

14361

15.7  
Aug 13/43

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

To be completed by persons of the Japanese race having no property in any protected area.

ME: Geoil) Ikushige OKAWARA

HOME ADDRESS: 705-E Cordova St.,  
Vancouver, B.C. REGISTRATION No. 06937

SEX: Male AGE: 33 MARRIED? No

OCCUPATION AND EMPLOYER: Canadian Salt Herring Exporters Ltd.  
217 - Dunlevy Ave., Vancouver, B. C.  
Bookkeeper.

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

NAMES OF LIVING CHILDREN: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

\_\_\_\_\_ ADDRESS: \_\_\_\_\_

\_\_\_\_\_ ADDRESS: \_\_\_\_\_

I certify that the above information is true and complete and state that I have no property of any kind whatsoever in any protected area in British Columbia.

Dated this 2nd, day of August, 1943 at Chatham, Ontario  
R.R. #4,

WITNESS: T. Lyle (Signature) I Okawara



✓  
INFORMATION FROM R.C.M.P.

Date

Apr. 12/43

Our File No. 14361  
No file.

Full Name Ikushige OKAWARA.  
 (Surname in Block Letters)

Registration No. 06937 Male - Female  
 (check)

Age

Jan. 3, 1910

Former Address 705, E. Cordova Street, Vancouver, B.C.

Date Evacuated Mar. 16/42. Naturalized - Canadian-Born - National  
 (check)

Present Address

Empire BC  
R.R. No. 4, Chatham, Ont.

Married - Single  
 (check)

Name of Wife

Name of Husband

Name of Mother

(nee) Etsu 12652  
(KATU) #05425

Name of Father

Maichi (Heid)  
NR #05426

Names of Children under 16

Requested by D. M. Chope.

Registered with Custodian

No.  
 (Yes or No)

Additional Information

Bookkeeper



COPY

COPY

CITY OF VANCOUVER

Treasurers Office

Jas. L. Armstrong  
City Treasurers &  
Collector of Taxes

Vancouver, B. C.  
Jan. 12, 1948.

Ref. # 16

Mr. Cecil Okawara,  
360 - Barton St., E.,  
Hamilton, Canada.

Dear Sir:-

Re: Lot 38, Blk. 51, D.L. 181/196

In reply to your letter of January 7-1948, according to our records the above described property was sold in 1944 by the Custodian of Enemy Property, to whom I refer you for any further information in this connection.

Yours faithfully,

Signed: H. D. Watson,  
Acting CITY TREASURER.

S.



COPY

COPY

Cecil I. Okawara  
360 - Barton St., E.,  
Hamilton, Ontario.  
Jan. 31st, 1948.

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

Dear Sirs:-

Re: Lot 38, Blk. 51, D.L. 181/196  
House at 705 - East Cordova St.,  
Vancouver, B. C.

Attached you will find a copy of letter from the Treasurers  
Office, City of Vancouver, in regard to the above house.

In regard to this house, this house and property was given to  
our father, Moichi Okawara through the gratitude of Mr. Jisaburo Kasho to whom  
my father was employed as general manager of the firm known then as J. Kasho  
& Co., Ltd. Mr. Kasho also promised to pay the upkeep of all the taxes on this  
property. However, during the year, 1937-38, we were informed that the taxes  
on this property was in arrears and that the house in offered for tax sale.  
We were surprised to know about this and at once we ourselves paid the taxes  
to date and saved this house from sale. We have been paying the taxes regulary  
until the outbreak of this war when we were ordered to evacuate into the interior  
of B. C. At the time of our evacuation, we consulted in regard to the upkeep  
of taxes to you, and were informed to let the taxes go, because of the war  
condition. Then we moved out as ordered. We are holding the tax receipts as  
evidence incase you wish to know.

Upon inquiry to the City of Vancouver, you have no doubt sold  
this property without letting us know. We are quite upset about this, espec-  
ially my Mother. We lost everything because of this war and we looked upon  
this property in Vancouver as one means of compensation. We are at the loss  
to know of this sale. Will you kindly assist us in letter at your convenience,  
the informations in regard to whom this said property was sold, the amount,  
etc. Wish you would give us a pointer in this case as to what should be done.

