. No record of rental for 1942 on file. The Custodian rented these lots to Wang Ho & Co. for the season of 1943 for \$66.00 which was paid and credited to account 3306.

Lot 10 was reported by Mr. Hihida as leased to Toka Hirose for \$55.00 yearly plus tax of \$2.00 on building. The property was rented for the season of 1943 to Wang Ho & Co. for \$34.00 which was paid and credited to account 3306.

Lots 6 to 10 were leased by the Director, Veterans' Land Act on 18th February 1944 for one year from 1st January 1944 to William Henry Thompson at a rental of \$125.00 payable \$65.00 cash, and \$60.00 on 15th July 1944, the lessee to pay all water charges (copy of lease on file). The Custodian being unable to convey title to the Veterans' Land Act the lease was assigned to the Secretary of State, on 27th May 1944. The rent was paid on 30th May 1944 and 27th December 1944. Mr. Thompson remained as tenant from 1st January 1945 to 30th April 1945 paying as rental \$32.00 and purchased the berry crop for \$30.00 paying therefor to the Custodian. Account 3306 credited \$187.00.

Mrs. H.G. Bolles was tenant of the house on Lot 1 at a rental of \$7.00 plus water charges from 1st January 1945 to 30th April 1946, 16 months. She paid rent due to 31st January 1946, \$91.00, and is owing \$27.00. Account 3306 credited \$91.00.

Mrs. R. Jamieson was tenant of the lower floor of the house on Lot 1 at a monthly rental of \$5.00 from 1st January 1945 to 28th February 1946, 14 months. Account 3306 credited \$70.00.

A.B. Burnson was tenant of the house on Lot 7 at a monthly rental of \$8.00 from 1st May 1945 to 28th February 1946, 10 months. Account 3306 credited \$80.00.

The rental revenue credited to Lots 1 to 10 detailed as above is:

From Lam Fay	\$270.00
• Wang Ho & Co.	100.00
• W.H. Thompson	187.00
• Mrs. H. G. McGee	91.00
• Mrs. R. Jamieson	70.00
• A.B. Burnson	80.00
Total rental from Lots 1 to 10, credited to account 3306.....	\$798.00

.....



## STATE OF TITLE:

The first offer to purchase made by the Director, Veterans' Land Act included Lot 4 of Section 31, Block 4 North, Range 6 West, Map 4775. Owing to the death of Mr. Koshika and the passing of his interest, the Custodian would not be able for some time, to survey title and the two parcels were withdrawn from the sale. The nature of the registered interests of the four Japanese, as individual, or as trustees of Stevenson Noman Kaisha, was also to be investigated.

The latter question is still undetermined. Shinya Yoshida, prior to his repatriation in September 1942 stated that the Stevenson Noman Kaisha was an unregistered company owning 25 acres of farm land the title to which was in the above names of I. Hikida, S. Yoshida, G. Takahashi and T. Koshika, and that T.D. Kato the book-keeper of the Noman Kaisha had died on May 4, 1942, and that he was not in a position to give any more details without the company's books, which were at Stevenson (same letter December 1944). These books have not been made available, and no registrable trust agreement has been found. Mr. I. Hikida was requested on 15th July 1946 to furnish full information as to the Noman Kaisha to enable a distribution of funds to be made, and was informed that a disbursement of funds could not be made until the situation had been clarified. To which request there is no reply on file.

As to the interest of the deceased Tanigoro Koshika, Mr. S.A. Moore, official administrator, was requested to undertake the administration of the estate on 15th December 1944, and on 17th April 1945, Locke, Lane, Guild & Sheppard were instructed to take the matter up with Mr. Moore. Mr. Moore, in a letter to the Custodian on 25th January 1946, states that he was prepared to join with the Custodian in a conveyance of the estate interest in lots 1 to 10, of Sections 3 and 4, Block 3 North, Range 7 West, and consented to the Custodian advertising the interest for sale. The property was advertised for sale by tender in the Harpole-Richmond Review on 6th March 1946, in the News-Merald 7th March 1946, and in the Province and Sun 9th March 1946.

## APPRAISAL:

On instructions from the Custodian, Mr. D.W. Moore inspected Lots 1 to 10, and on 27th February 1945, reported value of land and of the separate buildings as follows:

"Our appraisal of the present market value of the whole property is \$6,250.00 and our subdivision of this amount as between land and buildings is as follows:-

Land	20 acres at \$275. per acre		\$5,500
Building Lot 1		\$312.50	
Lot 2		75.	
4		150.	
5		12.50	
7		150.	
9		20.	
10		50.	750
Total			\$6,250

.....5/



\$4,250

Consequent to advertising tenders were received as follows:  
For lots 1 to 10 - From H.L. Steves, \$3250.00, from E. H.  
Herbert \$8000.00. For lots 1 to 4, W.J. Smith \$4000.00.  
For lots 5 to 10, T. Leslie \$3550.00, subject to commission.

SOLD:

To: Eric H. Herbert for \$8,000.00 as at 2nd April 1946.  
Approved by the Advisory Committee 26th March 1946.

TITLE:

Certificate of Title No. 203301-E issued 6th July 1946 in  
names of Eric H. Herbert and John Alexander McLeod, joint  
tenants, and was forwarded by registered mail on 13th July  
1946 to Eric H. Herbert, 269 Williams Road, Stevenson.  
Control of property acknowledged by E.H. Herbert and J. A.  
McLeod, 29th June 1946.

FURNS:

As on attached sheet, combining Parcels A and B.

OLD TITLE:

Certificate of Title No. 24483-E in Land Registry Office,  
New Westminster, B.C.

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

Isabel Macpherson

Encl

DATED: August 21st, 1947.



MEMORANDUM

File 11275

August 6, 1949.

TO: MRS. M. SCOBY

FROM: MRS. A. G. McARTHUR

Re: Estate of Tanigoro Koshiba, Deceased.

Mr. Moore, as Administrator of this Estate, has agreed that Tanigoro Koshiba had no personal interest in the real property in the Municipality of Richmond but appeared on the title only as a trustee for the Steveston Nosen Kaisha.

As there are no other assets in this estate the file may now be closed.

/AC

A handwritten signature, possibly "J. L. Moore", is written in dark ink. It features a large, stylized initial "J" followed by a surname that appears to be "Moore". The signature is written in a cursive, flowing style.



# INSURANCE SUMMARY

Yoshio SUKIDA	Reg. No. 03409	File No. 1308
Shigeo YOSHIDA	Reg. No. 13048	File INT 1401 (Duplicate)
Sanjuro KOSHIDA	Reg. No. 04630	File No. 11275 (Deceased)
Oshiro TAKAHASHI	Reg. No. 05202	File No. 7332

On Lots 1 and 2 of above, was a building which, by insurance pink record, was insured in the London & Lancashire Guarantee and Accident Company in the amount of \$1200.00, policy 340377, expiring 24th May 1947, with notation of having been transferred to purchaser on 18th May 1946. The policy was sent by mail to Eric S. Harbert, one of the purchasers, on 2nd September 1946.

A refund of \$10.47 was one of the items in the adjustments.

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

San Wapstman

Encl

DATED: August 18th, 1947.



4252

(See also Files 330, 70.9 & Int. 100)

[illegible]



SAMUEL A. MOORE  
OFFICIAL ADMINISTRATOR

PHONE: MARINE 5141

OUR REF. NO. 3529

COURT-HOUSE  
VANCOUVER, B.C.

July 7, 1946.

