

WWII Evacuation and relocation
Memorandums (14) B
(April, May 1942)

Includes

- Agreement between the Oregon Transfer Co. and the Federal Reserve Bank of San Francisco, Portland Branch

HEAD OFFICE

REFERRED BY MR. [unclear]
TO MR. *Crouch*
(With enclosures)

To: PORTLAND

Date April 25, 1942

Subject: Evacuee Property Department (Warehousing arrangement)

Reference: Your letter April 21, 1942

We are enclosing executed copy of agreement with the Oregon Transfer Company, which has now been impressed with the seal of this bank, to be exchanged for the executed copy now held by the Oregon Transfer Company, which will be forwarded for the completion of our files.

There is also enclosed a copy of the agreement for your files and two copies of the lease between Grace J. Burnett and Oregon Transfer Company, one of which will be returned to this office when it has served its purpose.

The initial payment on the contract of \$3,500.00 should be included in your billings for the current month. Accordingly, the entire payment should be charged to Current Expense at this time for inclusion in your monthly transfer of reimbursable expenses.

H. N. Mangels (signed)

Assistant Cashier

Enclosures

*Answered
5/17/42*

*H.O. File in Evacuee Dept.
Property Dept.*

Copied: JEM
Checked: *[initials]*

HEAD OFFICE

April 21, 1942

Evacuee Property Department (Warehousing arrangement)

Attached is a signed copy of the agreement executed today in connection with the warehousing of Japanese goods.

We have today issued our expense check in the amount of \$3,500.00 covering the initial payment as provided for in the above contract. Inasmuch as we prefer your advice as to the proper accounting procedure with respect to this payment, we have charged the entire amount to Deferred Charges. Of course, \$1,500.00 of the amount should be charged to current rent and included in our Mis. 190 representing recoverable expenses for the current month. We should, however, like your instructions as to whether or not the remaining \$2,000.00 should be charged currently direct to the rental account.

Since we do not have a seal in this office, neither the enclosed copy nor the one held by the Oregon Transfer Company have been impressed with the seal of the Federal Reserve Bank of San Francisco. The warehouse company would like to have the seal on its copy of the agreement. We suggest therefore, that the enclosed agreement form be completed in this respect and returned to us after which it will be exchanged for the copy now held by the Oregon Transfer Company which copy, will in turn, be forwarded to you.

Incidentally we do not have a copy of either this agreement nor the one between Oregon Transfer Company and the building owner in our file. Therefore, will you please conform one of the copies of the warehouse agreement now held by you and send it to us. Also if you will mail both copies of the lease agreement to us we will have them conformed to the original and thereafter return one copy to you for your files.

Assistant Manager

THIS AGREEMENT, made and entered into this 21st day of April, 1942, by and between OREGON TRANSFER CO., an Oregon corporation, hereinafter referred to as "warehouse company", and FEDERAL RESERVE BANK OF SAN FRANCISCO, Portland Branch, acting as a fiscal agent of The United States of America, hereinafter referred to as "the bank",

W i t n e s s e t h:

That in consideration of the mutual covenants and agreements hereinafter contained, it is agreed as follows:

First: The warehouse company will maintain, available for the exclusive use by the bank, five floors in that certain building of the warehouse company situated on the Northeast corner of N. W. Park Avenue and N. W. Everett Street, in the City of Portland, County of Multnomah, State of Oregon, and also known as 733 N. W. Everett Street in said city, and hereinafter referred to as "the warehouse", for a period of time beginning the 21st day of April, 1942, and ending six (6) months after a formal declaration of the cessation of the present war between the United States of America and the Empire of Japan.

Second: The bank agrees to pay the warehouse company fifteen hundred dollars (\$1500.00) per month for the exclusive use of said space and warehouse company's services in warehousing all articles of the bank stored or warehoused therein and thereon during said period. The first monthly payment hereunder shall be made on the 21st day of April, 1942, and subsequent payments on or before the 21st day of each month thereafter. The bank has paid to warehouse company at the time of execution hereof the sum of thirty-five hundred dollars (\$3500.00), being payment of fifteen hundred dollars (\$1500.00) for the first month

of the term hereof and payment of one thousand dollars (\$1000.00) for application upon the bank's obligation for each of the last two months of the period during which this agreement continues.

Third: The remaining two floors of said building shall be reserved for the exclusive use of the warehouse company and for such part thereof as is actually used for storage purposes by the warehouse company said warehouse company shall pay therefor to the bank the sum of one and one-half cents ($\$0.01\frac{1}{2}$) per square foot per month, or fraction thereof, the same to be paid monthly. Of said remaining two floors in said building not actually in use by warehouse company for its own storage purposes, the bank shall have the right to take same or any part thereof by paying, in addition to the above mentioned amount of fifteen hundred dollars (\$1500.00), the sum of two cents ($\$0.02$) per square foot per month, or fraction thereof, therefor, payable monthly.

Fourth: The warehouse company hereby agrees that it will provide and furnish such labor as may be required to receive all articles of the bank delivered to the warehouse for storage therein, and place and properly store them within the area set apart for the exclusive use of the bank in said warehouse, and when said articles or any part thereof are withdrawn from the warehouse by the bank, to provide and furnish such labor as may be required to move said articles so withdrawn from the area in which they are warehoused and stored to such ground floor door in said warehouse at a point where they may be conveniently placed for delivery to the bank; and the bank agrees to pay the warehouse company for such services in addition to the amounts hereinabove provided, at the rate of \$1.50 per man hour for such labor; provided, however, that if the present union labor scale for said services shall be increased or decreased during the term of this contract, said basic rate of \$1.50 per man hour shall be adjusted

accordingly; and provided further, that the warehouse company shall at all times receive, in addition to said basic rate of \$1.50 per man hour, such additional amounts as the warehouse company shall be required to pay for overtime, if any, in accordance with the union labor scale prevailing when such overtime services are rendered. Claims for said labor services as aforesaid shall be presented to the bank and in form satisfactory to the bank, within thirty (30) days after such labor services are rendered, and shall be payable by the bank within thirty (30) days after the same are received by it.

Fifth: The warehouse company agrees that it will at all times accept, store and warehouse any articles delivered by the bank to it for storage and warehousing in said space, and render such service in a good and workmanlike manner and in accordance with recognized standards of good warehousing for articles of the kind so delivered to it; and will place all articles constituting a given lot thereof so that all articles of one lot will be contiguous and of convenient access from time to time, and will mark or letter the same with such distinguishing marks or letters as the bank may from time to time direct, and when received will issue to the bank receipts therefor, in terms and form provided by the Uniform Warehouse Receipts Act of the State of Oregon, and in describing the goods or packages containing the goods described therein, shall add to such descriptions such descriptive numbers or letters or combinations thereof as the bank shall require.

Sixth: It is agreed that the bank shall have the right to designate agents and representatives to be present on the premises during any time when articles or goods of the bank are being delivered to and initially stored by the warehouse company, and when any articles or goods of the bank warehoused therein are being withdrawn therefrom, and that said agent or representative shall

have access to any part of the warehouse building wherein the articles or goods of the bank being so delivered or withdrawn then are.

Seventh: It is further agreed that the bank may terminate this agreement at any time upon giving ninety (90) days' written notice to the warehouse company of its intention so to do, the said termination to be effective at the end of a rental month.

Eighth: The bank agrees that prior to the expiration of the term of this lease or any sooner effective termination date thereof, it will have caused all articles and goods stored by it upon these premises to be removed therefrom, and in the event that any of such articles or goods are not so removed by said date, the warehouse company shall be privileged, at its option, to store the same at any convenient place for the account of said bank at its regular storage rates, payable monthly, and shall have all rights in respect to such goods and the disposition thereof as are accorded a warehouseman under the laws of Oregon.

Ninth: In the event of a fire or other casualty, occurring in this building whereby the same shall be destroyed or damaged to the extent of more than forty per cent (40%) of its value, and, pursuant to the terms of a lease which warehouse company has from the owner of said building, the said owner-lessor elects to cancel and terminate the lease thereof or is unable to obtain materials for the rebuilding thereof, and that by reason thereof said building is not available to warehouse company for the purposes mentioned herein, then, in such event, warehouse company shall be released from its obligation to provide or maintain space in said building for the bank and the agreement herein made shall terminate.

Tenth: Wherever the words "articles of the bank" or "goods of the bank" are used herein, they shall mean and include all articles and goods delivered by the bank to the warehouse company

for warehousing and storing hereunder, and irrespective of whether or not the bank has any right, title, lien or interest therein or holds possession of the same under custodian agreement or otherwise.

IN WITNESS WHEREOF, the parties hereto have hereunto set their corporate names and seals, by their proper officers, thereunto duly authorized, the day and year first above written.

OREGON TRANSFER CO.

By P. R. Theller (Signed)
President.

FEDERAL RESERVE BANK OF
SAN FRANCISCO Fiscal Agent
By of the United States

By Geo. Black, Jr. (Signed)
Secretary.

By S. A. MacEachron (Signed)
Asst. Manager
Portland Branch

CORPORATE SEAL



THIS INDENTURE OF LEASE made and entered into this 21st day of April, 1942 by and between Grace J. Burnett, hereinafter called the lessor and Oregon Transfer Co., an Oregon corporation, hereinafter called the lessee,

W I T N E S S E T H:

That in consideration of the rents, covenants and agreements hereinafter set forth to be paid, kept and performed by the lessee, the lessor has let, demised and leased, and, by these presents, does let, demise and lease unto the said lessee for the term hereinafter stated that certain warehouse building located on Lots 2 and 3, Block 50, Couch's Addition within the corporate limits of the City of Portland, Oregon at and for a rental payable in current money of the United States to the order of the lessor at Portland, Oregon, of One Thousand Dollars (\$1,000) for each and every month of said term; the receipt of the first and last two months of said rental is hereby acknowledged by the lessor.

The term of this lease shall begin on and with the 21st day of April, 1942 and end six months after a formal declaration of the cessation of the present war between the United States of America and the Empire of Japan; in this connection, it is understood that lessee is leasing this building for the purpose of making available to Federal Reserve Bank of San Francisco, Portland Branch, acting as a fiscal agent of The United States of America, for storage purposes, a part of the premises leased, and that the agreement between the lessee and said Federal Reserve Bank contains a provision privileging the Bank to terminate the storage arrangement at any time upon giving ninety-days' written notice to lessee of its intention so to do, said termination to be effective at the end of a rental month, and it is agreed between the parties hereto that in the event said Federal Reserve Bank exercises its said termination privilege, this lease shall, at the option of lessee, also terminate; provided, however, that upon receipt by lessee from said Bank of such termination notice, lessee shall, forthwith transmit a true copy thereof to lessor or lessor's representative. And, in such event, as between the parties to this lease, said

cancellation shall be effective on the same date the lessee's arrangement with said Bank terminates, or 75 days after receipt by the lessor of such cancellation notice, whichever last happens.

The lessee herein agrees that it will pay the rents herein reserved for said premises strictly in advance and on the 21st day of each month hereafter; that it will make no unlawful, improper or offensive use of the said premises; that at the expiration of the said term or upon the sooner termination thereof, it will quit and deliver up the said premises to the said lessor peaceably, quietly, broom clean, and in as good order and condition (wear, tear, fire and unavoidable casualties excepted) as the same now are; that the lessor herein shall have the right to enter into and upon said premises at any time to examine the condition thereof; that it will not suffer or permit any strip or waste thereof; that at all times during the term hereof, it will keep said leased premises in a good and satisfactory condition and repair except that the said lessor always shall be responsible for the upkeep and maintenance of the roof and foundations of said building; that it will be responsible for all broken windows, if any, and for all breakage and damage to any of the plumbing in said leased premises during the term of this lease; that no changes or alterations shall be made in or to said premises during the term hereof; that it will not permit any mechanic's or other liens to be placed on said building or any part thereof; that it will furnish at its own expense all water, gas, light, heat, power, telephone and other things incident to the use of said premises and, during the term hereof, will pay the charges of Otis Elevator Company for the maintenance and upkeep of the elevator now in said building; that it will keep and observe at its own expense all lawful rules, regulations, ordinances and laws with respect to the use and occupancy of said premises; that it will not use said building or any part thereof for any purpose or permit in said premises anything which will increase the rate of fire insurance thereon; and that it will not assign (voluntarily or involuntarily), mortgage or pledge this lease, nor sublet said premises, or any part thereof, except to the Federal Reserve Bank or in the ordinary course of its warehousing business, without the written consent of the lessor being first had and obtained.

The parties hereto further agree that in the event of a fire or other casualty occurring in the said building whereby the building shall be destroyed or damaged to the extent of more than 40% of its value, this lease may, at the option of the lessor herein, be cancelled and terminated, but should the damage to said building be 40% or less of the value thereof, or should such damage be more than 40% of the value thereof and the lessor should elect not to cancel and terminate this lease, the lessor agrees to repair said damage with all reasonable haste contingent upon obtaining materials therefor; during the period of time required for the repair of any damage or destruction caused by such fire or casualty the rent herein reserved shall be abated in proportion as the full use of the premises hereby leased shall be taken from the lessee; Provided always should this lease be cancelled under the provisions of this paragraph, the lessor shall forthwith pay to the order of the lessee the sum of \$2000 (representing unearned rent) less such part thereof as may then be due from the lessee and unpaid.

The lessee further agrees to save and keep harmless the said lessor from any and all loss, damage and/or injury to person or property in, upon or about said premises, by reason of the use or occupancy of said premises by the lessee. The lessee further agrees that during the term hereof, it will furnish and deliver to the lessor evidence of the existence of liability policies insuring both the lessor and the lessee against all public liability for damages to person or property in or about said leased premises; the amount of said liability insurance shall not be less than \$20,000.00 for injury to one person.

This lease shall be incapable of involuntary assignment of any kind. In case the lessee's goods should be attached or levied upon or should the lessee become involved in bankruptcy proceedings of any character or make an assignment for the benefit of its creditors, this lease at the option of the lessor shall immediately become void and of no further force or effect.

Provided, however, and these presents are upon the express condition that if said rental, or any part thereof, shall remain due or unpaid for a period of ten days from and after the date herein fixed for the payment thereof, or if the said lessee herein shall violate any or either of the other terms, covenants or conditions hereof and said violation shall continue for ten days after notice from the lessor to the lessee, then and in either of said events, the lessor shall have the right to repossess herself (forcibly if necessary) of said premises and the whole thereof without being guilty of trespass or breach of any of the terms, covenants or conditions of this lease and without prejudice to any right or action which the lessor herein may have against the lessee on account of the non-payment of said rental due or to become due hereunder, or breach of any or either of the terms, covenants and conditions hereof.

It is further agreed that the lessee shall have the privilege at any time of painting out any signs, now on said building and/or replacing the same with its own signs, said work to be done in a neat and sightly manner.

It is further agreed that a holding over of said premises by the said lessee after the termination of this lease shall not be construed in any way as a renewal of the tenancy of said lessee for any definite period, but as a holding from month to month only.

Time is hereby declared to be of the essence of this lease and each and every provision thereof.

The provisions hereof shall bind and inure to the benefit of, as the circumstances may require not only the immediate parties hereto but their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the lessor has hereunto set her hand and seal and the lessee has hereunto caused its corporate name to be signed by its officers duly authorized thereunto by order of its board of directors, all in duplicate and on this the day and year first above written.

(Sgd) Grace J. Burnett (SEAL)
Lessor

OREGON TRANSFER CO. Lessee

By (Sgd) P. R. Theller
President

By (Sgd) Geo. Black, Jr.
Secretary

(Corporate Seal)

STATE OF OREGON)
) ss.
County of Multnomah)

BE IT REMEMBERED, That on this 21st day of April, 1942, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named GRACE J. BURNETT who is known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

(Sgd) W. B. Shively
Notary Public for Oregon
My commission expires:

(Notarial Seal)

Stamp - Nov. 13, 1943.

MEMORANDUM

May 4, 1942

REFERENCE: CENTER HOTEL, 328 N.W. 5th AVENUE, PORTLAND, OREGON.

A.M.

At a meeting Saturday when Nitta came into our office, and after talking to Swart of the National Mortgage and Bond Company over the telephone, it was very apparent that Nitta would not sell to Luey, the chinaman, at any price.

The only other alternative was that we store the furniture for him and we proceeded with the details. Since Nitta owes approximately \$150 on the furniture, we told him we would do nothing until this was paid off. This he did, bringing in the receipt for payment in full to the Directors Furniture Company.

Inasmuch as preparation of the furniture for storage must be made after Nitta is evacuated someone had to be found to do this work. Two of his Filipino roomers have agreed to do it at a labor cost of \$90. They have been supplied with the necessary tags and inventory sheets. The man who will superintend the job is Jorge Dumlao who is president of the Northwest Alaska Cannery Workers Union with headquarters at 317 Governor building, telephone Be. 9418.

The furniture stands in the name of Ted Tsuboi. It is necessary for him to sign the personal property form FRB-2.

As the lease has been assigned to Tsuboi and does not terminate until August 1, Earl Bernard, his attorney, advised me it would be necessary to make payment for the full three months until August 1, of the rent due at that time. This Nitta has agreed to do. This amount, \$180, will be held by Harry Swart of The National Mortgage and Bond Company until the furniture is removed from the premises, at which time he will pay it over to Luey to whom this lease has been assigned.

Ted Tsuboi's family number is 16176.

P.M.

It now develops that the above Jorge Dumlao will not superintend the work of packing the furnishings for storage and he has now secured one Gabriel Gestre, Br. 2096, who says that he will handle it for him. We have given this last named individual the full details, so we hope the work will go forward.

May 5, 1942

The amount due on the furniture, as well as the rent to August 1st have both been paid and receipts for same shown us.

Another Filipino, Morris Anequeta, 208 N. W. Davis St., has finally consented to prepare the furnishings for storage and inspection made by myself this afternoon showed that they were probably 75% ready for the warehouse. The above Filipino will make out the necessary inventory sheets, attach the required tags, etc.

I have discussed with Mr. Swart of the National Mortgage and Bond Company the situation regarding occupancy of the premises between now and

Memorandum - Center Hotel

August 1st, and have referred him to Earl Bernard, attorney for Ted Tsuboi,
the legal owner.

[Handwritten signature]

MEMORANDUM

May 2, 1942

REFERENCE: Phillip Hotel, 421 West Burnside Street, Portland, Oregon

On April 30, 1942, we were advised by Ronald Shiozoki that he had a prospective purchaser for the hotel, one George Sperry, who apparently would pay \$6,000 with an initial \$2,000 cash payment.

I suggested that he immediately take Sperry to Commonwealth to discuss terms of the lease. Sperry apparently is a Greek who has changed his name. Whether or not he has ~~given~~^{any} credit standing we were not advised.

Yesterday Jeffry Holbrook of Commonwealth, Inc., phoned to say that W. M. Fromme was in their office ready to go ahead and purchase the hotel for \$4,000, \$2,000 cash, the balance in three years at 5% interest with an adjustment on unpaid balance should the property be sold and the lease cancelled.

They asked what we knew about the situation. I again phoned Shiozoki who said that he would have Sperry in the Commonwealth office at 3 P.M. This he failed to do. Holbrook advised that he thought he could hold Fromme in line until next Tuesday the latest evacuation date.

At 5 P. M. last evening he came in the office to say that he was going to show the property to the Coast Guard, their objective being to possibly use the premises for Coast Guard barracks. If this last deal goes through they will undoubtedly force the present occupants out, which means we will have to store the furniture.

D. H. Langway

MEMORANDUM

REFERENCE: S.P. HOTEL, 123 WEST BURNSIDE, PORTLAND, OREGON.

May 2, 1942

Mark Sumida together with his lawyer John Kendall, Jr., called at this office on April 30, 1942 to report they have been unsuccessful in closing any deal involving the sale of the property. Their final decision was to store the furniture with us.

They were concerned with certain legal phases of the eviction of their roomers which Mr. Kendall was checking on. We also checked through Mr. Warner our attorney who advised that in all probability they would have to give thirty days notice. We supplied them with necessary tags and inventory charts and also advised them that if it were necessary to give a thirty days notice to their occupants that we would complete storage arrangements at any time during that period.

Yesterday J. W. Tice phoned advising that Jimmy Sumida apparently had some new prospect that might purchase the hotel. Whether the two brothers are working at cross purposes, we have not yet determined.

The undersigned was advised by Mr. Quinn of the F.B.I. that they would like to find some reason for again interning Jimmy Sumida.

Nothing further developed and we are assuming that they are going ahead with their plans to store the furniture.

May 3, 1942

Called at the hotel today and had an interview with Jimmy Sumida. Apparently they are having little difficulty in getting rid of their roomers and are proceeding with plans to store the furniture.

A vacation notice, drawn apparently by their attorney, is posted in the lobby.

J. P. H. [Signature]

April 29, 1942

REFERENCE: S.P. HOTEL, 123 WEST BURNSIDE, PORTLAND, OREGON.

This hotel apparently owned by Jim Sumida who, until a few days ago, was in the custody of the F.B.I., has been the subject of several discussions.

Shortly after the Wartime Civil Control Administration office was established, Mark Sumida came in the office and stated that he was acting under a power of attorney from his brother Jim Sumida who had been notified to vacate the property by Commonwealth, Inc., who acted on behalf of the owner, the Universal Bond and Mortgage Company.

The writer contacted attorney Huntington representing Commonwealth, Mr. Macnamara a representative of Commonwealth, and Mr. C. Moores vice-president of Commonwealth, in an endeavor to arrive at some basis whereby the Japanese owner would be able to salvage at least a part of the value of the furniture in the hotel on a going business basis, rather than to sell it for the second hand value of the furniture.

After several conversations with Moores and Macnamara, Commonwealth finally agreed to recommend to the owner of the building that if the hotel should be sold to a responsible operator a lease be entered into with a new buyer for a three year period, the lease to be subject to a 60 day cancellation clause in case the building was sold. Macnamara also agreed that if the Japanese retained ownership, Commonwealth would rescind its evacuation notice and would allow the Japanese to continue operating the hotel through a management set-up on a month to month basis but without a lease.

This seemed to be satisfactory to Mark Sumida and he started looking for a buyer. About a week ago Commonwealth changed the terms under which a lease would be issued to include an additional clause allowing cancellation of the lease on 60 days notice if the owner of the building wished to operate the hotel himself. Again Mark Sumida started working on a sale and finally this morning reported to this office that he had found two buyers, Maloney and Sauers, responsible operators who would enter into an agreement to purchase the furniture providing a lease on the above terms could be obtained for a price of \$6000. \$2000 was to be paid down and the balance was to be paid at the rate of \$75 to \$100 per month with a provision that should either of the 60 day options mentioned above be exercised so that new operators lose possession of the hotel, that in that case the balance owing on the contract held by Sumida would be cancelled.

Later in the day Sumida called and stated that through J. Kendall Jr., his attorney he had been notified by Macnamara of Commonwealth that the final decision of Commonwealth was to not enter into any lease for the hotel. A few minutes thereafter, Don Hemingway, one of our employees discussed the situation with vice-president Moores of Commonwealth and was assured that attorney Kendall was in error in his statement and that Commonwealth, is still prepared to enter into a lease with a good operator and bona fide buyer on the terms heretofore outlined. The writer then telephoned attorney Kendall, told him of the conversation with Moores and suggested that he contact Moores for verification.

This is the situation as of today. In the meantime the ^{writer} buyer has assured Sumida that if it is impossible to sell the hotel, the furniture will be stored in the evacuee warehouse.

Leander

April 30, 1942

REFERENCE: S.P. HOTEL, 123 WEST BURNSIDE, PORTLAND, OREGON.

Shortly after the memorandum of yesterday's date was written, Macnamara called the writer by telephone and stated that at no time had it been the intention of Commonwealth to sign a lease in connection with the S.P. Hotel building. He maintained that conversations in the past have been limited to the Phillips Hotel situation. He also stated that neither he nor his people would recommend a lease of any kind on the subject property.

He stated that the furniture in the S.P. Hotel was appraised at \$1,500 using second hand prices. Macnamara says that he obtained an estimate of the cost to refurnish the hotel using partly new furniture and partly second hand furniture, and the cost was estimated to be \$3,500. He stated that Commonwealth would be willing to pay this amount for the furniture now in the hotel, but that this represents the limit.

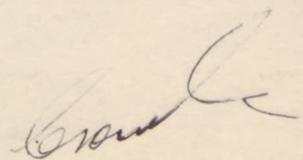
The only alternative mentioned by Macnamara was to allow Sumida to sell the hotel to a white operator for whatever price can be obtained, the white operator to run the hotel on a month to month basis without a written commitment. This information was passed on to attorney Kendall and later in the day Kendall and Mark Sumida called on the writer. The possibilities for taking care of this property were then discussed and reduced to the following:

1. Sumida had a bona fide offer for the purchase of the property at \$6,000 of which \$1,500 was to be a cash payment and the balance to be paid on a monthly basis at a schedule representing roughly the net earning power of the hotel with the unpaid balance, if any, to be cancelled in case the buyer lost the use of the building.
2. Sale to Commonwealth at \$3,500.
3. The furniture could be stored in our warehouse.

The writer explained that it seemed impossible to obtain any better offer from Commonwealth, especially in regard to some assurance that a buyer would be allowed to continue to operate the hotel.

Since the hotel has been operating for many years on a month to month basis with no lease, a basis for asking Commonwealth to enter into the lease on the property did not appear to be present and Commonwealth's offer to purchase the furniture for \$3,500 seemed to be about as far as we could ask it to go from this angle. The writer told Sumida therefore that he would apparently have to base his actions on the situation as he found it. Sumida stated as he left the office that he intended to accept the \$6,000 sale offer on the basis outlined above.

In explanation for the apparent change of attitude towards the lease on the part of Commonwealth, the writer wishes to state that since nothing in writing was obtained from the company and previous memorandums were based on oral conversations there is some possibility of a misunderstanding. In any case there would seem to be nothing further that can be done at this time.



MAY 1, 1942

REFERENCE: CENTER HOTEL, 328 N.W. 5th AVENUE, PORTLAND, OREGON

The building in which this hotel is located is owned by one George Hartness and the property is managed by and rents collected by the National Mortgage and Bond Company, Broadway and Oak Street, manager Harry A. Swart.

A Japanese alien T. Nitta has placed the property in the name of Ted Tsuboi, 636 North Oregon Street, but this legal owner knows very little about the situation and this change of ownership was entered into only as a matter of accomodation. Tsuboi has a bill of sale of the furnishings and the lease which expires August 1, 1942 is in his name. Rental under this lease is \$60 per month. At its expiration the premises will come under the terms of a five year lease covering the entire building held by G. H. Luey, a chinaman, 321 N. W. 4th Avenue, Be. 0472.

The hotel contains approximately fifty-four rooms without water or heat in the rooms. Nitta has been asking \$1,300 to \$1,500 for the property but to date best bid he has gotten has been from Luey who will pay him \$350 on a basis of \$50 down and \$25 per month.

In a conference yesterday between Swart, Luey, Nitta, the undersigned and later Tsuboi, it was brought out that Nitta desires to put in a manager, O'Brien by name, to operate the property until the lease expires at which time he will store the furniture. I advised him that storage of the furniture August 1 would have to be entirely at his expense and that we would store it now and haul it to the warehouse without charge to him.

It was later brought out at this meeting that O'Brien's arrangement was only as bookkeeper and that the actual manager was some other white man about whom apparently Nitta knew but little. The manager arrangement meets with the approval of both Luey and the National Mortgage and Bond Company but the hazards of such an arrangement were pointed out by the undersigned.

Nitta has been running the hotel himself acting as clerk and chamber maid. He understands but little and has to be talked to through an interpreter.

The occupancy now consists almost entirely of negroes and filipinos and is very undesirable. The objective of both Luey and the National Mortgage and Bond Company is to clear out the place, make some improvements and rent only to white roomers.

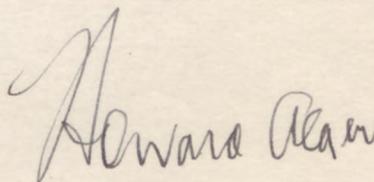
Today we are recommending to Swart that he endeavor to influence Luey to raise the price to \$500 and if this is done we will back up the deal and will advise Nitta to accept.

MEMORANDUM

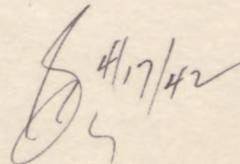
Reference is made to letter of 4-16-42 written by Mr. V. L. Colt, Assistant Manager of Portland Public Market, 800 S. W. Front Avenue, in which he seeks to enlist our services in making collection of accounts from Japanese about to be evacuated.

Matter was fully discussed with Mr. Colt at his office at 9:30 A.M. today.

Mr. Colt now understands and agrees that compliance with his request would not come within the scope of our office.



Howard Alger,
Field Representative



MEMORANDUM

Visit to Mr. Axel N. Rahm, 5725 S. E. 21st Avenue, Portland, Oregon.

Our file indicates that this party holds a real estate mortgage on a Japanese owned fruit farm of twenty acres in the Hood River district; the name of the Japanese is George Takagi; the amount of his claim is \$3,000 principal, about three years accrued interest and irrigation taxes of approximately \$700.

I contacted Mr. Rahm at his residence this forenoon and discussed the matter with him. He advised that the Japanese will quit claim title to the premises, to avoid foreclosure proceedings for a consideration of \$100. Mr. Rahm believes that he will either arrange to pay the \$100 in cash or have the deed placed in escrow pending the assembling of the \$100 payment or resort to foreclosure proceedings. He agrees that this is purely a matter for him to handle according to his legal rights and that the Federal Reserve Bank should not intervene or attempt to coerce the Japanese into making a settlement.

Mr. Rahm is of Swedish birth, 80 years of age, has resided in Oregon for fifty-three years, is a naturalized citizen of the United States, a retired fruit rancher of the Hood River District, and advises that he has taken considerable loss in investing in Hungary and Chile bonds.

Howard Alger

Howard Alger,
Field Representative

A
4/15/42

MEMORANDUM

April 10, 1942

Mr. K. Ono, Rt. 1, Box 49, Orchards, Washington accompanied by his wife and two minor childred called at the office this morning to discuss his financial affairs.

It appears that he operates a fourteen acre farm near Orchards, Washington under a lease agreement calling for \$360 per annum cash rent. The lease has two years to go. The land is owned by Ray Higdon, 301 Maine Street, Vancouver, Washington. The property has on it a five room house, barn and garage building.

Ono says that he owes the landlord accrued rent to March 1, 1942 totaling \$340 and that the landlord has been threatening to place a lien on the various items of equipment owned by Ono. Ono lists his assets as follows:

<u>Item</u>	<u>Value</u>	
Plow	\$ 85.00	
Disc	85.00	
Tractor	500.00	
1938 Ford V8 Auto	350.00	
Small farm tools	65.00	
Total		\$1,085.00
Cash on Hand		250.00
Total		\$1,335.00

The \$250 cash came from the sale of an irrigation plant for \$200 and from a \$50 equity in a truck which was sold. The plow, disc and tractor are covered by a mortgage held by A. C. Haag on S. E. 6th Avenue, Portland.

The total amount owing Haag is \$250 and these vehicles have been turned over to Haag for sale, the first proceeds to be paid to him until he has been paid in full plus a 25% commission on the sales and the balance of the proceeds, if any, is to be turned over to Ono. The Ford V8 and the small tools are on Ono's ranch. He lists his debts as follows:

<u>Creditor</u>	<u>Amount</u>	
Teikoku Company	\$253.42	
Slotleo Motor Company	134.53	
Sumida Seed Company	84.69	
Dr. Shiomi	92.00	
Small Bills	350.00	
Back rent mentioned above	340.00	
Total		\$1,254.64

This is in addition to the amounts owing on the tractor, disc, and plow previously mentioned. The landlord Ray Higdon has suggested that he is willing to purchase the Ono automobile for \$250.

The writer told Ono that a representative of this office would call on the landlord and on Ono either tomorrow or Monday and see if a plan can be worked out looking towards straightening up this very involved financial situation.

*Reviewed by Fed Farm Subcom
4/10/42 Vancouver, W. A.
Baile*

Improvements

REFERRED BY MR. MacEACHRON

TO MR. *Crouch*

MAR 26 1942

Portland, Oregon
March 26, 1942

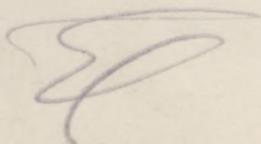
MEMORANDUM FOR MR. DAVIS

That it may be a matter of record, I am sending you this memo to record the fact that I have just had a telephone conversation with Marshall Wright, whose furniture we are using in the Evacuee Property Department.

I suggested to him that we agree on a rental charge for the desks and chairs he let us have, but he says there is a possibility that the Kaiser people will wish to buy them and that if we will just let the matter rest for a few days more he will know definitely whether or not he will let them go.

He offered to permit us to continue to use this equipment without any charge whatever, but I told him that if we used it we would expect and wish to pay for it at the going rate.

Pending receipt of further advice from Mr. Wright, this matter is being held in abeyance.



Assistant Manager

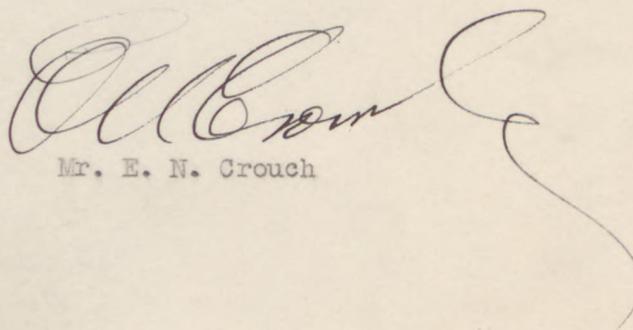
MEMORANDUM

Late last week Mr. Lund of the Farm Security Administration informed the writer that Mr. and Mrs. Akiyama, 229 Broadway, Seaside, Oregon wish to discuss their property problems with a representative from the Evacuee Property Department of the Federal Reserve Bank.

Apparently these people own a store at the above address and also own a curio store at Astoria, Oregon. The premises are not owned by the Japanese but are rented on a basis of \$100 per month.

This situation was reported to Mr. Lund by his Astoria representative.

The writer gave assurance that the matter will be looked into.

A handwritten signature in cursive script, appearing to read "E. N. Crouch". The signature is written in dark ink and is positioned above the typed name.

Mr. E. N. Crouch

March 31, 1942

MEMORANDUM

Mr. Clyde M. Tuel, Manager, United States Employment Service Office of Astoria, Oregon telephoned long distance this morning informing us that he had received a telegram addressed to his office by the Wartime Civil Control Administration informing him that the Federal Reserve Bank would take care of storage problems.

Mr. Tuel was informed by the writer that a representative of this office is contemplating a visit to Astoria sometime this week, possibly Wednesday, and would call at his office and discuss this matter with him.

E. P. Rusk

March 31, 1942

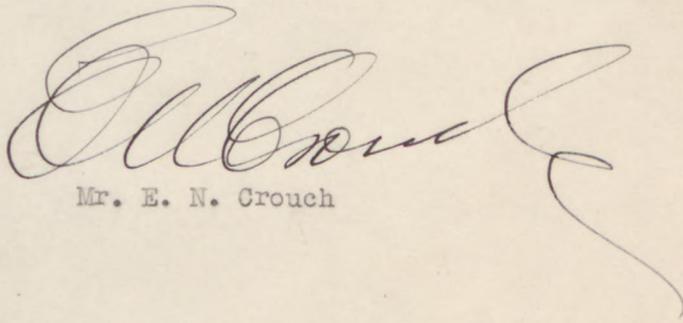
MEMORANDUM

Mr. Lund of the Farm Security Administration informed the writer that his representative at Astoria reported that Sakmo Kenda of Clatskanie, Oregon owns two laundries situated in that city, together with several trucks and equipment, and wishes to have advice regarding the disposal of his property.

Apparently the premises occupied by the Japanese is owned by an estate administered by Clarence Oliver, 5015 N. E. Cleveland, Portland, Oregon.

The premises are mortgaged to a Dr. A. Silva of Clatskanie for \$1,500.

No other information was available. The writer assured Mr. Lund that the matter would have our attention.

A large, stylized handwritten signature in cursive script, appearing to read "E. N. Crouch". The signature is written in dark ink and is positioned above the typed name.

Mr. E. N. Crouch

MEMORANDUM

Visit to Brooks and Salem, Oregon on April 15, 1942.

Acting on information and a request received in a letter dated April 13, 1942 from Frank J. Bartos, Field Agent of the Farm Security Administration stationed at the United States Employment Service office, Salem, Oregon, Field Representatives E. V. Risberg and Harold Schmeer visited the community of Brooks, Oregon and the city of Salem, Oregon to discuss Japanese evacuee property problems.

The first call was made at Fukuda's Store, Rt. 2, Box 348, Salem, Oregon which is approximately five miles north of Salem on highway No. 99E, and the following information was obtained from Suzie Fukuda, sister of Frank Fukuda owner of the grocery store, service station and residence located on a three acre tract.

The property is listed with the Hicks Realty Company in Salem, either for rent or for lease. In the event no tenants can be found before evacuation, tentative arrangements have been made with Salem Wholesalers to take back the stock of merchandise on hand.

We were informed Spindlers Refrigerator and Equipment Company have agreed to take back a large refrigerator. Other fixtures would be left in the store and authority left with the Hicks Realty Company to either rent or lease the premises whenever a tenant could be found.

A call was then made on Ronald Jones of the Labish Cold Storage Company at Brooks, Oregon from whom the Fukuda's are purchasing the land and buildings. Mr. Jones informed us that a small balance was due on the property, and that he was well pleased with the Fukuda's and did not anticipate any property problem even though a new tenant could not be located immediately.

A visit was then made to the United States Employment Service at Salem, Oregon and Frank J. Bartos, Field Agent of the Farm Security Administration informed us that no additional property problems had come to his attention.

E. V. Risberg
Field Representative.

*File
JA*

MEMORANDUM

Visit to Watanabe Cleaning Parlor and Dye Works, 345 Union Street, Salem, Oregon.

On April 14, 1942, Shig Watanabe addressed a letter to this bank requesting information relative to the transportation and storage of business property and also information regarding his lease.

Field Representatives E. V. Risberg and Harold Schmeer called on the Watanabe establishment on April 15, 1942, and informed Shig Watanabe that in the event no disposition could be made by him of his equipment or in the event that he did not arrange for his own storage, the facilities of this bank's warehouse would be available for some of his equipment.

We were informed by Shig Watanabe that he leased the premises from a George Thomason, 110 $\frac{1}{2}$ North Commercial St., Salem, Oregon and that his lease did not expire until September, 1944. Mr. Thomason was not in his office, but it developed from a conversation with Sam Adolph, a business associate of Mr. Thomason's that apparently no difficulty would result due to the vacation of the premises by the Watanabe's since it appears that prospective tenants have been found for the building.

E. V. Risberg
Field Representative

File
OR

March 31, 1942

MEMORANDUM

Subject: Visit to Salem, Oregon on March 30, 1942
by representative of the Evacuee Property Department

On March 30, 1942, E. V. Risberg representative of the Evacuee Property Department visited the Salem office of the United States Employment Service located at 710 Ferry St., Salem, Oregon, for the purpose of discussing evacuee property problems.

Manager Bailey and Frank Bartos of the Employment office informed this Bank's representative that the only immediate property problem that has come to their attention was that of the Watanabe Cleaning Parlor and Dye Works located at 345 Union Street, Salem, Oregon.

This Bank's representative called on Shig. Watanabe, owner, to discuss his problem and advised him that disposition could be made of his business property to his satisfaction on any reasonable basis. Mr. Watanabe stated that he also had a residence and that he had a prospective buyer in mind.

The visit to the Watanabe establishment was made in accordance with a request contained in their letter of March 25, 1942 and they seemed to be well satisfied with the advice and information offered by the representative of this Bank.

E. V. Risberg
Field Representative

*File
GA*

MEMORANDUM

April 11, 1942

Visit to United States Employment Service Office, 118 East Second Street,
The Dalles, Oregon on April 10, 1942

On April 10, 1942 field representatives E. V. Risberg and H. Alger visited the United States Employment Service office at the Dalles, Oregon. Eldon Cone, Manager of the office was out for the day. E. H. Rorick junior employment officer was in charge and informed us that the only evacuee property problems that had come to his attention were those given to us by the Hood River office.

FUJI CAFE

A visit was made to the Fuji Cafe, 209 Union Street, The Dalles, Oregon and an interview was had with Mary June Taniguchi, Japanese alien and her daughter Helen Taniguchi American born Japanese, relative to the disposition of their property. We were informed that she had a prospective buyer, a Mrs. W. R. Webb who contemplated purchasing her business for approximately \$350 and she seemed well pleased with the progress of her transaction.

We were also informed by them that they contemplated storing most of their personal belongings at the residence of Judge Fred Wilson.

MID-COLUMBIA RADIO SHOP

A call was made to the Mid-Columbia Radio Shop, 209 Union Street and a number of questions relative to the storage of property and automobiles were asked, and answers given. The owner of this establishment informed us that he was attempting to either sell or rent his residence and that he had not definitely decided whether or not he would dispose of the stock and equipment in his radio shop. However, it would appear from the conversation that he undoubtedly intends to store most of his equipment. Whether or not he would avail himself of the storage facilities offered by this Bank or provide his own storage space was not definitely decided.

BLOSSOM INN

A call was made on Ben Tamura, now residing at 111 West 4th St. The Dalles, Oregon, former operator of the Blossom Inn which was located on the highway one mile west of The Dalles. He informed us that he had already closed his establishment and stored his fixtures. Consequently, he had no property problem for this bank.

OLYMPIC CAFE

Homosuke Oda, operator of the Olympic Cafe, 120 East Second Street, The Dalles, Oregon called on this bank's representatives at the U. S. Employment Service office and gave us the following information relative to his establishment: Building rented on a month to month basis at \$85; owns fixtures, however, he is delinquent as follows: Rent \$583.15, gas bill \$300, taxes, approximately \$300, unemployment insurance \$60, Knight Packing Company \$35, Pacific Power Company, \$70, telephone company \$12. He has given M. R. Matthew, Manufacturers and Jobbers Agent, 305 Court Street, The Dalles, Oregon, owner of the building a mortgage in the amount of \$585 on his fixtures to cover the delinquent rent. Mr. Oda originally asked \$2,500 for his business but said he would consider taking \$2,000. He now has a tentative offer of \$1,500 from a Mr. Frank Trumbull of The Dalles, Oregon to be paid on the installment plan. No decision as yet has been made but Mr. Matthew has advised this Bank's representative that he would inform us as to the outcome of the transaction.

April 11, 1942

As a matter of record Mr. Matthew stated that during the last year approximately 1,500 people had left The Dalles and the vicinity to seek employment in Defense Industries elsewhere and as a result of this, business in The Dalles is decreasing.

A call was made on Mr. Edward C. Pease, a former director of this branch and he assured us that he would be glad to be of any assistance that he could to us.

E. C. Pease
Field Representative

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CA*

MEMORANDUM

Visit to U. S. Employment Service Office, Hood River Hotel Building, Hood River, Oregon on April 10, 1942.

On April 10, 1942 field representatives E. V. Risberg and H. Alger visited the U. S. Employment Service office at Hood River, Oregon.

An informal discussion took place with Gordon Shattuck manager of the office, Walter A. Klundt field agent, Farm Security Administration and Violet Ellis Social Worker regarding property and storage problems.

Mr. J. E. Klahre, general manager of the Apple Growers Association also called at the Employment Service Office and informed us that at the present time he had no evacuee property problems for us.

The names of the following business establishments located in The Dalles, Oregon were given to us by the Employment Service Office with the suggestion that they be contacted relative to property problems:

Olympic Cafe, 120 East 2nd St., The Dalles, Oregon.
Mid-Columbia Radio Shop, 209 Union Street, The Dalles, Oregon.
Fuji Cafe, 209 Union Street, The Dalles, Oregon.
Blossom Inn, The Dalles, Oregon.

A call was then made on John M. Mohr, Hall Building, attorney and representative for the Japanese American Citizens League, who requested information regarding motor vehicles. Full information regarding the storage and disposition of motor vehicles was explained to him.

A call was made on E. O. Blanchar formerly with the First National Bank, Hood River, and now with the telephone company, with whom we had an informal discussion regarding storage of personal property and motor vehicles.

A call was also made on Manager Morton of the Hood River Branch, First National Bank of Portland, Hood River, Oregon, and we were informed that no evacuee property problems had come to his attention, but should any arise he would be glad to contact this office.

E. V. Risberg
Field Representative

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BA*

PORTLAND BRANCH

FEDERAL RESERVE BANK OF SAN FRANCISCO

FISCAL AGENT OF THE UNITED STATES

Evacuee Property Department

March 31, 1942

MEMORANDUM

Subject: Visit to Longview, Washington on March 27, 1942
by representatives of the Evacuee Property Department

Assistant Manager S. A. MacEachron accompanied by E. V. Risberg visited the Longview office of the United States Employment Service at 1436 Commerce Avenue, Longview, Washington in accordance with a request received from that office to discuss property problems.

R. Lester Kelly, Manager of the Longview office directed us to the Troy Laundry and Dry Cleaning Company which is owned by Miss Faye Mayeda and managed by her father Roy Mayeda for the purpose of interview. We informed the Mayedas that disposition or arrangements to manage their business could be made on any reasonable basis they saw fit.

We also contacted Mr. Goodrich of the Longview Branch, National Bank of Commerce who is advising and assisting the Mayedas in the disposition and handling of their property.

We also called on Mr. L. M. Cleek, President of the Cowlitz Valley Bank, Kelso, Washington who informed us that there apparently are no evacuee property problems in his immediate vicinity.

E. V. Risberg
Field Representative

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EVACUEE PROPERTY DEPARTMENT

April 3, 1942

MEMORANDUM:

SUBJECT: Visit to Astoria and Seaside on April 1, 1942

Acting on information received from Mr. Lund of the Farm Security Administration and a telephone call received from Mr. Clyde Tuel, manager of the United States Employment Service office at Astoria, Oregon, Assistant Manager S. A. MacEachron accompanied by E. V. Risberg visited Astoria and Seaside on April 1, 1942.

It was learned that a curio store had been operated at 474 Commercial Street, Astoria, Oregon under the name of Red Gate Curio Shop by Clifford Matsuura also known as C. Himufi Masa. However, upon visiting the store we found that it was vacated and was informed by Mr. Tuel of the employment office that the owner left for Sherwood, Oregon sometime last week .

The Red Gate Curio Shop located at 229 Broadway St., Seaside, Oregon was also vacated and it was learned from a newspaper article appearing in the Astorian Budget of March 30, 1942 that A. Kyama Mason proprietor of the store and his family left for Hood River, Oregon on March 28, 1942.

A visit was made to the Astoria Branch, United States National Bank of Portland, Oregon and Manager C. A. Reynolds and Assistant Manager Harold Nelson informed us that approximately twenty-five Japanese, all single, were working for the Columbia River Packers Association.

We were assured by the Bank's officers that should any property problems arise they would contact our office.

E. V. Risberg

Field Representative

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EVACUEE PROPERTY DEPARTMENT

April 3, 1942

MEMORANDUM

SUBJECT: Visit to Clatskanie and Westport on April 1, 1942

Acting on information received through Mr. Lund of the Farm Security Administration, Assistant Manager S. A. MacEachron accompanied by E. V. Risberg visited Clatskanie and Westport, Oregon for the purpose of discussing property problems of the Westport Steam Laundry located at Westport, Oregon, and operating a branch at Clatskanie, Oregon.

This bank's representatives called on Mr. H. B. Hager, Cashier First National Bank, Clatskanie, Oregon, who informed us that this laundry was apparently the only property problem in his immediate vicinity.

A call was made on Lester J. Harding, general manager of the Westport Lumber Company who informed us that notice had been served several months ago on the operators of the laundry, located at Westport and occupying a portion of the mill property, to vacate.

In interviewing Mrs. Sakuna Kanda Japanese alien and owner, I. Osakata Japanese alien and manager and Roy Mori American born Japanese and truck driver of the laundry it was learned that they are endeavoring to make some reasonable and equitable disposition of the equipment at Westport and Clatskanie.

It was also learned from Mr. Harding that only two Japanese were on the payroll of the mill and apparently no property problems are involved.

As a matter of record Mr. Risberg called Morris Goldstein, attorney for the Westport Steam Laundry 815, 14, & 16 Yeon Bldg., by telephone on April 2, 1942 and suggested that he assist his clients in making some disposition or arrangements for the handling of their property.

Dr. A. Silva of Clatskanie, holder of an approximate \$1,500 mortgage on the laundry equipment and his attorney Edward F. Fisher called at the Evacuee Property Department of this bank on April 2, and informed us that some sort of arrangements should be made whereby the mortgagees debt would be satisfied.

April 3, 1942

It developed during the conversation that part of the Laundry equipment was now located at the Vernonia-Seaside Laundry and Cleaner Company, Vernonia, Oregon and also some equipment was being used at the Troy Laundry & Dry Cleaning Company, Longview, Washington.

It also appeared that some of the Vernonia-Seaside laundry and Cleaner equipment was being used at the Westport and Clatskanie plants.

Mr. Fisher, of course, informed this bank's representative that he is endeavoring to work out some fair and equitable deal with Mr. Goldstein attorney for the Westport laundry whereby all parties concerned will be satisfied.

E. O. Risher
Field Representative

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BM*