Thanking you very much for your kind attention in advance.

Yours very sincerely

CECIL I. OKAWARA,

"C. I. Okawara"



COPY

COPY

MEMORANDUM

File Int. 175  
Evac. L4361

February 13th, 1948

TO: Mr. B. Good  
FROM: Ian MacPherson

Re: Lot 38, Block 51, D.L. 181, G. 1, Plan 196.

In respect to the letter dated 31/1/48 from Cecil I. OKAWARA (Ikushige OKAWARA) and claiming an interest in above property.

Title is in the name of Jisaburo KASHO clear of any registered encumbrance. Mr. OKAWARA claims that the property was given to his father Moichi OKAWARA, and a memorandum 18/9/2, by D. H. Chope, quotes Shojiro OKAWARA as stating that the property was promised to his father Moichi OKAWARA, as Jisaburo owed his father several years salary. He also stated that Moichi OKAWARA is now deceased. The file shows no evidence of this alleged promise having been given effect in Documentary form.

The documents in the pocket of the file consist of an agreement of sale dated 28/3/24, Mabel E. Selwyn to Moichi OKAWARA, the former agreeing to sell "provided she can give title under the power of sale contained in the mortgage." This document is executed by both parties, but the signature of the vendor is not properly witnessed. The other document is a mortgage dated 21/4/24 executed by Moichi OKAWARA as mortgagor to Mabel E. Selwyn as mortgagee, but not executed by her.

It would appear that Miss Selwyn held a mortgage on the property given by KASHO or some previous owner, and that she neglected to register it. The claim, however, may still exist.

Cecil I. OKAWARA is not entitled to any of the funds realized from the sale of this land, nor is any of the heirs of Moichi OKAWARA, until such time as he or they submit to the Custodian satisfactory evidence of their right thereto. Probably this would be done by administration of the estate of Moichi OKAWARA and a quit claim from KASHO to the beneficiaries. Mr. Cecil I. OKAWARA should be advised to engage a solicitor to do this work.

"Ian MacPherson"



CANADA

DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6121

PLEASE REFER TO

File No. 14483 & Int 175

COPY

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

COPY

February 13, 1948.

Mr. Cecil I. OKAWARA,  
Reg. No. 06937,  
360 Barton Street East,  
Hamilton, Ontario.

Re: House at 705 East Cordova St., Vancouver, B. C.

Dear Sir:

This will acknowledge your letter of the 31st ultimo, enclosing copy of letter from the Tax Office.

The title to the property in question was registered in the name of Jisaburo KASHO, clear of any registered encumbrance.

Since Jisaburo KASHO was a resident of Japan at the outbreak of war, his assets vest in the Custodian and Messrs. P. S. Ross and Sons were appointed to control his affairs.

We advise, therefore, that you lodge your claim with Messrs. P. S. Ross and Sons, Royal Bank Building, Vancouver, B. C., sending them all documents in your possession which may show the intention of Jisaburo KASHO to give clear title to your father covering the property.

When details of your claim are lodged with Messrs. P. S. Ross and Sons, all details in our files will be open to them for their information and assistance.

Please quote to them your file # 14361, and the file number of your deceased father as #14483.

Yours truly,

"B. Good"

B. Good  
Office of the Custodian.

BG:fn



14361  
14483  
Int. 175

February 13, 1948.

Mr. Cecil I. OKAWARA,  
Reg. No. 06937,  
360 Barton Street East,  
Hamilton, Ontario.

Re: House at 705 East Cordova St., Vancouver, B.C.

Dear Sir:

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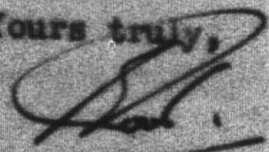
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Please quote to them your file #14361, and the file number of your deceased father as #14483.

Yours truly,

  
P. S. Ross,  
Office of the Custodian.

PG/ln



COPY

Cecil I. Okawara,  
Reg. NO. 06937,  
360 - Baron St., E.,  
Hamilton, Ontario,  
April 28th, 1948.