Office of the Custodian,  
509 Royal Bank Building,  
Hastings & Granville,  
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	JUL 8 1946
File No.	11275/7039/1401
Ans.	
Referred	<i>McArthur</i>

Dear Sir:

Re: Estate of TAMIGORA KOSHIBA, deceased.  
Your File #11275, 7039, 1401 (Int)  
3308 Evacuee Section.

Attention Administration Department.

I was appointed Administrator of this estate on January 14th, 1946. At that time your Department had advised me that the only asset the deceased had was a quarter interest in some Real Estate in the Municipality of Richmond.

I wrote you on April 29th, 1946 enquiring about this Real Estate. You replied on May 2nd, 1946 that you would advise me as soon as possible regarding the matter. Since then I have had no word.

Messrs. Locke, Guild, Lane, Sheppard & Yule, who are acting for your Department and who made the application for my appointment as Administrator of the estate have written me regarding the payment of their costs.

Would you kindly let me know what amount you are holding to the credit of this estate.

Yours very truly,

SAM/C

*Sam Moore*  
OFFICIAL ADMINISTRATOR.



File # 100-100000  
100-100000  
100-100000  
100-100000

To: Mr. F. C. Stone  
From: Mr. J. C. [unclear]

In distribution of proceeds of sale of  
Japanese War Relocation Authority

Each Property Survey on file indicates the net proceeds of sale of the properties of which titles were in name of four trustees, amount to \$1,773,444.

Of these four trustees one (Shigeo MATSUDA) is in Japan, one (Shigeo MATSUDA) is deceased. The remaining two are Japanese, one of whom is Mr. Shigeo MATSUDA, and the other is Mr. Shigeo MATSUDA of [unclear] [unclear].

In considering the manner in which the above sum may be paid out by the Custodian, the following questions arise:

1. Should a check payable to the three living trustees and the administrator of MATSUDA's estate be issued?
2. Should the two living trustees obtain a power of attorney in their favor from the trustee in Japan and the administrator of MATSUDA's estate, (Mr. A. Stone)?
3. Have the Custodian's working of the interests of the four trustees placed him in the position of a trustee and enable him to distribute the funds to a properly certified list of names of the Association?
4. Is there other mode of distribution of the sum to be adopted?

*J. C. [unclear]*



398  
709  
1179  
Int. 104

August 27, 1942.

Mr. Yousaku Nishida,  
c/o Mr. Martin Jensen,  
Picture Butte, Alberta.

Re: Lots 1 to 10, Sections 3 and 4, T.3 S.  
R. 7 W. S. 24 W. 10 N. of New Westminster

Dear Sirs

The registered owners of this land were yourself and Messrs. Shigeo YOSHIDA, Taisuke KOHIDA and Shigeo TAKAHASHI.

On 15th September 1942 you informed us that the land had been verbally leased in parcels as follows:

- (1) Lots 1 and 2 which has house built on there, is leased to Fumio KAJIRO. The rent charged is \$120.00 plus \$5.00 for tax on the building. Total amounting to \$125.
- (2) Lot 3 and  $\frac{1}{2}$  of Lot 4 and 5 of Section 3 is leased to Mrs. Koshida. The rent is \$150.00 plus \$4.00 for tax on buildings. Total amounting to \$154.00.
- (3)  $\frac{1}{2}$  of Lot 4, 6 and 7 is leased to Bunisaku YOSHIDA. The rent charged is \$150.00 plus \$3.00 on tax for the buildings. Total amounting to \$153.00.
- (4) Lots 8 and 9 are leased to Makitaro OGA. The rent is \$120.00 plus \$2.00 for tax on buildings. Total amounting to \$122.00.
- (5) Lot 10 is leased to Tom HIRONE, the rent charged being \$55.00 plus \$2.00 for tax on buildings. Total amounting to \$57.00.

Mr. Shigeo YOSHIDA has informed us of these leases as follows:

"This property is leased to five persons. 5 acres to Fumio Kajiro; 5 acres to Taisuke Koshida;  $\frac{3}{4}$  to Bunisaku Yoshida;  $\frac{3}{4}$  to Makitaro Oga; and 3 to Taisuke Hirono.

I have no knowledge as to their individual renting of their property. The rent was \$30.00 per acre, per year until year 1941 and from 1942 and years after the above persons and ourselves must make an arrangement, consulting to get reasonable decision when we return to our former place after war.  
Tax is paid for 1942."

We are now prepared to visit to the owners of the houses on this land the proceeds of the sale of the houses but before doing so we wish to ascertain from you and the other owners of the land a statement of any claim for rent owing to your syndicate.

Will you be so good as to send us a statement of such claim for ground rent, if any, from 1st January 1942 to 2nd April 1946 (date of sale) as to each tenant. As we wish to settle the claims of these house owners at the earliest possible date will you kindly give this your prompt attention.

\*\*\*\*\*



Page 2.

Mr. Tadamasa Nishida

August 27, 1942.

We are sending a duplicate of this letter to Mr. Tanimachi, and you may wish to consult with him as the only other available trustee of the syndicate.

Yours truly,

Tom Macpherson,  
Office of the Custodian.

TM/CH



1304  
7339  
11275  
142

October 14, 1946.

Mr. Gilgo: TAKAHASHI,  
Reg. No. 99969,  
Fritchard, D. C.

Dear Sir:

Re: Lots 1 to 10, Secs. 3 and 4, R. 3E.  
S. 7N., T. 2N. 67E.

On the above described parcel of land were buildings owned by Fumio KAJIRO, Mrs. KAJIRO, Kamekida YOSHIDA, Kamekida OGA and Toku HIGUCHI. The land occupied by each of these was, we understand, the property of the Shovoten Nooka Kaisha, title to which was in the names of four trustees, of whom you were one.

On August 17th last we wrote to you requesting that you advise us if there is owing to the Shovoten Nooka Kaisha any ground rent by any of the above named owners of houses, and if so, the amount owing by each up to the 2nd of April, 1946, at which date the properties were sold by the Custodian.

Will you kindly favour us with a prompt reply, in order that we may be enabled to properly distribute the funds on hand to the various parties interested?

Yours truly,

Ian Macpherson,  
Office of the Custodian.

IM/31



1942  
11/2  
11/2  
11/2

November 2, 1942.

Mr. YOSHIDA KIKUO,  
Box 37,  
Picture Butte, Alta.

Dear Sir:

Re. Shewan House Rents

In calculating the amounts payable to the members of this Association we are not certain as to the meaning of a letter we had from Mr. YOSHIDA, a copy of which is enclosed. Will you kindly assist us by advising whether:

1. The intent of the resolution of the Association of April 1942, reported by Mr. YOSHIDA, was that for the duration of the war the lessors of Lots 1 to 10, Secs. 3 and 4, R.3 N., R.7 W., should not be held liable for any rent, or

2. Was it intended that those lessors should be liable for the rents but that payment thereof should be deferred until after the war?

3. Was it the intention of the Association to leave the amount of rental in each case to be determined at the end of the war?

We shall be glad to have from you a prompt reply in order that we may proceed with the distribution of the funds on hand.

Yours truly,

Ion Enghorson,  
Office of the Custodian.

IN/CH  
Enc.



1994

Dear Gary

## De Sterren van Nieuw I-100

In calculating the amounts payable to the members of this Association we are not certain as to the meaning of a letter we had from Mr. YOUNG, a copy of which we enclose. Will you kindly assist us by advising whether

1. The intent of the resolution of the Association of April 1942, reported by Mr. TICHURA, was that for the duration of the war the owners of Lots 1 to 10, Block 3 and 4, D-3 N, D-7 N, should not be held liable for any rent, or

2. Was it intended that these losses should be liable for the sums but that payment thereof should be deferred until after the war?

