

11669

BUREAU HASTINGS PARK

FILE NO.

3903

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

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: OH Mrs. Tokichi (Yoneko).

HOME ADDRESS: 122. Water Street, Vancouver, B.C.

REGISTRATION NUMBER 03943. SEX: Female. AGE: 35.

OCCUPATION: Rooming House Keeper (with husband who has gone to Toronto).

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

EMPLOYER: Self.

MARRIED? Yes.

NAME OF WIFE OR HUSBAND: Tokichi. 1175-31942

ADDRESS OF WIFE OR HUSBAND: 122. Water Street, Vancouver, B.C.
(gone to Toronto)

NAMES OF ANY LIVING CHILDREN: Fred Tsuneyoshi (M)

Agnes Yasuye (F)

ADDRESS OF CHILDREN: as above.

AGE OF CHILDREN: 10. 8.

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

R 1. LOCATION AND DESCRIPTION: 218. West, 20th Avenue, Vancouver, B.C.
1 Lot. Lot 17. Block 582. District. Lot 754.

2 BUILDINGS AND OTHER IMPROVEMENTS: Address as above.

1 Stucco Bungalow. Six Rooms.

1 Garage.

3. INSURANCE (Give particulars; state where policies are) \$4,000.00 Fire Insurance.
Ohio Farmers' Insurance Co., Vancouver, B.C. In own possession.

4. TAXES (Amount and where payable) \$97.00 paid in 1941 at City Hall, Vancouver.

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

None.

6. OCCUPANCY AND LEASES (If vacant so state) Mr. Davis.

Rent, \$42.50 per month of which Agents receive 2%. Agents, McCarthy

and O'Shea, Realty, 1490. West Broadway, Vancouver, B.C.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In own possession.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: No.

9. IF FARM LAND STATE CROPS SOWN: None.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 122, Water Street, Vancouver, B.C.

Rooming House, 100 Rooms.

2. LANDLORD'S NAME AND ADDRESS: Credit Foncier Franco-Canadien,

850, West Hastings Street, Vancouver, B.C.

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

\$225.00 per month paid up to date. No lease.

4. STATE WHEREABOUTS OF LEASE: None.

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:

At 218, West, 20th Avenue, Vancouver, B.C.

Carpet, Stair Carpet, Curtains, Kitchen Stove, Garden Tools and Lawn Mower,

At 122, Water Street, Vancouver, B.C.

Rooming House Furniture, as per list attached.

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

None.

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

CLAIM ON ANY SUCH PROPERTY

None.

4. INSURANCE CARRIED ON ABOVE PROPERTY: \$1,000.00 Fire Insurance.

General Security Insurance Co., Vancouver. Policy No. 61399.

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

OTHERS:

None.

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

None.

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

All in own possession.

\$100.00 Victory Bonds maturing in 1951. \$50.00 maturing in 1954.

War Savings Certificates, \$20.00 in name of Fred Tsuneyoshi (child)

" " " \$20.00 in name of Agnes Yasuyo (child).

8. BANK ACCOUNTS: \$100.00 approx. in Montreal Bank, Main and Hastings St.

Vancouver, B.C.

9. LIFE INSURANCE \$1,000.00 Twenty Year Endowment, Sun Life Assurance Co.

Beneficiary, husband Tokichi. Policy No. 2303572. In own possession.

1000. Husband's Policy, No. 9374471. In husband's possession. New York

Insurance Co. Beneficiary wife Yoneko, \$2,000.00. 20 year Endowment.

10. INTEREST IN ANY ESTATES OR TRUSTS. Fred Tsuneyoshi, Policy No. 740551. Manufacturers Life Insurance Co.

None.

11. SAFETY DEPOSIT BOX: None.

LIABILITIES:

1. PERSONAL DEBTS: None.

2. TRADE DEBTS: None.

REMARKS: Declarant states that about the middle of March, her Agents, McCarthy and O'Shea, brought a deposit of \$200.00, saying that they had found a tenant who promised to buy the business and the Rooming House Furniture for \$8350.00.

On March 30th when declarant went to the office of the owners of the Rooming House, Credit Foncier Franco-Canadien, 850. West Hastings St.

REMARKS: to pay her rent, she was told that a Chinese had bought the property. On March 31st, Mr. Hicks and Mr. Down, Managers of

Credit Foncier-Canadien, brought a note to the declarant informing

her that she must vacate the Rooming House by the end of April.

On March 30th after hearing the place had been sold, the declarant

with her Agent, Mr. McCarthy, went to the Custodians office at

Powell Street to ask advice but was told nothing

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 14th day of April 1942.

(Signature)

Yoneko Ohi

Donna M. Chape

Witness

FOR DEPARTMENTAL USE

11669

INFORMATION FROM R.C.M.P.

DATE May 17/43

Our File No. 11669

Full Name OI (OHI) Yoneko, (Mrs. Tokichi)
(Surname in Block Letters)

Registration No. 03943

Male - Female
(Check)

Age Jan. 29, 1907

Former Address 122 Water St., City 218 W. 20th Ave., City
and 2052 Dundas St., City

Date Evacuated April 30/42 Naturalized - Canadian-Born - National
(Check)

Present Address 64 Hastings Ave., Toronto, Ont.

Married - Single
(Check)

Name of Wife _____

Name of Husband OI (YAMAURA) Tokichi #03942

Name of Mother ^{nee} (TEZUKA) Kiyoe Gin

Name of Father OI, Shinichi

Names of Children under 16 Yoshimasa 12/4/26

Tsuneyoshi 28/8/31

Agnes Yasuyo 11/3/34

Requested by Mrs. Burraston

Registered with Custodian
(Yes or No)

Additional Information Housewife owns house & property at 218 W. 20th Ave.,
Her husband was adopted into her family and his name is therefore OI instead of Yamaura.

DEPARTMENT OF
LABOUR



CANADA

EVACUATION SECTION	
Recd	FEB 9 1944
File No.	
Ans.	
Referred	<i>Don't</i>

out

BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,
Vancouver, B. C.
February 8th 1944

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

Dear Sir,

Re Yoneko OHI #03943
Custodian File No. 11669

Confirming our conversation of yesterday regarding the above named, we should appreciate it if you would forward to our representative, Mr G.E. Trueman, a cheque for \$2000.00 in favour of Mrs Yoneko OHI.

Yours truly,

M.L. Brown
Office Manager.

MLB/MS

11669

Airmail

February 8th, 1944.

G. E. Troeman, Esq.,
Placement Officer,
174 Spadina Avenue,
Toronto 2B, Ontario.

Dear Sir:

Re: Mrs. Yoneko OHI -
Registration #03943

We understand that you have been in correspondence with Mr. M. L. Brown of the B. C. Security Commission in connection with the above case, and it has been agreed with the above Commission that we forward a further \$2000.00 from funds standing to the credit of Mrs. OHI.

Mr. Brown requested that we forward this cheque in care of your good self.

Yours truly,

P. Douet,
Administration Department.

PD/ER

Encs.

✓ Co to Mr. M. L. Brown,
B.C. Security Commission,
360 Homer Street,
Vancouver, B. C.

File 11669

G-165-A

BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

Address 64 Hastings Ave Date Oct 6 1943
Toronto Ontario

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

I, x Yonko Ohi, Police Registration No. 03943

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

stored at 218 W 20th Ave., Vancouver B.C.

in possession of Mr. Davies

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

Description of Property:

Wilton living-room carpet & felt base

living-room window drapes, lawn mower,

brushes, sewing carpet, garden hose,

kitchen clock

Original Address 123 Water St., Vancouver, B.C.

218 W 20th Ave., Vancouver B.C.

Date Evacuated to Vancouver _____

Date Evacuated to Present Address May 4 1942

Number in Family - 12 years and over 3

Number in Family - 5 to 11 years old 2

Number in Family - under 5 3

TOTAL NUMBER IN FAMILY 5 persons

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

APPROVED:
BRITISH COLUMBIA SECURITY COMMISSION

Per: John x Yonko Ohi
Chairman Signs Here

I have sufficient funds with the Custodian to cover freight
and charges and this authorized the Custodian to pay such
charges from my account.

MEMORANDUM

File No. 11669

November 9, 1943.

TO: Mrs. A. G. McArthur

FROM: Mr. P. Doust.

Re: Mrs. Yonaka OHI -

With reference to the attached letter of the 5th instant from Lillian Sandler, Barrister, same should be read in conjunction with her letter of October 28th setting out in detail the need for funds of Mrs. Ohi to cover the cost of her share of the house purchased in Ontario, necessary immediate repairs to the house, furniture, winter clothing, etc. etc.

I would point out that this property was sold privately through the Agents who had acted for Mrs. Ohi for some years, and was not included in the Catalogue of Japanese property.

Viewing all the circumstances of this case, it appears to me that since the actual purchase of the house has been made, it is not our concern if Mrs. Ohi gets into difficulties with the Ontario authorities, and since she now has no property in the protected area and had to find somewhere to live in Ontario, I would suggest that we agree to send to Mrs. Ohi the \$2,000.00 referred to in the last paragraph of the attached letter, which will still leave a little over \$2,000.00 in her account.

From what this letter says, the question of granting licenses to Japanese in Ontario may hang on indefinitely, and in the meantime the house purchased apparently badly needs repairing, and therefore prompt action in this matter is desirable.