Messrs. P. S. Ross and Sons,  
Royal Bank Building,  
Vancouver, B. C.

Re: House at 705 East Cordova St., Vancouver, B. C.  
Lot 38, Blk. 51, D. L. 181/196.  
File #14361 and #14483.

Dear Sirs:-

I wish to refer to you in regard to the above house. As per copy of the Custodian's letter enclosed herewith, I was informed by them to refer to you. You were appointed to control the affairs of Mr. Jisaburo KASHO, now in Japan, after the outbreak of the war. Mr. Kasho at the time of the war was a visitor in Japan and was unable to return to Canada. The house in question was given to our late father, Moichi OKAWARA, file #14483 through the gratitude of Mr. Jisaburo KASHO. My late father was employed by Mr. Kasho as a general manager of the firm known then as J. Kasho & Co., Ltd., of Vancouver, B. C. We have also paid the tax on this property until we were forced to evacuate Vancouver after the outbreak of the war. We have lost everything on account of this war and this property in question would certainly assist my mother Etsu OKAWARA, now a resident of Toronto, Ontario.

We have heard from Mr. Jisaburo Kasho advising us to have the title to the said property transferred to my mother, Etsu OKAWARA. This letter from Mr. J. Kasho is written in Japanese and request that the Power of Attorney be drawn up for him to sign in Japan. At the present time there is no Notary Public in Japan, consequently, Mr. Kasho will refer to the Military Administration Office in Osaka to witness this Power of Attorney. This Power of Attorney be drawn up here and have the same mailed to Japan for Mr. Kasho to sign as stated in his letter. I wonder if this procedure will be satisfactory with you, please let us know at your earliest convenience just what to do in this case.

I am looking forward to your kind assistance. Thanking you very much in advance.

Yours sincerely,

CECIL I. OKAWARA,

"C. I. OKAWARA"



C O P Y

C O P Y

Cecil I. Okawara,  
Reg. No. 06937,  
360 - Baron St., E.,  
Hamilton, Ontario.  
April 28th, 1948.

Messrs. P. S. Ross and Sons,  
Royal Bank Building,  
Vancouver, B. C.

Re: House at 705 East Cordova St., Vancouver, B. C.  
Lot 38, Blk 51, D. L. 181/196  
File #14361 and #14483.

Dear Sirs:

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We have heard from Mr. Jisaburo Kasho advising us to have the title to the said property transferred to my mother, Etsu OKAWARA. This letter from Mr. J. Kasho is written in Japanese and request that the Power of Attorney be drawn up for him to sign in Japan. At the present time there is no Notary Public in Japan, consequently, Mr. Kasho will refer to the Military Administration Office in Osaka to witness this Power of Attorney. This Power of Attorney be drawn up here and have the same mailed to Japan for Mr. Kasho to sign as stated in his letter. I wonder if this procedure will be satisfactory with you, please let us know at your earliest convenience just what to do in this case.

I am looking forward to your kind assistance. Thanking you very much in advance.

Yours sincerely,

CECIL I. OKAWARA,

"C. I. Okawara".



Ev 14361  
Int. 175

506 Royal Bank Building,  
Vancouver, B. C.,  
May 11th, 1948

Mr. K. W. Wright,  
Counsel to the Custodian,  
Victoria Bldg., 7 O'Connor St.,  
Ottawa, Ontario.

Dear Mr. Wright:

Re: Imshige OKAWARA, Reg. No. 06397 &  
Jisaburo KASHO, In Japan.

I am enclosing copy of a memorandum from Mr. Ian MacPherson to the writer setting out the state of the title on a parcel of real property sold by this office and credited to the account of Jisaburo Kasho in Japan.

We also enclose copy of letter received by us from C. I. Okawara, who claims that the real property in question belongs to his deceased father although no documents have been produced by him or been found by this office or Messrs. P. S. Ross and Sons (liquidators of J. Kasho Company Limited) to show any intention of Jisaburo Kasho to transfer the property to Moichi Okawara, deceased.

Attached to this letter from Okawara is a copy of the letter from the City mentioned by him.

We also enclose copy of our letter of 13th February, 1948 replying to C. I. Okawara's letter mentioned above.