3. Was it the intention of the Association to leave the amount of rental in each case to be determined at the end of the year?

We shall be glad to have from you a prompt reply in order that we may proceed with the distribution of the funds as soon.

Yours truly,

**Tom Dougherty,  
Office of the Custodian,**

30/000



Files: 3308  
Int. 1401  
7039  
11275 -

November 12th, 1948.

MEMORANDUM FOR FILE

Re: Steveston Noman Kaisha

Discussed with Mrs. McArthur the distribution of funds. It was decided that we follow strictly the proper course of having the trustees call a meeting of the Association for the purpose of appointing a trustee to receive funds from the Custodian and to give a valid release, the distribution to the shareholders to be made by the trustee appointed.

The matter of rents owing to the Association by owners of houses on the property should also be left to be determined and adjusted by the Association. The Custodian may advise it of amount for which each house was sold.

No payment from account of the four trustees to be made for lands or houses until authority of the Association is obtained.

Original documents and letters are on file 3308, and copies on 1401, 7039, 11275.

*Jen*

IM/CH



**IN/ON**



1338  
7039  
Int. 144  
1175  
Int. 107  
2234

December 2, 1942.

Mr. Yasuemon HIKIDA,  
c/o Mr. Martin Jensen,  
Picture Butte, Alta.

Dear Sir:

Re: Stationer House, KAJIRO.

We enclose a copy of Mr. Gilroy TAKAHASHI'S letter of 7th November 1942 to us, and our reply of 1st December 1942. These letters refer to a possible claim of ground rent as owing to the association, on whose land Mr. KAJIRO and Mr. YOSHIDA'S houses were built. Our reply explains the situation in respect to these two houses and net rental revenue received.

As the lands rented were the building sites only, the amount of ground rent that might be reasonably claimed would be extremely small, and we have suggested that no claim be made by the Association. If you agree will you please so advise us.

Yours truly,

Tom Macpherson,  
Office of the Custodian.

TM/CH  
Enc.



11273, 15714

December 17, 1948.

Samuel A. Moore, Esq.,  
Official Administrator,  
Court House,  
Vancouver, B. C.

Dear Sir:

Re: ESTATE OF TAMIOCHO KOSHIBA, DECEASED.  
and  
Lots 1 to 10, Sections 3 and 4, B3E, R7W,  
Map 4774, Municipality of Richmond, B.C.W.  
and  
Lot 4 of the S $\frac{1}{2}$  of Section 11, B4W, R6W,  
Map 4775, Municipality of Richmond, B.C.W.  
both registered in the names  
Yasemon Hikida (in Canada)  
Shinya Yoshida (in Japan)  
Tamigoro Koshiba (deceased)  
Gihyo Takahashi (in Canada) as tenant in common.

With reference to the ownership of the parcels of land in which the deceased appeared to own a one-quarter interest, it now seems quite certain that the four registered owners were merely holding in trust for an unincorporated society composed of forty-two members. Of the registered owners, Takahashi and Hikida are in Canada, Yoshida is an army, in Japan, and Koshiba died in 1936.

You will recall that Letters of Administration in the Koshiba Estate were granted to you on January 15, 1946, and the two parcels of real property were sold, with your consent, in April 1946.

Gihyo Takahashi, acting for himself and Hikida, has filed a claim with the Japanese Property Claims Commission relating to the sale price of Lots 1 to 10 only, and while his claim applied to only one parcel, the information given by Takahashi appears to refer to the ownership of both. In his evidence before the Commission he states that the land was held by the four registered owners in trust for a society known as Nosen Kaisha but that the buildings belonged to various Japanese persons. He filed a list of forty-two names which he stated he copied from a list made in 1940 by the last Secretary of the society, T. Kato, who died in May 1942. He stated that he verified this list to his own satisfaction by advertising in the New Canadian newspaper. Takahashi indicated that the members held interests in the land according to their membership shares.



Samuel A. Moore, Esq.

December 17, 1948.

The name Tanihiro Koshiba does not appear on this list of members but Mrs. Tanihiro Koshiba is recorded as owning twenty-two shares. In her declaration to the Custodian in 1942 Mrs. Koshiba claimed that the house she occupied on this property belonged to her and it would therefore appear that the Estate has no interest in the Staveston realty other than as trustee. Further on this point, Messrs. Locke, Guild, Lane and Sheppard reported on August 4, 1945, that the solicitors for the widow and daughter of the deceased stated that the next-of-kin did not consider that the Estate should participate in the proceeds from sale. We attach a copy of this letter for your information.

I have discussed the matter with Mr. Sheppard and he is of the opinion that the best way to deal with this would be for you, as Administrator, to relinquish the deceased's interest as registered owner. Proceeds from sale would be turned over to the two trustees for distribution to exonerate members and Mrs. Koshiba would then receive the value of her twenty-two shares in the society in this manner. The Custodian will retain the equity share interests.

The net proceeds from the sale of the two parcels of land amount to \$6900.00 and if the share holdings are as represented by Takahashi, Mrs. Koshiba's twenty-two shares would be worth approximately \$680.00. Mrs. Koshiba now has credited to her account in this office the sum of \$183.13, being her proportion of the value of the buildings sold with the land. It is thought that she will approve cost of administration being paid out of this sum.

Copies of statements covering sale of property and list of shareholders are enclosed, together with copy of transcript for your perusal. Would you kindly return the transcript as soon as possible.

We will be pleased, at your convenience, to have your opinion on this suggested procedure.

Yours truly,

A. G. McArthur,  
Office of the Custodian.

AGM/AG  
Encs. (copies)



**MEMORANDUM**

Files 15714  
11575  
7039  
1348  
Bany 1401

December 21, 1948.

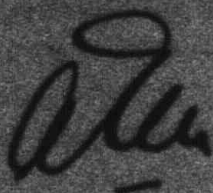
Re: Lots 1 to 10, Sections 3 & 4,  
R2E, N7W, Map 4774, Rm. of  
Mainland, D. N. W.

and

Lot 4 of the NE of Section 31,  
R1E, N2W, Map 4775, Rm. of Richmond

With reference to payment out of proceeds from sale of this property, Mr. Sheppard has advised that after the Official Administrator has relinquished his interest as registered owner, the net proceeds may be paid over to the two trustees (registered owners) in Canada, having deducted the amounts payable to the Bany shareholders. Mr. Sheppard advises that it would be in order for the Custodian to allow the two Executive Trustees to distribute to the Bany shareholders.

ASB/AS





11275

December 22, 1948.

Mrs. Fuko Koshiba,  
Registration No. 04696,  
766 Flora Avenue,  
Winnipeg, Manitoba.

Dear Madam:

Re: ESTATE OF TAMIGORO KOSHIBA, DECEASED.

We have been requested by Mr. Samuel A. Moore,  
Official Administrator, to ask you whether funeral expenses  
of Mr. Tamigoro Koshiba have been paid and if so, by whom and  
to whom.

Would you kindly reply by return mail as Mr. Moore  
requires this information before dealing with the property at  
Steveston registered in the names of your late husband and three  
other Japanese persons.

Yours truly,

A. G. McArthur,  
Office of the Custodian.

AGA/AG



SAMUEL A. MOORE

OFFICIAL ADMINISTRATOR

PHONE: MAIN 2141

OUR REF. NO. 3529

Your file no 11275

COURT-HOUSE

VANCOUVER, B.C.

December 29, 1948

Office of the Custodian,  
506 Royal Bank Building,  
Hastings & Granville Sts.,  
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	DEC 30 1948
File No.	11275
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

Dear Sirs:

Re: Estate of TAMIGORO KOSHIBA, deceased.  
Attention Mrs. A.G. McArthur.

I have yours of the 22nd instant with enclosures and for which accept my thanks. As requested I am returning herewith the transcript.

From the evidence of Mr. Gohyoe Takahashi and the letter from Messrs. Locke, Lane, Guild and Sheppard, dated August 4th, 1945, it appears that the deceased had no personal interest in the real estate in the municipality of Richmond and only held it in trust for the Society known as Nisan Kaisha. It further appears that the deceased held no shares in this Society.

As this leaves the estate without any assets, would you please let me have a cheque for \$83.66 to cover the disbursements in the estate. It is made up as follows:-

Legal fees of Locke, Lane, Guild and Sheppard .....	\$71.35
News Herald - Advertisement for creditors .....	\$11.31
Postage .....	1.00
	<u>\$83.66</u>

Kindly let me know as soon as you have heard from the widow that the deceased's funeral has been paid.

Yours very truly,

Encl. 1.  
SAM/C.

*Samuel A. Moore*  
OFFICIAL ADMINISTRATOR.

3308 2/21

Jan 11 1949



11275  
3908  
7039  
Bany 1401

January 12, 1949.

Samuel A. Moore, Esq.,  
Official Administrator,  
Court House,  
Vancouver, B. C.

Dear Sir:

Re: ESTATE OF TAMIORO KOSHIBA, DECEASED  
Your Reference No. 3529.

We have for acknowledgment your letter of December 29, 1948, relative to the above. We also acknowledge receipt of the copy of the transcript.

As requested, we are enclosing Custodian cheque, payable to you, in the sum of \$83.66, to cover disbursements incidental to clearing title to the real property and are charging this amount against proceeds from sale.

We also enclose original letter from Mrs. Koshiba referring to payment of funeral expenses.

We will be pleased to receive your formal release, as Administrator, of the one-quarter interest which Tamiore Koshiba held as trustee in the real property at Steveston, unless you consider your letter of December 29 sufficient in this regard. //

Yours very truly,

A. G. McArthur,  
Office of the Custodian.

AGM/AC  
Enc. cheque \$83.66  
letter



11275  
2755

January 13, 1949.

Mrs. Fuku Koshiba,  
275 McKay Avenue,  
North Kildonan, Manitoba.

Dear Madam:

Re: Estate of Tamiro KOSHIBA, Deceased.

We acknowledge with thanks your letter of January 10, which we are today forwarding to Mr. Moore.

With reference to the property at Steveston, we are informed by Mr. Moore that he agrees that your late husband had no personal interest in the land but held only as Trustee for the Nosen Kaisha society. The house which you occupied was declared as belonging to you and \$186.13 has been credited to your account as your pro rata share of the proceeds of the sale of all the buildings on this land.

The list of shareholders submitted by Mr. Gihyoo Takahashi indicates that you own 22 shares in the Nosen Kaisha society and you will, no doubt, be receiving through the surviving trustees, Mr. Takahashi and Mr. Hikida, your proportion of the sale price of the land.

Mr. Moore, the Official Administrator, has submitted a bill in the sum of \$83.66, being the cost of clearing your husband's name from the title to the land in order to effect sale and we are charging this amount to the joint account of the trustees unless Mr. Takahashi or Mr. Hikida raise any objection.

Yours truly,

A. G. McArthur,  
Office of the Custodian.

AGM/AC



11275

December 22, 1948.

Samuel A. Moore, Esq.,  
Official Administrator,  
Court House,  
Vancouver, B. C.

Dear Sir:

Re: ESTATE OF TAMIGORO KOSHIBA, Deceased,  
Your file 3529

We enclose herewith copies of statements covering sale of property, list of shareholders of the Steveston Nosen Kaisha, and copy of transcript of evidence relative to the claim of Gihyo Takahashi to the Japanese Property Claims Commission, which we inadvertently omitted from our letter of December 17, 1948.

Kindly return the transcript as soon as possible.

Yours very truly,

/AC  
Encs. (copies & transcript)

A. G. McArthur,  
Office of the Custodian.



11275  
2755  
3308

February 6th, 1950

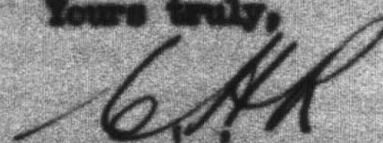
Mrs. Tadamasa KOSHIBA,  
275 Valley Ave.,  
North Eldon, Mo.

Dear Madam:

Re: Tadamasa KOSHIBA, Deceased

The Custodian has today forwarded to Yasuemon Hikiida and Gihyoe Takahashi the sum of \$7,355.12 "In Trust". This represents the net proceeds from all the assets of the Stevenson Neuman Kaisha. Included in this amount is the final distribution to shareholders at \$46.847 per share. You were the holder of 22 shares and therefore the amount due to you is \$1,030.64. For this payment you will please look to Mr. Hikiida and Mr. Takahashi, who will be responsible for the distribution of this trust fund.

Yours truly,



G. H. Reed  
Office of the Custodian

CNR:BX



ENEMY SHAREHOLDERS OF STEVESTON NOSAN KAISHA

Shares	File No.	Name	Amount
25	1401	YOSHIDA, Shinya	\$ 1,171.19
5	1696	KISHINO, Fukuhiro	234.24
5	1697	KOKUBO, Takeju	234.24
3	1698	OKANO, Shoji	140.54
5	167	KAJIRO, Fumio	234.24
			<hr/>
			\$ 2,014.45
			<hr/>

REPATRIATED JAPANESE SHAREHOLDERS STEVESTON NOSAN KAISHA

Shares	File No.	Name	Amount
5	7545	KATSUMI, Katsumosuke	\$ 234.24
5	1695	YAMASHITA, Masahichi	234.24
5	1081	KIMURA, Tokichi	234.24
3	6090	YOSHIMOTO, Yoshio	140.54
			<hr/>
			\$ 843.26
			<hr/>



CANADIAN IMMIGRANTS REGISTERED UNDER KANINA

<u>File No.</u>	<u>Name</u>	<u>Address</u>	<u>Shares</u>	<u>Amount</u>
4505	MIYAGOTO, Naotaro	704 Flora Ave., Winnipeg	5	\$ 234.24
4504	OTSU, Genji	Steveston, B. C.	5	234.24
1125	MORI, Rihai	Box 153, Grand Forks, B. C.	10	468.48
3308	MIKIDA, Tadamasa	Box 37, Fictore Butte, Alta	15	609.00
3427	DOI, Futsuichiro	330 Edmonton St., Winnipeg	5	234.24
4705	MURITA, Hirokichi	1821 McDermot Ave., Winnipeg	5	140.54
4827	HIRAYAMA, Ichiro	2043 Manitoba Ave., Winnipeg	5	234.24
1141	MIYAI, Genichi	Box 257, Lethbridge, Man.	2	93.70
4973	MIKIDA, Tamiro	Nagath, Alta	4	187.39
6545	NATSUMURA, Mrs. Nao NATSUMURA, Natsumaro Dec'd	Turin, Alta	2	93.70
2649	MORI, Naotaro	Box 565, Vernon, B. C.	2	93.70
1445	MIYAI, Genichi	699 1/2 Dufferin Ave., Winnipeg	2	93.70
1159	SHIMIZU, Satoru	Box 540, Greenwood, B. C.	5	234.24
9026	NARUSE, Kintaro	377 Wellesley St., Toronto	3	140.54
9046	NATSUMI, Shinichi	Steveston, B. C.	3	140.54
7702	TAKAI, Nobukichi	Box 85, Grand Forks, B. C.	2	93.70
10021	MIYANO, Shiguro	Box 94, Taber, Alta	2	93.70
4171	DOI, Mrs. T. (Nao)	Box 181, Lethbridge, Alta	2	93.70
4896	OHANO, Hideo	Midway, B. C.	5	234.24
1005	YOSHIDA, Tamiichi	30 King St. West, Toronto	1	46.85
11279 2775	YOSHIDA, Tamiro Dec'd YOSHIDA, Mrs. Tamiro	274 Mulvey Ave., North Kildonan Man.	22	1,030.44
9970	SHINO, Mrs. Yajiro	D'Arcy, B. C.	10	468.48
9990	OGA, Nahtaro	c/o Mr. Hughes, Diamond City, Alta	5	234.24
5167 4931	KANADA, Naotaro Dec'd KANADA, Tamiro	24 Charles St., St. Catharines	3	140.54
2715	SHIRAKAWA, Kichiro	General Delivery, New Westminster	2	93.70
1463	AKIYUKI, Satoru	Box 611, Lethbridge, Alta	3	140.54
7039	TAKAHASHI, Gikyo	Camie Lake, B. C.	10	468.48
1330	IBUKI, Jintaro	New Denver, B. C.	5	234.24
12973	HIROSE, Tamiro	Box 302, Taber, Alta	3	140.54
5234	YOSHIDA, Tamiro	101 Orange Ave., Toronto	5	234.24
4209	YOSHIDA, Hiroshi	Box 602, Lethbridge	5	234.24
2777	TAKEMOTO, Judo	130 Homer Ave., North Kildonan Man.	2	93.70
6431	SAKAMOTO, Nao	Westbank, B. C.	1	46.85

67,995.12




File Nos. 3308, 7099, 11275 & Int 1401

July 18th, 1946.

MEMORANDUM - To the File


Re: Lots 4 of the South half of Section 31,  
Block 4 North, Range 6 East, Twp 47N

On reviewing the file on this property, we find that this was one of the properties that had to be withdrawn from the Veterans' Land Act deal. No record of any rental return for the year 1943 appears. The writer went into this matter with Mr. Norton of the Director's office and we find this being correct, that the portion of the rent of 1943 on lot 4 should be \$62.30. As they had refunded us \$10.00 for repayment of repairs to a bridge which the Custodian had previously paid, this will leave a balance owing the Custodian of \$52.30 which is being forwarded to this office by the Director.

  
George Peters  
Administration Department

GP/la

This amt. was paid in to this office  
by the Director, V. L. A.

Rec 11/47  




11275  
File Nos. 3300, 7039, 11221  
and 1201, 1202.  
Advertised.

July 22, 1946.

TO: Mr. George Peters

FROM: Mr. D. A. Grant

Kazuo HIKITA, Shigeo YAMAGUCHI,  
Yasigoro HIKITA and Shigeo YOSHIDA  
Sons of Richard  
Lot 4 of 1/2 of Sec. 21, T1N, 4 R.,  
S4E, Sec. 27N, R. 1E, S.

With reference to the above property which was recorded in the  
New York State Land Registry Office, April 25th, 1946, we attach  
herewith the following documents in connection therewith.

1. Copy of application number 20034-2, dated April 25th, 1946,  
registering the property in the name of the Custodian  
(Transmission).
2. Copy of application number 20037-2, dated April 25th, 1946,  
registering the property in the name of Kazuo HIKITA and  
Mary Hays - Joint Tenants (Deed).
3. Duplicate of Transmission dated April 17th, 1946.
4. Duplicate of Deed dated April 17th, 1946 - Secretary of State  
to Kazuo HIKITA and Mary Hays - Joint Tenants.
5. Certificate of Indefeasible Title number 20037-2, dated  
June 27th, 1946, covering the above property in the name of  
Kazuo HIKITA and Mary Hays - Joint Tenants.

RECORDED  
INDEXED

*A. Haines*



Ad. March 6, 1946, Parcel "B"  
Files Nos. 3308, 7039, 11275 & Int. 1401  
7th Avenue, Stevenson, B. C.  
1-10 incl. 3 & 4/B3M/K7W/4774

June 22, 1946.

ERIC H. RICHBERT AND JOHN ALEXANDER McLEOD  
(purchasers)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at April 2, 1946)

	DEBIT	CREDIT
Purchase price	\$8,000.00	
Cheques received		\$8,000.00
Seller's proportion of taxes for 1946 - 91/365 x \$230.69		57.51
<u>Amount of rent collected</u>		
Janieson - April 2nd to April 30th - 28/30 x \$5.00		4.67
McCree - April 2nd to April 30th - 28/30 x \$7.00		6.53
Registration fees on deed - \$8,000.00	18.00	
Insurance premium \$27.50 (Ex. 24/5/47) - Unearned portion	10.47	
Water paid to June 30/46 - 90/184 x \$24.00	11.74	
Balance owing to purchaser	28.50	
	<u>\$8,068.71</u>	<u>\$8,068.71</u>

BALANCE OWING TO PURCHASER \$28.50



Ad. March 6, 1946, Parcel "C"  
Files Nos. 3308, 7099, 11275 & Int. 1401  
Stevenson Highway, Richmond, D. C.  
4 of the S<sub>1</sub> 31/843/868/4775

April 26, 1946.

IRENE SKIMOR and MARY KONIK  
(purchasers)

In account with: The Custodian of Sheny Property

STATEMENT OF ADJUSTMENTS

(As at April 8, 1946)

	DEBIT	CREDIT
Purchase price	\$2,750.00	
Cheques received		\$2,750.00
Seller's proportion of taxes for 1946 - 97/365 x \$32.90		8.75
Registration fees on deed - \$2,750.00	10.00	
Balance owing by purchasers		1.25
	<u>\$2,760.00</u>	<u>\$2,760.00</u>

BALANCE OWING BY PURCHASERS \$1.25



11275 7039,  
3308, 1201 (Int)  
Evacuee Section

509 Royal Bank Building,  
Vancouver, B. C.  
March 11th, 1946

Samuel A. Moore, Esq.,  
Official Administrator,  
Court House,  
Vancouver, B. C.

Re: Estate of Tanigoro KOSHIBA, Dec'd,  
Your Reference No. 3529

Dear Sir:

With reference to your communication of January 25, 1946,  
we are enclosing herewith copy of advertisement offering Real Property  
for Sale by Tender, and you will note that the above Estate has an  
undivided  $\frac{1}{2}$  interest in the properties described as Parcels B and C.

Tenders received in connection with these Parcels will be  
submitted to you for consideration, in due course.

Yours truly,

V. J. Johnston  
Administration Department

WJ3/JF  
Encl.



Advertised in Vancouver News Herald - March 7, 1946  
Vancouver Daily Province - March 9, 1946  
Vancouver Sun - March 9, 1946

## DEPARTMENT OF THE SECRETARY OF STATE OFFICE OF THE CUSTODIAN REAL PROPERTY FOR SALE BY TENDER

The Secretary of State of Canada, acting in his capacity as Custodian under or by virtue of the Revised Regulations Respecting Trading with the Enemy (1943) hereby offers for sale by public tender such interests as are vested in him in the following properties:

**Parcel A:** Lots 7 and 8, Block 3, District Lot 518, Group 1, District of New Westminster, Plan 1790, known as 2921 Selkirk Street, in the City of Vancouver, on which is situated a community hall.

**Parcel B:** Lots 1 to 10, both inclusive, of Sections 3 and 4, Block 3 North, Range 7 West, Map 4774, Municipality of Richmond, District of New Westminster, being on 7th Avenue, Steveston, B.C., and being 20 acres, more or less, of partially cultivated land, on which are situate dwellings and out-buildings.

**Parcel C:** Lot 4 of the South Half of Section 31, Block 4 North, Range 6 West, Map 4773, Municipality of Richmond, District of New Westminster, being approximately 5 acres partially cultivated land, situate on Steveston Highway.

**Parcel D:** Lot 9 of the South West Quarter of the North East Quarter of Section 30, Township 17, Map 543, more or less, and except 0.25 acres shown on sketch 6652 Municipality of Mission, District of New Westminster, situate on Malacca Head, Mission, B.C., and being 9 1/2 acres, more or less, of partially cultivated land.

Tenders for the purchase of such interests in the above described properties as are vested in the Custodian will be received subject to the following terms and conditions:

1. Each tender must be for one of the parcels described, but a separate tender may be filed for each of several parcels.
2. A tender offering for parcels in the alternative will be considered an offer only for the parcel first named.
3. A certified cheque, payable to the order of "The Custodian," for ten percent (10%) of the amount offered, must accompany each tender. The deposit will be forfeited as liquidated damages if the tender is accepted and not completed by the purchaser immediately upon his being required to do so by the Custodian.
4. Each tender must be in a separate sealed envelope addressed to The Office of the Custodian, 506 Royal Bank Building, 675 West Hastings Street, Vancouver, B.C., and each envelope must be marked on the outside "Tender for Real Estate."
5. The balance of the purchase price shall be paid in cash.
6. All adjustments shall be made as of the date of conveyance.
7. The property is sold subject to existing leases and encumbrances, if any.
8. The property is offered for sale without any warranty whatsoever by the Custodian as to location or condition of buildings or improvements or the existence or non-existence of any encroachments.
9. The Custodian reserves the right to cancel any accepted tender and to refund the deposit at any time prior to delivery by him of the conveyance or transfer.
10. Neither the highest nor any tender will necessarily be accepted. Cheques in respect of unaccepted tenders will be returned in due course.

Tenders will be received by the undersigned up to Noon, Pacific Standard Time, on the 28th day of March, 1946. Further particulars may be obtained during office hours any day up to Noon on the 28th day of March, 1946, and arrangements made with the undersigned to inspect the said premises.

Dated at Vancouver, British Columbia, this 7th day of March, A.D. 1946.

THE CUSTODIAN,  
506 Royal Bank Building,  
675 West Hastings Street,  
Vancouver, B.C.

*Vancouver Sun - Mar 9/46*



**OFFICE OF THE CUSTODIAN  
REAL PROPERTY FOR SALE  
BY TENDER**

The Secretary of State of Canada, acting in his capacity as Custodian under or by virtue of the Revised Regulations Respecting Trading with the Enemy (1943) hereby offers for sale by public tender such interest as are vested in him in the following properties:

**Parcel B:** Lots 1 to 10, both inclusive, of Sections 3 and 4, Block 3 North, Range 7 West, Map 4774, Municipality of Richmond, District of New Westminster, being on 7th Avenue, Steveston, B.C., and being 20 acres, more or less of partially cultivated land, on which are situate dwellings and outbuildings.

**Parcel C:** Lot 4 of the South Half of Section 31, Block 4 North, Range 8 West, Map 4775, Municipality of Richmond, District of New Westminster, being approximately 5 acres partially cultivated land, situate on Steveston Highway.

Tenders for the purchase of such interest in the above described properties as are vested in the Custodian will be received subject to the following terms and conditions:

1. Each tender must be for one of the parcels described, but a separate tender may be filed for each of several parcels.
2. A tender offering for parcels in the alternative will be considered an offer only for the parcel first named.
3. A certified cheque, payable to the Custodian, must be submitted with each tender.

The above properties are situated in the Province of British Columbia, and are now being used for the purpose of a military camp.

The above properties are situated in the Province of British Columbia, and are now being used for the purpose of a military camp.

The above properties are situated in the Province of British Columbia, and are now being used for the purpose of a military camp.

The above properties are situated in the Province of British Columbia, and are now being used for the purpose of a military camp.

The above properties are situated in the Province of British Columbia, and are now being used for the purpose of a military camp.

The above properties are situated in the Province of British Columbia, and are now being used for the purpose of a military camp.



LOCKE, LANE, GUILD & SHEPPARD

Barristers & Solicitors

C. H. LOCKE, K.C.  
W. B. LANE C. R. GUILD, K.C. (MAN)  
T. A. SHEPPARD, K.C. (BANK) H. L. YULE  
J. R. YOUNG S. C. LANE  
C. C. LOCKE

703 Rogers Building

Vancouver B. C.

CABLE ADDRESS: "MAYERS"  
TELEPHONE: PACIFIC 7137

February 21st, 1946.

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

Dear Sirs:-

Attention Mr. Macpherson:

Re: Estate of Tamigoro Koshiba Deceased  
Your File No. 2755, 11275, 7039,  
3308 and Int. 1401 -

This will acknowledge receipt of yours of the 1st inst. pertaining to the estate of the above named party. We advised your Department of the standing of this estate on the 22nd of January last. The letter at that time was addressed care of Mr. Johnston.

As the Letters of Administration are in the hands of the Official Administrator it will be necessary for us to obtain a certified copy of the same from him.

The material in our file shows that the only relatives of the deceased are his wife Mrs. Fuchio Kashiba who is presently residing care of Tulley Bros., Box 19, Oakville, Manitoba and Matsue Nakai, a daughter presently residing at Curtis Siding, Manitoba. The latter is 26 years of age. We are unaware of any other relatives.

Yours truly,  
LOCKE LANE GUILD & SHEPPARD,  
Per.

APL:NT

*A. P. L. G.*  
P.S. Since dictating the above we have received certified copy of letters and are enclosing same.  
*A. P. L.*



In the SUPREME Court of BRITISH COLUMBIA

B.C.L.S.  
50¢  
VANCOUVER  
JAN 15 1946  
REGISTRY

IN PROBATE.

VANCOUVER Registry.

In the Matter of TAMIGORO KOSHIBA, Deceased,  
late of Steveston, in the Province of British Columbia;  
and in the Matter of the "Administration Act."

Dated the 14th day of January, A.D. 1946.

Upon the application of SAMUEL ALFRED MOORE  
dated the 10th day of January, 1946, and upon reading  
the affidavit of SAMUEL ALFRED MOORE, sworn  
the 5th day of January, 1946,  
and upon renunciation

all filed herein

It is ordered that SAMUEL ALFRED MOORE, Official  
Administrator for the County of Vancouver  
shall be administrator\*

of all and singular the estate of the said TAMIGORO KOSHIBA

who died at Steveston aforesaid  
on the 2nd day of August, 1941, intestate, and  
that notice of this Order be published for three days in a Vancouver Daily  
Newspaper.

(SEAL OF THE SUPREME COURT OF B.C.)

VANCOUVER  
JAN 15 1946  
REGISTRY

"J. M. COADY"

J

Corrected & True Copy

Extracted by Messrs. Locke, Lane, Guild & Sheppard,

Solicitors.

*RK Challoner*

\* Insert "with the Will annexed" [or as the case may be].

A Notary Public in and for  
the Province of British Columbia.

This Grant is made upon the condition that no portion of the assets shall be distributed or paid during the War to any beneficiary or creditor who is a National of the German Reich or Italy wherever resident, or to any one on his behalf, or to or on behalf of any person resident in the German Reich or Italy of whatever nationality, or to or on behalf of any subject or citizen of any country at war with His Majesty, without the express sanction of the Crown acting through the Minister of Finance; and if any distribution or payment is made contrary to this condition the grant of probate or letters of administration will be forthwith revoked.



**SAMUEL A. MOORE**

OFFICIAL ADMINISTRATOR

PHONE: MARINE 5141

**3529**

OUR REF. NO. ....

COURT-HOUSE  
VANCOUVER, B.C.

January 25, 1946.

The Custodian of Enemy Property,  
509 Royal Bank Building,  
VANCOUVER, B. C.

ENEMY SECTION	
Rec'd	JAN 25 1946
File No.	
Ans'd	
Refer'd	

Re Tamigoro Koshiba, deceased.

Dear Sir:

I understand that the deceased has an undivided one-quarter interest in lots 1 - 10, both inclusive, of sections 3 and 4, Block 3 North, Range 7 West, Map 4774 and that you wish to sell this property.

As Administrator of the estate of the above named deceased, I will consent to your advertising it and letting me have a copy of the advertisement, and any offers received, and I will join with you in a Conveyance of the property to the purchaser.

You can let me have later on my one-quarter interest of the purchase price.

In the letter I have received from Locke, Lane, Guild and Sheppard, it appears that there is some suggestion that the property is held in trust for Steveston Nosan Kaisha. This matter can be investigated later.

Yours very truly,

SAM:MCB

*Samuel Moore*  
Official Administrator.



LOCKE, LANE, GUILD & SHEPPARD

Barristers & Solicitors

C. H. LOCKE, K.C.  
W. S. LANE  
R. A. SHEPPARD, K.C. (BANK) K. L. YULE  
J. R. YOUNG  
C. R. GUILD, K.C. (MAN)  
B. C. LANE  
C. C. LOCKE

ENEMY SECTION	
Rec'd	JAN 24 1946
File No.	
Ans'd	
Refer'd	

771 Rogers Building

Vancouver B.C.

January 22nd, 1946.

EVACUATION SECTION	
Rec'd	JAN 24 1946
File No.	B.C. 11275
Ans'd	
Refer'd	

Office of the Custodian,  
506 Royal Bank Bldg.,  
675 West Hastings Street,  
VANCOUVER, B.C.

Attention Mr. Johnson

Dear Sir:-

Re : Estate of Tamigoro KOSHIBA  
File No. 11275

Letters of Administration have been granted in the above estate to Samuel A. Moore, Official Administrator for the County of Vancouver.

Pursuant to telephone conversation of recent date the writer interviewed Mr. Moore with reference to having your office advertise the sale of the property of the deceased. Mr. Moore was of the opinion that he would be unable to give his permission to this owing to the fact that the Administration Act provides that the Official Administrator must himself advertise in cases where he has been appointed the administrator. We are today writing Mr. Moore, upon his instructions, setting out this matter and he in turn will write to you explaining the matter.

Yours truly,

LOCKE, LANE, GUILD & SHEPPARD,

Per :

*A. P. Levesque*

APL/EB



LOCKE, LANE, GUILD & SHEPPARD

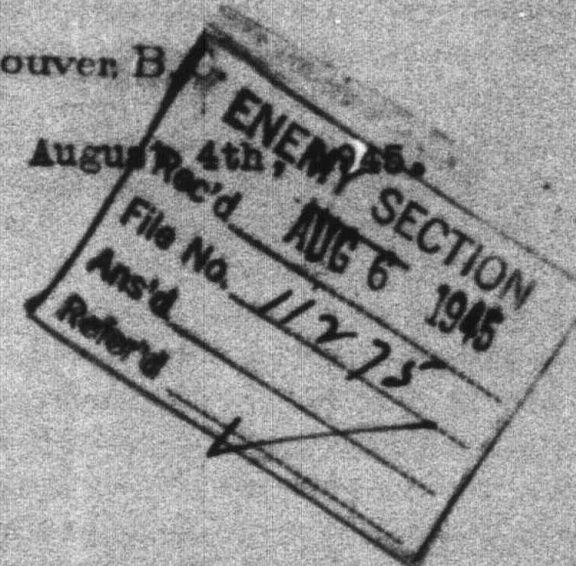
Barristers & Solicitors

C. H. LOCKE, K.C.  
W. S. LANE • C. R. GUILD, K.C. (MAN)  
E. A. SHEPPARD, K.C. (BANK) K. L. YULE  
J. R. YOUNG S. C. LANE  
C. C. LOCKE

703 Rogers Building

Vancouver B.C.

CABLE ADDRESS: "MAYERS"  
TELEPHONE: PACIFIC 7137



Office of the Custodian  
509 Royal Bank Bldg.  
675 West Hastings Street  
VANCOUVER, B. C.

Dear Sirs:

For Mr. Peters

re: Estate of Tamigoro Koshiba, deceased

The writer is in receipt of a letter from Messrs. Miller & Miller, barristers, etc., Portage la Prairie, Manitoba, in which they state that Mrs. Fuko Koshiba and daughter called at their office pertaining to this estate. The daughter was concerned about the property mentioned in the documents viz. Lot 4 of the South Half of Section 31, Block 4, North Range 6 West Map 4775, Municipality of Richmond and Lots 1 to 10 both inclusive of Sections 3 and 4, Block 3, North, Range 7 West, Map 4774, Municipality of Richmond, insofar as she knew the said property was not owned by the deceased, but rather was owned by some co-operative association and her father was merely a tenant.

The mother did not wish to sign the papers until this matter has been checked and full particulars have been requested.

The daughter Matsue Koshiba is now married and her name is Matsue Nakai.

The writer is leaving for holidays today and will take the matter up on return.

Yours truly,

LOCKE LANE GUILD & SHEPPARD

Per: *A. P. Levesque*

APL:hg











JOHNSON, HEEVE and WATSON

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

27th February, 1945

The Custodian's Office,  
505 Royal Bank Building,  
Vancouver, B. C.

File No. 1401 (Int) 3308,  
11275, 7039, 2755  
Attention of Mr. I. V. Wright

Dear Sir: re Lots 1 to 10, Sections 3 and 4, Block 36,  
Range 7 E. Map 4774, 7th Avenue, Stoveston, B.C.

We have inspected this property and beg to report as follows, on the values of land and buildings separately.

Land The land is fairly good agricultural land and being already subdivided could be used as a whole or disposed of in separate parcels.

We have calculated the area of each parcel and noted the figures on your map, together with the dimensions. The total area is 19.517 acres, but as our calculation is an approximate one, we regard the total as being in round figures 20 acres.

Buildings We understand that the various buildings on some of the lots belong to owners other than the owners of the land. We have therefore appraised these separately as requested. We do not know the details of the arrangement under which these were erected, but presume that the owners of the buildings will expect to receive proportionate parts of the sale price of the whole property.

The buildings are so scattered that a purchaser, intending to work the whole area as a farm, might not be willing to pay very much extra, probably not as much as their structural value or their value to the present owners for separate use.

In making the total appraisal we have regarded the whole property as a unit, inclusive of buildings. We have then apportioned the additional value allotted to buildings in proportion to their respective relative values as individually owned structures. The values shown below are one half of the estimated individual structural values. In passing we should mention that the buildings generally are not in good condition, and some of them are in bad state of repair.

In connection with the dwelling on Lot 1, the lean-to addition on the North side appears to encroach upon the road allowance. We have therefore reduced the total value of this, as if there were no lean-to because it is not on the property in question.

On the foregoing basis our appraisal of the present market value of the whole property is \$6,250.00 and our subdivision of this amount as between land and buildings is as follows:-

Land	20 acres at \$275. per acre		\$5,500
Building	Lot 1	\$ 312.50	
	Lot 2	55.	
	4	150.	
	5	12.50	
	7	150.	
	9	20.	
	10	50.	
		<hr/>	<hr/>
		750	
		<hr/>	<hr/>
	Total		\$6,250

Yours faithfully,  
JOHNSON, HEEVE & WATSON  
Per: "D. F. Heave"



11275 Bvanue  
2755

509 Royal Bank Building,  
Vancouver, B. C.,  
December 18th, 1944.

S. A. Moore, Esq.,  
Official Administrator,  
Court House,  
Vancouver, B. C.

Dear Sir:

Re: Tanihiro KOSHIBA

The above named is said to have died at his home on 7th Avenue, Steveston, B.C., on August 2nd, 1941, and we would be pleased to know if you are willing to undertake the administration of this man's estate.

We have no record of whether the deceased died intestate or not and we understand his family consists of his Widow, Mrs. Fuku KOSHIBA, c/o Tully Brothers, Box 19, Oakville, Manitoba, and an unmarried daughter Matsuo KOSHIBA, c/o Tully Brothers, Curtis Siding, Manitoba, and said to be 26 years of age.

The only assets of the deceased of which we are aware are his interest in two properties described as follows: Lots 1 to 10, both inclusive, of Sections 3 and 4, Block 3 North, Range 7 West, Map 4774, Municipality of Richmond, and Lot 4 of the South Half of Section 31, Block 4 North, Range 6 West, Map 4775, Municipality of Richmond. Title to these properties is registered in the names of Yasemon HIKIDA, Shinya YOSHIDA, Gihyoe TAKAHASHI, and the deceased.

It has been suggested that these properties are owned by the Steveston Noman Kaisha and that the title holders are trustees for this company. Should this be the case it would seem that the deceased would probably have some interest in the company. However, should it transpire that the deceased had no assets the cost of administration would be paid from



S. A. Moore, Esq.

-2-

December 18th, 1944

the funds of the Stevenson Homan Kaisha, as administration is necessary to clear title to the properties.

We understand that the properties consist of twenty-five acres and are readily saleable. If you take out Letters of Administration as suggested, the Custodian will obtain independent valuations and advertise the property for sale by tender. Provided an acceptable offer is received, it would then be necessary for you to join with the Custodian and convey to the purchaser. The share of the deceased would of course be handed to you.

We will be pleased to hear from you in connection with the above as soon as possible.

Yours truly,

K. W. WRIGHT  
COUNSEL TO THE CUSTODIAN

KWW/JF



December 1st, 1944

**MEMORANDUM** TO: MR. E. V. WRIGHT

FROM: MR. G. H. PEERS

- RE: 1. Lots 1 to 10, both inclusive, of Sections 3 and 4,  
Block 3 North, Range 7 West, Map 4774, Waco, of Richmond,  
2. Lot 4 of the South Half of Section 11, Block 4 North,  
Range 6 West, Map 4775, Municipality of Richmond

Title to these two properties is registered in the names of Yasumasa HIKIDA, Evacuee, Shinya YOSHIDA, In Japan, Tanigoro KOSHIDA, Deceased prior to Evacuation, Gijiro YAMASHITA, Evacuee.

These four men appear to hold the property as trustees for the Steveston Nisum Kaisha, an unregistered company or syndicate, but what interest they or other members of the syndicate hold is not clear and should be investigated.

Prior to his departure for Japan, Shinya KOSHIDA stated, on September 15th, 1942:

"I wish to state that the Steveston Nisum Kaisha is not a registered company and that the company owns twenty-five acres of farm land, which is registered by the name of four representatives, Y. HIKIDA, S. YOSHIDA, G. YAMASHITA and T. KOSHIDA.

Mrs. KOSHIDA is one of our members.

Mr. T. D. KATO, bookkeeper of the Steveston Nisum Kaisha, died on May 4th, 1942, so I am not in a position to give any more details without the Company's books, which are in Steveston".

Yasumasa HIKIDA states in a letter received October 1st, 1943, discussing leases to various Japanese of portions of the above properties. "They are all leased under verbal lease, but since the buildings are theirs' respectively built on my land I had no necessity of having written leases".

It would appear from information on the file that the land is owned by the Steveston Nisum Kaisha and the buildings by various Japanese who previously had been tenants of sections of the land.

Unless some registrable trust agreement between the company and the title holders can be found, it would appear that the estate of Tanigoro KOSHIDA will have to be administered even though it appears that he has no interest in the property except through his share in the company which has not been determined.

Should the Evacuee Section endeavor to find out who are the members of the company and the holdings of each?

Is a step towards clearing the title before sale, should we ask Mr. Straight to apply for Letters of Administration of the Estate of Tanigoro KOSHIDA?

GHP/JF

G. H. PEERS



Files Nos. 5308, Int. 1401, 11273 & 7039

*David*

MEMORANDUM -- MR. DEWITT

October 10, 1944.

Re: Lots 1-10 both incl.,  
Spec. 1 & 4/D3M/KTE/ATL

A review should be made on the above property. This was withdrawn from the Director, The Veterans' Land Act sale owing to Koshiba being deceased before evacuation.

Would you kindly check this file and find out whether Koshiba's Will has been probated and if an Administrator has been appointed. Some decision is to be made immediately as to the renting of this property for the following season if it cannot be sold in the very near future. We have had a number of enquiries re the sale of this property.

GP:ED



Files Nos. 3308, Int. 1401, 11275 & 7039

MEMORANDUM -- MR. DONET

June 5, 1944.

Re: Lots 1 - 10 both incl. of  
Sec. 3 & 4, B.N. 878, Map 4774

The above four Japanese term the selves as a Syndicate, which is unregistered. Before being evacuated they had leased the following land on a verbal lease arrangement.

Lots 1 & 2 being leased to Int. 167, Fumio KAJIRO who built a house thereon. The arrangement was that he was to pay a ground rent of \$120.00 a year plus \$5.00 tax for the buildings.

The S $\frac{1}{2}$  of Lot 3 and the whole of Lots 4 & 5 were leased to Mrs. Koshita, File 2755, wife of one of the syndicate, Tanigoro, who is deceased. A two storey barn, which is turned into living quarters, is owned by Mrs. Koshita. She, in turn, was to pay a ground rent of \$150.00 plus a building tax of \$4.00. }>

Lots 6 & 7 were leased to File No. 5234, Kunisada YOSHIDA. There is a four room frame house with barn in rear belonging to the above Japanese. He was to pay a ground rent of \$150.00 plus \$3.00 for tax on buildings.

Lots 8 & 9 were leased to File No. 5550, Wakitaro OGA. A barn is on this property, owned by the above Japanese, for which he was to pay a ground rent of \$120.00 plus tax on buildings of \$2.00.

Lot 10 was leased to File No. 1755, Toku HIROSE, on which there is a one storey frame building with living rooms at the rear, the front portion being used as a shoe repair shop, owned by the above Japanese for which he paid a ground rent of \$50.00 plus tax on buildings of \$2.00.

If a sale is made on the above property the buildings must be appraised separately so as to make proper adjustments between the Japanese.

GP:EB