[Handwritten signature]

Lillian Sandler

Barrister, Solicitor, Notary, Etc.

EVACUATION SECTION	
Rec'd	NOV 8 1943
File No.	
Ans.	
Referred	<i>W. S. Sandler</i>
TORONTO, CANADA	

SUITE 101
2 COLLEGE STREET
TEL. KINGS DALE 9121
RES. PHONE KI. 0351

November 5, 1943.

Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
806 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

Re: Mrs. Yoneko Ohi,
Japanese Reg. No. 03943,
Your file no. 11669

I am in receipt of your letter of the 1st instant.

The situation which confronts a Japanese is well nigh calamitous. They are not able to rent homes and the only way they are able to obtain living quarters is by buying some place, for which they usually pay top price. The housing situation in any case is terrible and it is practically impossible even for Anglo-Saxons to rent a house. You can, therefore, imagine how less likely the opportunity would be for a Japanese to rent one.

At the present time licenses are not being granted to the Japanese in this province because of the fact that the Attorney-General of this province refuses to take any part, one way or another, in this matter, and thus will neither grant nor deny approval. They state that this is not their law and as they were not consulted in making it they will take no part in the administration of it.

It is a pity to victimise these people because of dissent between the Province and the Dominion, as their position in the present circumstances is unfortunate enough. I would appreciate it if you would take this matter up with the Minister of Justice. Surely your department or the Minister should have at its disposal the necessary information to put it in a position to ascertain whether any of these people are suspect or whether they are honourable, law-abiding citizens. If they are the latter it is unreasonable that they should be barred from the right to live here as citizens.

In Mrs. Ohi's case, she borrowed the money to obtain possession and repayment is being asked for. In addition, if the house is not repaired quickly it will in a short time be uninhabitable, the original investment will be lost and they again

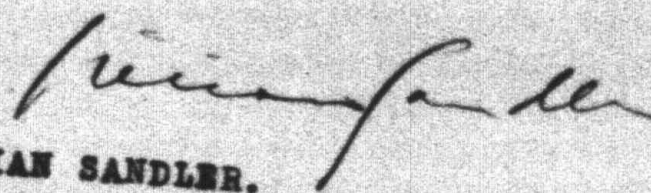
Department of the Secretary of State
- 2 -

Nov. 5, 1943.

will be without a house which they desperately need.

However, in the meantime there should be nothing to prevent your department from releasing the money for clothing, repairs, furniture, and doctor's bills. This amounts to \$2,000.00 as set out in my former letter and the receipt of the same would alleviate part of their condition.

Yours very truly,



LILLIAN SANDLER.

LS/FM

11669

November 1, 1943.

AIR MAIL

Miss Lillian Sandler,
Suite 101,
2 College Street,
Toronto, 2, Ontario.

Dear Madam:

Re: Mrs. Yoneko OHI, Japanese Reg. No. 03943

We are in receipt of your air-mail letter dated the 28th ultimo regarding the above, and thank you for the detailed information you give us explaining the need for funds of the above from the sale of her house in Vancouver for the purchase of a home in Toronto, in partnership with another Japanese.

As you may not be aware that up to the end of August we were in communication with Mrs. Ohi's Solicitors, Messrs. Smith, Rae, Greer & Cartwright, we feel we cannot do better than to enclose a copy of our letter to the above firm dated the 28th of August, 1943. We would particularly draw your attention to the last paragraph of this letter. On the first of September we wrote to Mrs. Ohi, and the first paragraph of this letter read as follows:

"We have just received your undated letter regarding 218 West 20th Avenue which has been recently sold, and respecting the net proceeds from this sale, viz. \$4306.31 (as copy of statement attached), we would advise that we wrote to your Solicitors fully on the 28th of August by Air-mail, and until we hear from them we regret we cannot forward the above funds to you."

When forwarding on the first of October \$100.00 to Mrs. Ohi for living expenses, we reminded her of our inability to forward the total funds standing to her credit until we heard from her lawyers in reply to our letter of August 28th, 1943.

The reason why these funds have not been sent to Mrs. Ohi (apart from \$100.00 per month which we have been forwarding since the property was sold in August), is because we have been awaiting receipt of the license to be procured from the Minister of Justice permitting

the purchase of the house as mentioned in the attached copy of letter.
If approval has already been obtained from the Attorney
General of your Province and the necessary license granted, on receipt
of proof of this we will be glad to forward the funds required, and we
therefore await your further news on this matter.

Yours truly,

P. Donet,
Administration Department.

PD:BS
encls.

William Sandler

Barrister, Solicitor, Notary, Etc.

SUITE 101
2 COLLEGE STREET
TEL. KINGSDALE 9121
RES. PHONE KI. 0351

TORONTO, 2
CANADA

October 28, 1943.

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

EVACUATION SECTION	
Recd.	OCT 30 1943
File No.	
Ans.	
Referred	Sowat

Re: Mrs. Yoneko Ohi,
Reg. No. 03943
File No. ~~1168~~ 11669

Gentlemen:

As you are aware, Mrs. Ohi, in partnership with one Yoshi Nikaido, purchased a home in Toronto, municipally known as 64 Hastings Avenue.

It was impossible for them to obtain living quarters unless they purchased a property and the only terms under which they could purchase the said property was for complete cash. They also had to close the deal forthwith as Mrs. Ohi had to obtain possession. Since Mrs. Ohi had not received the money from your department it was necessary for her to borrow her share. She obtained it but only on the understanding that she would obtain the same from you and repay it forthwith. The amount needed for them to close was \$3,665.98 plus legal costs of \$50.00 and Mrs. Ohi was, therefore, responsible for \$1856.99.

In addition, the house was in a dilapidated condition and immediate repairs to the same have to be made. The estimates for the same are as follows:

Roof	\$210.00
Insulation	200.00
Storm windows	150.00
Sun Room	250.00
Furnace repair	200.00
Jacket Heater	100.00
Decoration	120.00
	<u>\$1230.00</u>

Mrs. Ohi's share amounts to \$615.00 of the above repairs. The winter's supply of coal requires 9 tons at

Department of the Secretary of State

Oct. 26, 1943.

\$15.00 per ton (\$135.00). Mrs. Ohi is responsible for \$67.50.

These repairs and the coal were immediate necessities and if they are not looked after the house will quickly become unlivable.

In addition to the above figures their homes has to be furnished and they are in need of clothes, particularly winter garments. After shopping around Mrs. Ohi feels that the least amount she will need is \$1190.00 for this purpose, made up as follows:

Dining room set	\$150.00
Living Room Suite	150.00
Bed Room (5)	230.00
Kitchen set	75.00
Dinnerware	50.00
Silverware	35.00
Wardrobe	500.00
	<u>\$1190.00</u>

Besides this 3 of the children need tonsil operations and the Doctors quotation for services is \$136.00.

The amount, therefore, needed by her is \$3865.49 summarized as follows:

Repairs	\$ 615.00
Coal	67.50
Clothes and living necessities	1190.00
Doctor bill	136.00
House - share	<u>1856.99</u>
	<u>\$3865.49</u>

As you are probably aware, Mrs. Ohi has young children who have to be supported and given a home. I would, therefore, appreciate it if you would let her have her money at the earliest opportunity.

As to the balance, Mrs. Ohi had intended purchasing Victory Bonds here and if you would let her have the same she would do so. If not, she would be glad to have you invest the whole of the balance in bonds. Since she received from you the sum of \$100.00 monthly, in future could that amount be safely transferred in the form of a bond.

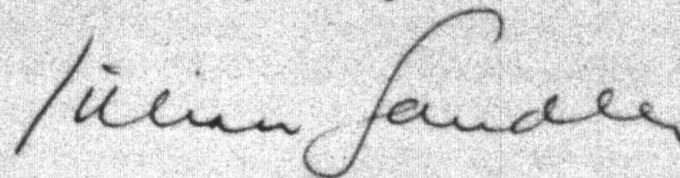
Department of the Secretary of State

Oct. 26, 1943.

You might advise me as to the feasibility of this.

I would appreciate hearing from you at your earliest convenience as the whole of the above expenditures are essential and immediate necessities.

Yours very truly,



LILLIAN SANDLER.

LS/FM

AIR MAIL



The Dominion Fire Insurance Company

INCORPORATED 1904

~~BRITISH COLUMBIA BRANCH~~

OFFICES
MONTREAL, OTTAWA, TORONTO
HAMILTON, WINNIPEG, EDMONTON
CALGARY, VANCOUVER

McCARTHY & O'SHEA
1490 W. BROADWAY

Vancouver, B.C.
August 30, 1943.

FIRE
INSURANCE

UTOMOBILE

PLATE
GLASS

AUTOMOBILE
ACCIDENT



h. shaw

The Custodian,
Japanese Evacuation Section,
Vancouver B.C.
Dear Sir;

File number II669

With reference to the sale of the property at 218 West 20th Avenue, Vancouver B.C. The sale price of \$4,500.00 included the following items:- all lighting fixtures, roller-blinds and venetian blinds, linoleum on kitchen floor, stair carpet and automatic oil burner attached to furnace.

The offer, subject to conditions above set forth, was accepted by Mrs Ohi on July 23rd, 1943.

Yours truly

McCarthy & O'Shea Realty.

A.B./O'S

per. *h. shaw*

EVACUATION SECTION	
Rec'd	AUG 31 1943
File No.	
Ans.	
Referred	<i>Donet</i>

sent to McCarthy

Share

C
O
P
Y

August 28th, 1943.

Messrs. Smith, Rae, Greer & Cartwright,
320 Bay Street,
Toronto 2, Ontario.

Dear Sirs:

Re: Mrs. Yoneko OHI - 218 West 20th Avenue, Vancouver.

We refer to your letter of the 9th instant to Messrs. McCarthy & O'Shea Realty of this city, which letter was shown us recently by the above firm we having taken a copy of same for our records.

We would inform you that the sale of the property in question, viz. Lot 17, Block 582, D.L. 526, has been made and the matter completed, we having received the sum of \$4,306.31 from the above Agents (see copy of statement attached), and we have issued a vacating certificate that Messrs. McCarthy & O'Shea may register the property in the new owner's name. We understand that the above firm wrote on the 3rd of August to Mrs. Ohi advising her that funds received from this sale would be handed over to the Custodian's Office.

Respecting the gas range, Wilton carpet and other chattels that Mrs. Ohi requests be forwarded to her at 160 Huron Street, Toronto, kindly note that this is being handled by our Protection Department, and Mrs. Ohi will be written regarding same at an early date.

Dealing with the last paragraph of your letter of the 9th of August wherein you state that Mrs. Ohi wishes to have the funds from the sale of her house sent to her so that she may purchase a home in Toronto, we would direct your attention to P.C. 1457 dated February 26, 1942, 39E, Sections 1 and 4 (a) and (b) requiring a license from the Minister of Justice. This will only be granted if the approval of the Attorney General of your Province is obtained. If such a license is obtained, we would be prepared to send to Mrs. Ohi the funds standing to her credit for the purpose indicated.

Yours truly,

P. Boust,
Administration Department.

PD:BS

SMITH, RAE, GREER & CARTWRIGHT

320 Bay Street,
Toronto, Ontario

O
P
Y

August 9th, 1943

Messrs. McCarthy & O'Shea,
1490 West Broadway
VANCOUVER, B. C.

Dear Sirs:

On the instructions of Mrs. Yoneki Ohi we enclose herewith duly completed Deed in duplicate from Mrs. Ohi to Mr. and Mrs. Teasdale of Lot 17, Block 582, Subdivision 526, Group 1, New Westminster District, Vancouver, Plan 2913.

Mrs. Ohi has asked us to advise you that she does not wish to sell the gas range, wilton carpet, etc., but would appreciate it if you could arrange to have forwarded to her at 160 Huron Street, Toronto, the following articles:-

Gas Range
Wilton Carpet
Upstairs Carpet
Drapes
Lawn Mower
Garden hose, and
Kitchen clock.

It is Mrs. Ohi's understanding that the \$4500.00 consideration for the sale, less the sale commission, is to be forwarded to her as soon as the sale has been completed. She is very anxious that this should be done as she is anxious to invest the proceeds in the purchase of a home in Toronto. We would appreciate it if you would advise us whether the Custodian will require the completion of any additional documents to enable this to be done.

Yours very truly,

SMITH, RAE, GREER & CARTWRIGHT,

Per: "G.D. Watson"

NOTE by Mrs. McArthur

O.K. -- if we have certified copy of permit of Minister of Justice, O.K. to send to Japanese in full for this purpose. Ask Security Commission. Ask Smith, Rae, Greer & Cartwright if they are aware of the Order In Council requiring permission of Attorney General of Ontario to purchase real estate.

11669

July 29, 1943.

Attention Mr. O'Shea

Messrs. McCarthy & O'Shea Realty,
1490 West Broadway,
Vancouver, B. C.

Dear Sirs:

218 W. 20th Ave. - Lot 17, Blk. 582, D.L.526
Re: Mrs. Yoneko OHI, Registration No. 03943

With reference to Mr. O'Shea's call this afternoon regarding an offer of \$4,500.00 cash which has been made by Mr. M. K. Teasdale of 4086 Cambridge Street, Vancouver, for the above property, and which offer we understand has been accepted by the above Japanese, you having received a cheque from Mr. Teasdale for \$450.00 representing 10% of the purchase price—we would advise that the Custodian's Office raises no objection to this sale, and we understand you will prepare the necessary documents forthwith.

We would advise that we have recently paid 1943 taxes on this property amounting to \$101.69.

With regard to water rates, we have no record of any payment of these so far for 1943—possibly the tenant has been paying same.

As regards insurance, this has not been handled by this office, but in her "JP" declaration form, Mrs. Ohi stated that the property was insured for \$3,000.00 with the Ohio Farmers' Insurance Company, the policy being in her possession.

This property, as mentioned to Mr. O'Shea, is vested with the Custodian, and in due course when payment is received by this office, the necessary instructions will be given to our Titles Department to issue a vacating certificate so that the property may be registered in the new owner's name.

Yours truly,

P. Douet,
Administration Department.

PD:BT

Copy

This Indenture

Made the Third day of August in the year of our
Lord one thousand nine hundred and forty three.

In Pursuance of the "Short Form of Deeds Act"

Between

YONEXI OHI, wife of Tokichi Ohi, Servant, both of 160 Huron Street, in
the City of Toronto, in the Province of Ontario.

Insert Full Name,
Street Address and
Occupation of
Grantor and of
Grantee.

(hereinafter called the "Grantor")

and

RICHARD ROY TEASDALE, Civil Servant, and his wife

MARY KATHERINE TEASDALE, both of 4086 Cambridge Street, in the City of
Vancouver, in the Province of British Columbia.

(hereinafter called the "Grantee")

Witnesseth that in consideration of and for the sum of Forty Five Hundred—
(\$4,500.00)—

Dollars of the lawful money of Canada now paid by the said Grantee to the said
Grantor (the receipt whereof is hereby by him acknowledged) the said Grantor
Doth Grant unto the said Grantee, his heirs and assigns FOREVER "As Joint Tenants
in Fee Simple."

All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Vancouver, in the Province of British Columbia, and being more particularly known and described as Lot Seventeen (17), Block Five Hundred and Eighty Two (582), in the subdivision of District Lot Five Hundred and Twenty Six (526), Group One (1), New Westminster District, according to the registered map or Plan of said subdivision deposited in the Land Registry Office, at the City of Vancouver in the said Province and numbered 2913.

Together with all buildings, fixtures, commons, ways, profits, privileges, rights, easements and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto; and the estate, rights, title, interest, property, claim and demand of the said Grantor in, to, or upon the said premises

Do have and to hold unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever; subject nevertheless to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown and ~~subject nevertheless to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown and~~

The said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee, notwithstanding any act of the said Grantor and that the said Grantee shall have quiet possession of the said lands, free from all encumbrances.

And the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

And the said Grantor Covenants with the said Grantee that he has done no act to encumber the said lands.

And the said Grantor Releases to the said Grantee All His Claims upon the said lands.

Wherever the singular or masculine is used in this Indenture, the same shall be deemed to include the plural or feminine, or the body politic or corporate; also the respective heirs, executors, administrators, successors and assigns of the parties hereto and each of them, (where the context or the parties so require.)

In Witness Whereof the said parties hereto have hereunto set their hands and seals

Signed, Sealed and Delivered
IN THE PRESENCE OF

Signature of Witness "Gordon D. Watson"

City or Town Toronto

Street Address 320 Bay Street

Occupation Solicitor

"Yoneko Ohi"

FOR ATTORNEY

I Certify that, on the

day of

194

in the Province of British Columbia,

whose identity has been proved by the evidence on

oath of

and acknowledged to me that he is the person who subscribed the name of

to the annexed instrument as the maker thereof, that the said

is the same person mentioned in the said instrument as

therein voluntarily as the free act and deed of the said

under authority of a power of attorney which has not been revoked.

at

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,

at

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

NOTE.—Where the person making acknowledgment is personally known to the officer taking the same, strike out the

words in brackets.

Lot 17

Block 582,

D.L. 526,

Deed of Land

SITUATE IN

The City of Vancouver

TO

RICHARD ROY TEASDALE

and

MARY KATHERINE TEASDALE

YONEKI OHI

Dated August 3rd, 1943

FOR MAKER (INCLUDING MARRIED WOMEN)

I Certify that, on the

9th

day of August

1943, at

Toronto in the Province of Ontario.

Yoneki Ohi

oath of Yoshi Mikado

before me and acknowledged to me that she is

the maker thereof, and whose name is

subscribed thereto as part Y, that she knows the

contents thereof, and that she executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,

at Toronto

in the Province of

day of August

in the year of our Lord one thousand nine hundred and forty three.

"G. D. Watson"

NOTE.—Where the person making acknowledgment is personally known to the officer taking the same, strike out the

words in brackets.

AFFIDAVIT OF WITNESS

PROVINCE OF BRITISH COLUMBIA

TO WIT:

I,

make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by

the part

2. The said instrument was executed at

3. I know the said part, and that

4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at

in the Province of British Columbia, this

day of

194

A Notary Public in and for the Province of British Columbia

A Commissioner for taking affidavits within British Columbia

REAL PROPERTY SUMMARY

JAPANESE NAME: Yoneko OHI (Mrs. Tokichi) Reg. No. 03943. File No. 11669.

CATALOGUE NO: This was sold privately through the Agency of Messrs McCarthy & O'Shea Realty (who had acted for Mrs. OHI for some years) as at July 31st, 1943. This property was not included in the catalogue.

PROPERTY ADDRESS: 218 West 20th Avenue, Vancouver, B. C.

LEGAL DESCRIPTION: City of Vancouver, Lot 17, Block 582, District Lot 526, Group 1, N.W.D., Plan 2913.

TITLE: Registered in the name of Yoneko OHI (Wife of Tokichi OHI).

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 35739, dated February 15th, 1943.

ASSESSED VALUES: Land - \$ 460.00
Improvements - \$2950.00 - \$3410.00. Taxes - \$104.71.

CLASSIFICATION: This appears to be a fairly good house built on a 33' x 115' lot.

HISTORY OF ADMINISTRATION: The administration of this property was left in the hands of Messrs. McCarthy & O'Shea Realty (who have acted as Agents for Mrs. OHI for some years). This house was leased with the approval of Mrs. OHI, before evacuation, to Mr. E.M. Davis on a monthly basis at a rental of \$42.50 per month, payable in advance, as from September 1st, 1942. The arrangement between Mrs. OHI and Messrs. McCarthy & O'Shea Realty was approved by the Custodian.

Rents collected on account of Yoneko OHI - \$680.00, against which were the following charges:-

Taxes	\$100.68
Water Rates	14.75
Commission	33.94
	<u>\$149.37</u>

SOLD: Messrs. McCarthy & O'Shea Realty sold this property for \$4,500.00 to Richard Roy Teasdale and Mary Katherine Teasdale, and completed the deal even to having Mrs. Yoneko OHI sign the Deed, which sale was approved by the Custodian. All adjustments were made as from July 31st, 1943.

Funds released to the credit of Yoneko OHI as at August 18th, 1943, against which were the following charges:- Water Rates - \$11.06, Real Estate Commission - \$225.00 = \$236.06, leaving a net credit of \$4263.94 from said transaction.

Adjustments as at July 31st, 1943, to the amount of \$42.37 being Purchasers' share of 1943 Taxes, were placed to the credit of Yoneko OHI'S account.

account.

Page 2.

File 11669.

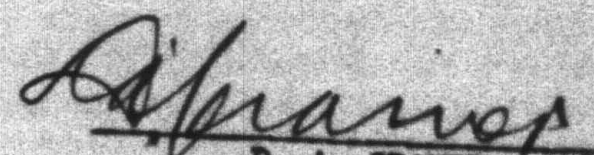
OLD CERTIFICATE OF TITLE
No. 30397-L:

As this transaction was put through outside this office the Custodian vacated the property in order to allow the Purchasers to register same in the Land Registry Office, Vancouver. The Certificate of Title No. 30397-L also had to be produced and deposited in the Land Registry Office before the transaction could be completed.

The new Certificate of Title in the names of Richard Roy Teasdale and Mary Katherine Teasdale was delivered directly to them.

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

September 17th, 1946.


D. A. CRAMER.

DAC:JS

MEMORANDUM

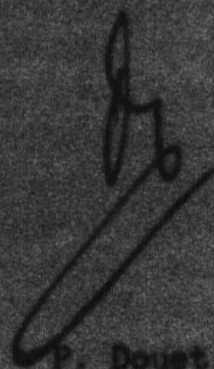
April 11th, 1944.

TO: File No. 11669

FROM: Administration Department

Re: CLAIMS

There are no claims on this file to date.

A handwritten signature in dark ink, appearing to be 'P. Douet', written over a horizontal line.

P. Douet.

NAME OWI, Yonaka (Mrs. Takichi)

REGISTRATION NO. 03943

FILE NO. 11660

The following chattels were sold by public
auction at 992 Powell St., Vancouver on May 9th, 1944.

Rake, mattock & hoe	\$	1.00
Shovel, sledge & etc.		2.90
Step ladder		1.00

Total

Less Expenses: (Auctioneer's Fee: \$ 0.49
(Advertising: 0.11
(Moving: 0.38

Net Proceeds Credited:

\$	4.90
\$	0.98
\$	<u>3.92</u>

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering list No.

Vancouver 19.

Remarks.

CHATELAIN SUMMARY

Yonako Ohi (Mrs. Tokichi)

Reg. No. 03943

File No. 11669

Res. 218 W. 20th Avenue, Vancouver, B. C.

The following chattels were declared at the above address by Mrs. Ohi in her JP Form dated August 11, 1942:

Oil burner	Hoe	Curtains & Drapes
Rubber hose & Sprinkler	Sickles	Blinds
Lawnmower	Ladder	3 Venetian Blinds
Cans of Paint & brushes	Pails	Light fixtures
Rakes	Carpets	Gas Range
2 shovels	Linoleum	Kitchen Electric Clock

Messrs. McCarthy & O'Shea, agents for the Japanese, were written to by the Custodian on several occasions relative to chattels left at the above address. In the absence of a reply the Custodian investigated and found that the above listed goods were still on the premises. A list of these goods was signed by H. Davies, tenant, on November 27, 1942.

In an undated letter from Mrs. Ohi, received by the Custodian on August 30, 1943, Mrs. Ohi requested shipment of her goods to Toronto, but asked that we sell the Range to the tenant. According to letter of September 10, 1943, from Messrs. McCarthy & O'Shea the Range was sold to Mr. Davies, tenant, for \$35.00. A second request for shipment of her goods was made by Mrs. Ohi on September 20, 1943, and on December 11, 1943 the B. C. Security Commission reported that the following goods were shipped to Mrs. Ohi as per Bill of Lading dated December 1, 1943:

1 Wilton Rug and felt base	2 window shades
1 kitchen clock	1 lawnmower
1 small roll carpet	1 garden hose

Besides the above goods the Bill of Lading reveals that a bundle of Brooms and Mop and a box of drapes were also shipped.

The following tools were sold at Vancouver Auction 19, May 9th, 1944, for the Gross Amount of \$4.90 (Net \$3.92) and Mr. Spain's memo of May 6, 1944 states that no chattels belonging to the above Japanese person remain at the above address:

Rake	Hoe	Sledge, etc.
Mattock	Shovel	Stepladder

In their letter of August 30, 1943, Messrs. McCarthy & O'Shea advised that the sale of the real property included the following:

All light fixtures	Stair carpet
Roller & Venetian Blinds	Automatic Oil Burner attached to
Linoleum on kitchen floor	the furnace

and they stated that the above was accepted by Mrs. Ohi on July 23rd, 1943.

The only items which appear to be unaccounted for are the Sprinkler, Pails, Sickles and Cans of Paint & Brushes.

Res. 122 Water Street, Vancouver, B. C.

There appears on file a long list of chattels left at the above address, which list is signed by Y. Ohi. A memo on file by C.C. Robinson dated May 22, 1942, indicates that Mrs. Ohi was forced to sell these goods to the Chinese purchaser of the premises at a great sacrifice. No further reference to these goods appears on file.

PERSONAL PROPERTY SUMMARY

Yoneko OHI (Mrs. Tokichi)

Reg. No. 03943

File No. 11669

Chattels:


See Chattels Summary.

Life Insurance:

In his JP Form dated August 11, 1942, Mrs. Yoneko Ohi declared a Sun Life Insurance Company policy of \$1000.00. According to information received from the insurance company the number of this policy is 2303572. No other reference to this policy is revealed on file and no action regarding same has been taken by this office.

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.

/ER
May 11, 1949.

Statement

1490 West Broadway
Dick Building,

Vancouver, B. C.
August 10, 1943.

Mrs. Yoneki Ohi

160 Huron Street, Toronto Ont.

McCARTHY & O'SHEA REALTY
Real Estate

Re: sale of property at 218 West 20th Avenue, Vancouver, B.C.
(Lot 17, Block 582, D.L. 526)

Adjustments as at July 31st, 1943.

By Sale price of property		\$4,500.00
" Proportion 1943 Taxes, \$101.69		42.37
To Water Rates Jany. 1st, - June 30th, 1943	9.75	
" Proportion Water Rates (July 1943)	1.31	
" Commission	225.00	
Balance	<u>4,306.31</u>	
	\$4,542.37	\$4,542.37

STATEMENT

1490 WEST BROADWAY
DICK BUILDING

Mrs Yoneki Ohi

VANCOUVER, B. C.

August 10, 1943.

160 Huron St, Toronto Ont.

McCARTHY & O'SHEA REALTY
REAL ESTATE

RENTALS
LOANS

INSURANCE
VALUATORS

Re: sale of property at 218 West 20th Avenue, Vancouver B.C.
(Lot 17, Block 282, D.L. 526)

Adjustments as at July 31st, 1943.

By	Sale price of property		\$4,500.00 ✓
"	Proportion 1943 Taxes, \$101.69		42.37 ✓
To	Water Rates Jan 1st, - June 30th, 1943	9.75 ✓	
"	Proportion water Rates (July 1943)	1.31 ✓	
"	Commission	225.00 ✓	
	Balance	\$4,306.31 ✓	
		<u>\$4,542.37 ✓</u>	<u>\$4,542.37 ✓</u>