We also enclose copy of letter written by C. I. Okawara on April 9th, 1948 to P. S. Ross & Sons and handed to us by Mr. Frederick Field yesterday. Mr. Field thinks as the property concerned was registered in the name of Jisaburo Kasho and sold by us there is nothing he can do since the title was clear.

In the letter to P. S. Ross & Sons from C. I. Okawara the second paragraph advises that Jisaburo Kasho is prepared to have the title of the property transferred to Mrs. Etsu Okawara, widow of Moichi Okawara, deceased. Since this is impossible, the property having been sold by the Custodian would you please advise if the Custodian is prepared to transfer the proceeds of sale from the



- 2 -

Mr. K. W. Wright: Con't.

Enemy account to an account in the name of Mrs. Etsu Okawara at present residing in Canada.

Yours very truly,



B. Good  
Comptroller

BG:BK  
Encls.



CANADA  
DEPARTMENT OF THE SECRETARY OF STATE  
OFFICE OF THE CUSTODIAN

ADDRESS ALL  
COMMUNICATIONS  
TO THE  
CUSTODIAN'S OFFICE  
PLEASE REFER  
TO  
FILE NO. J-58

Victoria Bldg., 7 O'Connor St.,  
Ottawa, Ontario  
May 26, 1948

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

EVACUATION SECTION	
Rec'd	MAY 29 1948
File No.	
Ans.	
Referred	

Re: Ikushige OKAWARA & Jisaburo KASHO  
Your Files Ev. 14361 & Int. 175

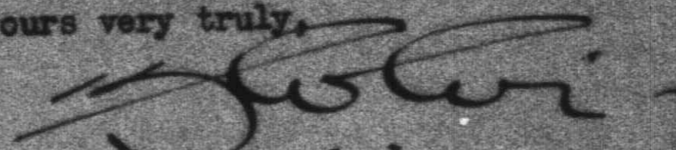
Dear Mr. Good:

We have for acknowledgment your communication of the  
11th instant, with enclosures.

We observe that according to Mr. Ian Macpherson's  
report of 13th February, 1948, the title to this property was  
recorded in the name of Jisaburo Kasho and documentary evidence  
has not been produced to satisfy the controller that transfer  
was intended.

Under the circumstances, the Custodian is not prepared  
to authorize transfer of the funds as suggested in your letter.  
If the applicants desire to seek a declaration from the Court,  
there will be no objection, but in the absence of a Court Order  
disposition of the monies at credit must await the signing of  
the Peace Treaty with Japan.

Yours very truly,



K. W. WRIGHT  
COUNSEL TO THE CUSTODIAN

KWW/JF



14361  
Int 175

May 28th, 1948

Mr. Cecil I. OKAWARA,  
Reg. No. 06937,  
360 Barton St., E.,  
Hamilton, Ont.

Dear Sir:

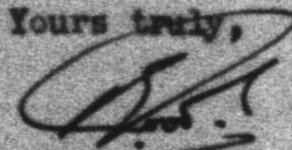
Re: House at 705 E. Cordova St.,  
Vancouver, B. C.

Your letter to Messrs. P. S. Ross & Sons, dated 28th April, has been referred to us by them and we have taken this matter up with Ottawa.

As advised in our letter to you on 13th February, 1948 the title to the property was registered in the name of Jisaburo KASHO clear of any registered encumbrance and since Jisaburo KASHO was a resident of Japan at the outbreak of war his assets vest in the Custodian. Since no documentary evidence has been produced by you to show that transfer of the property to your father from Kasho was intended the Custodian is not prepared to authorize transfer of the funds.

Should you or your mother desire to seek a declaration from the Court the Custodian will not raise any objection but in the absence of a Court Order disposition of all funds to the credit of Jisaburo KASHO must await the signing of the Peace Treaty with Japan.

Yours truly,



B. Good  
Comptroller

BG:BK







(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Ikushigo Okawara

File No. ~~966~~ 14361

Reg. No.

Company Mutual Life

Agency

Policy No. 27918

Premium - \$ 39.17

Payable: Annually, Semi-annually or monthly

Month May

Day 3

REMARKS: