

1826

BUREAU HASTINGS PARK FILE NO. 1836

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 INFORMATIONNAME: UYEDA, Yutaka.HOME ADDRESS: 2996 West 29th, Ave, Vancouver, B.C.REGISTRATION NUMBER 01031 SEX: Male. AGE: 26.OCCUPATION: Asst. Manager.

(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: Yamato Silk Ltd. 460 Granville St. Vancouver, B.C.MARRIED? No.

NAME OF WIFE OR HUSBAND: _____

ADDRESS OF WIFE OR HUSBAND: _____

NAMES OF ANY LIVING CHILDREN: _____

ADDRESS OF CHILDREN: _____

AGE OF CHILDREN: _____

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

1. LOCATION AND DESCRIPTION: _____

2. BUILDINGS AND OTHER IMPROVEMENTS: _____

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

4. TAXES (Amount and where payable) _____

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

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

See letter from
Declarant dated July 1948.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Dwelling House. 2996 West 29th, Ave Vancouver.

Lives with his father.

2. LANDLORD'S NAME AND ADDRESS: Bunjira Uyeda. same as above.

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

None.

4. STATE WHEREABOUTS OF LEASE:

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

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

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

CLAIM ON ANY SUCH PROPERTY

4. INSURANCE CARRIED ON ABOVE PROPERTY:

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

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

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

17- \$5.00 War Savings Certificates and

4- \$100.00 Victory Bonds, in custody of ~~XXXX~~ Royal Bank of Canada,

Robson St. Branch, Vancouver, B.C.

8. BANK ACCOUNTS: Same Bank, \$1000.00 on Deposit.

9. LIFE INSURANCE: Excelsior Life Assurance Co. Vancouver \$1000.00 (20 Yr.)

Payable to his Mother Mrs. K. Uyeda. Dominion Life Assurance Co.

Vancouver, \$1000.00 Payable to his Mother. Monarch Life Assurance Co.

Vancouver, Investment Bond Annuity about \$1500.00 payable to his Father

10. INTEREST IN ANY ESTATES OR TRUSTS: ~~Benigno Uyeda, all policies in safety deposit box Royal Bank.~~

11. SAFETY DEPOSIT BOX: Royal Bank of Canada, Robson St Branch.

LIABILITIES:

1. PERSONAL DEBTS:

2. TRADE DEBTS:

REMARKS:

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 8th day of April, 1942.

(Signature)

J. L. Bandwell

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE 5/5/43

Our File No. 1826

Full Name UYEDA, Yutaka
(Surname in Block Letters)

Registration No. 01031

^V
Male - Female
(Check)

Age April 24/1943

Former Address 2996 West 29th. Ave., Vancouver, B.C.

Date Evacuated April ?

^V
Naturalized - Canadian-Born - National
(Check)

3561 Marlboro Ave

277405

Present Address ~~1631 Selkirk Ave.,~~ Montreal, Quebec

JP
in R.C.M.P.

^V
Married - Single
(Check)

Name of Wife _____

Name of Husband _____

Name of Mother ^{nee} (OGAWA) Kimi #01288

Name of Father Bunjiro #01290

Names of Children under 16 _____

Requested by A.Mc.

Registered with Custodian yes
(Yes or No)

Additional Information He had a permit to go to Montreal, Quebec.

LOEWEN & HARVEY, LIMITED

FIRE, CASUALTY, BURGLARY
AUTOMOBILE, PLATE GLASS
INSURANCE

AGENTS FOR
EAGLE STAR AND BRITISH
DOMINIONS INSURANCE
COMPANY LIMITED
LONDON, ENGLAND

ESTATE AGENTS INSURANCE
MORTGAGES REAL ESTATE

TELEPHONE
MARINE 4341
CODES
A.B.C. 5TH EDITION
WESTERN UNION
CABLE ADDRESS
"LOWHAR"

781 DUNSMUIR STREET
VANCOUVER, B.C.

2nd October, 1943.

Department of The Secretary of State,
(Japanese Evacuation Section)
506 Royal Bank Bldg.,
Vancouver, B.C.

Rec'd	OCT 4 1943
File No.	
Ans.	
Referred	

Dear Sir:-

Re; Catalogue "B"-394, 2996 West 29th Avenue.
Lot 1, Block 67, D.L. 2027.

This property is on the South east corner of 29th Avenue and Carnarvon Street, the lot being 50x130.5 feet. It is level with 29th Avenue and slopes towards the lane with which it is also level.

On this is situated an attractive one (1) and One half (1½) storey, frame and stucco house with shingle roof, containing seven (7) rooms. The downstairs hallway, living-room, dining-room and den have hardwood floors and there are oak treads on the stairs to the second (2nd) floor. The livingroom is two (2) steps below the level of the rest of the house, with an attractive fireplace and is 22x18 ft. The den has an electric fireplace and french door, leads to outside patio, the trim in the above rooms is of Walnut. Behind the dining-room, there is an attractive kitchen with modern fixtures and nook (9x9), behind the den and entrance from hallway there is a good sized bedroom with small enclosed sunroom. The bathroom is between this bedroom and the kitchen and has tiled floor and wall, with Pembroke bath and shower. On the second floor there are two (2) good sized bedrooms and wash room. The basement is of concrete and contains a garage. There is a Hot Air Furnace and oil burner attached.

The roof is in fair condition but has leaked in the den which appears to come from the valley or defective roofing material used on the small flat portion of the doorway.

The decoration is fair and the exterior stucco is ~~not~~ in good condition with the exception of a small portion along the front entrance rail.

The grounds are attractive and in my opinion a fair valuation is \$5200.00 .

Yours faithfully,

EXHIBIT NO. 1366-6
DATE 7 June 1948 Loewen and Harvey, Limited.

FILED BY J. W. G. Hunter A. Rout Harvey
Director.

ARH/F.

April 21, 1948.

ANALYSIS OF REAL PROPERTY CLAIM

CLAIMANT: Mr. Yutaka UYEDA Reg. No. 01031 File No. 1826

SUBJECT of CLAIM: Lot 1, Blk. 67, D.L. 2027, Group 1, N.W.D., Plan 2435.
2996 West 29th Avenue, Vancouver, B. C.

REGISTERED OWNERS: Yutaka UYEDA, Mariko UYEDA, and Lily Yuriko UYEDA (Joint Tenants).

ASSESSED VALUE: 1943 - Land \$755.00
Improvements 3900.00 - \$4655.00.

CATALOGUE NO. - 394. (Tenders closed October 4, 1943).

APPRAISAL - \$5200.00. Loewen & Harvey Limited, October 2, 1943.

TENDERS - \$6200.00 - Mrs. Erna Jean Paulson, September 13, 1943. ACCEPTED
\$5750.00 - Mrs. May E. Friday, through Pemberton Realty, on
September 30, 1943. Rejected.
\$5000.00 - W. Ingram, October 2, 1943. Rejected.
\$5556.50 - Geo. E. Davidson, October 4, 1943. Rejected.

Sale to Mrs. Paulson at \$6200.00 approved by Advisory
Committee, October 13, 1943.

Japanese Owners advised of sale - January 7, 1944.

SOLD: \$6200.00 - to Mrs. Erna Jean Paulson.

Date of Adjustments - November 1, 1943.

Actual net credit from sale - \$5924.38, as per
Statement of Sale on Claim File.

CLAIM: Estimated total value of above real property
given by Mr. Yutaka UYEDA as \$7,500.00
Less amount at which Custodian sold property 6,200.00
Loss now claimed - - - - \$1,300.00

NOTE: The automatic oil burning furnace and automatic electric hot water
heater, also cemented inlaid linoleum on kitchen floor are all fixtures
which were sold with the real property.

The two electric stove heaters were classified as permanent fixtures
also. (See memo of March 7, 1944 on Claim file).

J. W. G. Hunter

EXHIBIT NO. 1366-7
DATE 7 June 1948
FILED BY J. W. G. Hunter

REAL PROPERTY SUMMARY

JAPANESE NAMES: Yutaka UYEDA Reg. No. 01031 File No. 1826
Mariko UYEDA " " 01388 " " 10899
Lily Yuriko UYEDA " " 00916 " " 10900

CATALOGUE NO: 394

PROPERTY ADDRESS: 2996 W. 29th Avenue, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 1, Block 67, District Lot 2027, Group 1, N.W.D., Plan 2435.

TITLE: Registered in the names of Yutaka UYEDA, Mariko UYEDA (Spinster) and Lily Yuriko UYEDA (Spinster), (Joint Tenants).

ENCUMBRANCES: Vesting No. 34512 - 25th July, 1942.

ASSESSED VALUES: 1942 -
Land \$ 755.00
Improvements \$3900.00 - Total \$4655.00. Taxes - \$157.85.

CLASSIFICATION: Residential. A seven room one and a half ^{story} stucco bungalow, with oak floors in main rooms and hardwood trim. Hot air heating with oil burner. Two-car garage in basement. Garden in good condition.

HISTORY OF ADMINISTRATION: Mr. UYEDA arranged, prior to his evacuation, with Pemberton Realty Corporation Ltd., to act as rental agents with instructions to rent the property at \$60. to \$65. per month, which arrangement was confirmed by the Custodian on 9th July, 1942. The property was rented on a monthly tenancy to Dr. F. Parmiter from 1st August, 1942 to effective date of sale, 1st November, 1943, at \$65.00 per month, and the total revenue of \$1105.00 was credited to the Joint Account with the Custodian.

A request from Mr. Yutaka UYEDA, 17th May, 1943, that title should be transferred to his wife, a white woman, was rejected on the advice of Mr. Wright, Counsel for the Custodian.

The Custodian received a request dated 12th September, 1942, from Bunjiro UYEDA, File 10897, father of the registered owners, that the proceeds from rental be paid to him. He was advised on the 16th that rents would be paid to the registered owners unless written authority from the owners should otherwise direct.

Such authority, signed by all three owners, to pay rental proceeds to Miss Mariko UYEDA, dated 21st September, 1942, was received by the Custodian, and remittances were made from time to time accordingly.

Like authorisation to pay the proceeds of the sale of the property, dated 4th February, 1944, to Mariko UYEDA was received and the then balance to the credit of the Joint Account \$5812.74 was paid to Mariko UYEDA on 8th February, 1944.

In connection with payments from rental it is to be noted that at the date when Lily Yuriko consented to payment of rental proceeds to her sister, Mariko, she was not then of age and incompetent to give such authority. She was born 22nd January, 1922. She was of age, however,

however,

Page 2.

Files 1826, 10899 & 10900.

when she gave authority to pay proceeds of sale. As this account is closed it appears unlikely that any action on this score will be taken, the balance of \$1.03 of the account being paid to Yutaka UYEDA from a credit of refund of wage deduction.

The offers received by the Custodian were from Mrs. M.E. Friday, 30th September, 1943, \$5,750.00; from W. Ingram, 2nd October, 1943, \$5,000.00; from Geo. E. Davidson, 4th October, 1943, \$5,556.50; from R.M. Rayner, 2nd October, 1943, \$2,800.00; and from Erma Jean Paulson, 15th September, 1943, \$6,200.00. The property was reported by Loewen & Harvey, acting for the Custodian, to have a market value of \$5,200.00.

SOLD: To Erma Jean Paulson as at 7th January, 1944 for \$6,200.00 cash.
Approved by the Advisory Committee - 13th October, 1943.

FUNDS: Released to the Joint Credit of Yutaka UYEDA, Mariko UYEDA and Lily Yuriko UYEDA - sale price \$6,200.00 plus rentals received \$1105.00, Total \$7,305.00 less commission on rentals \$55.25, repairs \$125.94, sundries \$30.20, taxes \$153.30, Certificate of Encumbrance \$1.00, insurance \$24.00, advertising \$4.00, valuation fee \$10.00, registration \$19.70, commission on sale \$310.00, closing adjustments \$55.42, Total \$788.81. Net amount released - \$6,516.19.

TITLE: Certificate of Title No. 34936-L in the name of Erma Jean Paulson was on file to her order, as per postcard acknowledgment, 23rd December, 1943, on file. Control of property acknowledged by E.J. Paulson, 16th December, 1943.

PROTEST: A protest against the sale without their consent, dated 17th January, 1944, and signed by Mariko UYEDA on behalf of Yutaka UYEDA, Mariko UYEDA and Lily Y. UYEDA, is on file.

The above summary is certified to be in accordance with information on file and on record by accounting department.

DATED: December 3rd, 1946.

IM:JS

Paulson

FIRE INSURANCE SUMMARY

File Nos. 1826, 10899
and 10900.

Yutaka UYEDA - Reg.No.01031, Mariko UYEDA -
Reg. No. 01388, Lily Yuriko UYEDA - Reg.No.00916.

Catalogue No. 394. House No. 2996 W. 29th Ave., Vancouver,
owned by the above named Japanese.

At date of evacuation the building and contents were insured
in the amount of \$4,000.00, Canadian General Insurance Co., Policy
4225 expiring 16th September, 1943.

The insurance was renewed in the Alliance Insurance Company
of Philadelphia, Policy 27164, \$4,000.00, expiring 16th September,
1946. This policy was transferred to the purchaser, and a refund
of \$23.00 included in the adjustments.

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

DATED: December 4th, 1946.

[Signature]

IM:JS

LIABILITY SUMMARY

File Nos. 1826, 10899
and 10900.

Yutaka UYEDA - Reg.No.01031, Mariko UYEDA -
Reg.No. 01388, Lily Yuriko UYEDA - Reg.No.00916.

There are no liabilities filed against any of the
above three persons.

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

DATED: December 4/46.

[Signature]

IM:JS

Nov 15/47
Income Tax return on file dated Feb. 15/43
income tax due on 1941 income tax, which
was paid as per receipt on file Mar. 27/43.
(No record of payment being made through
custodian - presumably direct
receipt sent to this office.)
hkh

File No. 1826.

CLAIMS DEPARTMENT

April 18th, 1944.

Yutaka UYEDA - Reg. No. 01031

CREDITORS:

NO CLAIMS ON FILE

/DE

PERSONAL PROPERTY SUMMARY

File No. 1826

Yutaka UYEDA (Mr.)

Reg. No. 01031

CHATELS:

No chattels were declared by the above Japanese person when registering his assets with the Custodian on April 8, 1942. However, chattels were found on the premises known as 2996 W. 29th Avenue, Vancouver, but they belonged to the father, Bunjiro UYEDA, and have been dealt with on his file, number 10897.

Specified

Articles:

No Specified Articles belonging to the above Japanese person are revealed on this file.

Bank

Account:

Declared in JP form, dated April 8/42: "\$1000.00 on deposit in Royal Bank of Canada, Robson Street, Vancouver".

No action regarding this account has been taken by the Custodian.

Securities:

Declared in JP form: "17 - \$5.00 War Savings Certificates
4 - \$100.00 Victory Bonds in custody of Royal Bank of Canada, Robson St. Branch, Vancouver"

No action regarding these securities has been taken by the Custodian.

Safety

Deposit Box:

This Japanese person declared a Safety Deposit Box at the Robson Street Branch, Vancouver, of the Royal Bank of Canada. No action regarding this Safety Deposit Box has been taken by the Custodian.

Accounts

Receivable:

Refund of Security Deposit for Light from the B. C. Electric Company in the amount of \$5.03 was credited to the above Japanese person's account with this office. On Yutaka UYEDA's consent (Ltr. Mar. 23/45) \$4.00 of the above credit was used to clear the advertising charge in the joint account of Mr. Yutaka UYEDA and his two sisters (1826/10899/10900) and the balance of \$1.03 was remitted to Yutaka UYEDA by this office on April 13, 1945.

LIFE

INSURANCE:

The following insurance was declared by Yutaka UYEDA in his JP form on April 8, 1942:

"Excelsior Life Assurance Co., Vancouver - \$1000.00 (20 year) payable to his mother Mrs. K. Uyeda.

Dominion Life Assurance Co., Vancouver - \$1000.00 - payable to his mother.

Monarch Life Assurance Co., Vancouver. Investment Bond Annuity about \$1500.00 payable to his Father, Bunjiro UYEDA. All policies in safety deposit box Royal Bank."

According to information supplied by the Sun Life, Yutaka UYEDA also has two Sun Life Policies, numbers 670615 and 878474, with annual premiums of \$190.05 and \$112.60 payable on March 27 and July 9th respectively.

A letter dated February 15, 1943 was received from Canada Life Insurance

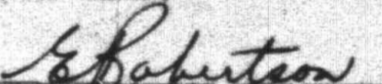
(over)

Company stating that Policy No.422,189 in the name of Bunjiro UYEDA (father) had matured for the sum of \$1500.00 but that Mr. Bunjiro Uyeda had assigned the policy in favour of his son, Yutaka. Canada Life asked permission to remit this sum to Yutaka Uyeda and permission was given in our letter on file dated March 9, 1943.

No action regarding the afore-mentioned life insurance has been taken by the Custodian.

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.

November 18, 1947.

10899, 10900, 1836

February 27th, 1946.

~~RECEIVED MAIL~~

Miss Hariko UYEDA,
Box No. 61336,
3977 La Salle Boulevard,
Verdun, Quebec.

Dear Madam:

Re: Catalogue No. 394
3996 B. 29th Ave., Vancouver, B.C.
Lot 1. B.N. 67. B.L. 3027.

With reference to the sale of the above real property and about which you were fully advised, we are enclosing a revised statement showing the net proceeds relating to this sale which no doubt you would like to have for your records. It will be seen that the net proceeds were \$5924.38.

We are also enclosing a statement of the joint account in which this property was kept, this statement including the above figure.

As all proceeds in this joint account were remitted we have no further account to make as to funds. We are enclosing two extra copies of each of these statements which we shall be glad if you will kindly pass on to Miss Y. L. Uyeda and Mr. Y. Uyeda, each of whom had an interest with you in the property.

We have written to you on this matter as we find from our files that the final cheque for the balance of funds, namely \$5812.74, was forwarded to you in line with a signed request of all interested parties.

Yours truly,

P. Doust,
Administration Department

PD/12
Enc. 3
cc Department of Labour, Japanese Division.

Files 1826 -
10897
10899
10900

March 7, 1944.

MEMORANDUM

To: Mr. Green

From: Mr. Spain

Re: Catalogue No. 394
2995 West 29th Avenue
Owner - Yatake UYEDA
Tenant - Mr. B. A. Friday
Purchaser - Mrs. E. J. Paulson

The tenant Mrs. Friday was contacted and she declared that all chattels had been removed with the exception of two Dolls in glass cases. The dolls are about 18" high in glass cases measuring 15" x 15" x 24" high. I estimate the glass cases cost more than the dolls. I asked Mrs. Friday to continue to keep them pending further disposal as it is doubtful if they would have a sales value equal to the transfer charges that would be needed to bring them to our Warehouse.

An examination of the two Electric Heaters and Shower Curtain leads me to confirm Pemberton's opinion that they may be classified as permanent fixtures. This fact however, should have been specifically mentioned by the house appraiser.

W. H. Spain

GBS:JS

Noted by So advise B.A. J.C.

EVACUATION SECTION

Rec'd FEB 7 1944

File No. 1826

Referred

Cout

10960 - Spain

10899 - Spain

5977 LaSalle Blvd.,
Verdun, Quebec,
February 4, 1944.

Your File No. 10899, 1826, 10900.

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

Attention Mr. P. Douet

Dear Sirs:

We are in receipt of your letter
of January 25th and contents noted.

As per your letter, we acknowledge
receipt of your cheque No. 7785 for Two Hundred
Dollars (\$200.00) from the sale of property amount-
ing to \$6012.74, and now leaving a credit balance
of \$5812.74.

As we are now desirous of purchasing
a home here in Montreal, will you kindly forward the
balance of our account of \$5812.74?

Also, in accordance with your letter,
this is being signed by both Miss Lily Y. Uyeda and
Mr. Yutaka Uyeda, but please have the cheque issued
to Miss Mariko Uyeda.

Trusting to have your cheque for the
balance of \$5812.74 by return, we remain,

Yours very truly,

Mariko Uyeda. . . *Mariko Uyeda*

Lily Y. Uyeda. *Lily Y. Uyeda*

Yutaka Uyeda. . . *Yutaka Uyeda*

10
1826✓
10877
10900

January 7, 1944.

Mr. Yutaka UYEDA,
Registration No. 01031,
1631 Selkirk Avenue,
Montreal, Quebec.

Dear Sir:

Re: Catalogue No. 394
2996 W. 29th Avenue
1/6/1944

Please be informed that 2996 W. 29th Avenue has been sold as of November 1, 1943 for the sum of \$6,200.00 which is equal to or in excess of the value attached to these premises by an independent appraiser.

Rents, less expenses, up to the mentioned date have been credited to your account and adjustments of unearned taxes and any insurance premiums have also been credited to you.

The net result of the sale is as follows:

Sale price	\$ 6,200.00	
Less Real Estate Agent's commission @ 5%		\$ 310.00
" Closing adjustments		55.42
	<u>365.42</u>	\$ 365.42
Net credit to your account	<u>\$ 5,834.58</u>	

These funds are available to you in the usual way.

Yours truly,

George Peters,
Administration Department.

GP:EB

c.c. to B. C. Security Commission
(for your information)

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER 1826

FILE NO.

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

March 23rd, 1945.

EVACUATION SECTION	
Rec'd	APR 11 1945
File No.	1826
Referred	Douet

Mr. Yutaka UYEDA,
Reg. No. 01031,
3561 Marlowe Avenue,
Montreal, Quebec.

Dear Sir:

With reference to the property at 2996 West 29th Avenue, Vancouver, when the total funds on hand from the sale of the above property were remitted to Miss Mariko Uyeda on behalf of Miss Lily I. Uyeda, Miss Mariko Uyeda and yourself, through an oversight a charge of \$4.00 representing the average cost charged for preparing the catalogue of properties and advertising same was not debited to this account. We, therefore, have a debit in this account of \$4.00.

We find that there is a credit balance in your account of \$5.03, representing refund of one per cent wage deductions for the first half of 1941, which we received from the Provincial Collector, Vancouver. In view of the small amount involved we are suggesting that you allow us to clear the small debit balance mentioned above by payment from your account, and we will forward you a cheque for the balance, namely \$1.03.

Will you kindly confirm that you agree to the above by signing the attached copy of this letter. A stamped and addressed envelope is enclosed to facilitate your reply.

Yours truly,

P. Douet

P. Douet,
Administration Department
P. & H.

PD/ER
Encs.

AGREED:

Yutaka Uyeda
Yutaka UYEDA - #01031

MEMORANDUM

File Nos.: 1826
10897
10899
10900

February 25th, 1944

To: Mr. Spain
From: Mr. Green

Re: Catalogue No. 394
2996 West 29th,
Owner: Yutaka UYEDA
Tenant: Mr. S. A. Friday
Purchaser: Miss Erna Jean Paulson

There appear to be on these premises, the following.

(1) There were some uninventoried goods locked in the basement all of which were disposed of by Mr. Uyeda (19/8/1943) except possibly two dolls mentioned by Bunjiro Uyeda on file 1826, January 31st, 1944.

(2) In the same letter he mentions two electric heaters and a shower curtain. These were previously said by Pembertons to be permanent fixtures (3/11/1942 on file 10897) but you might confirm this when you pick up the dolls.

This only leaves some effects in Johnston National Storage, in which connection I notice some correspondence about an electric range stored with them. I should think that in future it would be sufficient to take the word of a reputable storage company when they advise us of requests received from Japanese and request them to act accordingly.

HFG:LF

C
O
P
Y

5977 LaSalle Blvd.,
Verdun, Quebec,
February 4, 1944.

Your File No. 10899, 1826, 10900.

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

Attention: Mr. P. Donat

Dear Sirs:

We are in receipt of your letter of January
25th and contents noted.

As per your letter, we acknowledge receipt
of your cheque No. 7785 for Two Hundred Dollars (\$200.00)
from the sale of property amounting to \$6012.74, and now
leaving a credit balance of \$5812.74.

As we are now desirous of purchasing a home here
in Montreal, will you kindly forward the balance of our ac-
count of \$5812.74?

Also, in accordance with your letter, this is
being signed by both Miss Lily I. Uyeda and Mr. Yutaka
Uyeda, but please have the cheque issued to Miss Mariko
Uyeda.

Trusting to have your cheque for the balance of
\$5812.74 by return, we remain,

Yours very truly,

Mariko Uyeda...^{Sgd.}.....

Lily I. Uyeda...^{Sgd.}.....

Yutaka Uyeda...^{Sgd.}.....

10899, 1826
10900

January 25th, 1944.

AIR MAIL

Miss Mariko UYEDA,
Registration No. 01338,
5977 LaSalle Blvd.,
Verdun, Quebec.

Dear Madam:

With reference to your letter of the 17th instant, we observe that in our reply of the 22nd instant regarding rentals for November and December, and adjustments relating to the sale of your property, our Mr. Peters addressed his letter to Mr. Yutaka UYEDA, at the above address, but seeing that the letter was from the Custodian's office you will doubtless have opened same to ascertain the contents.

We can readily understand your concern on learning that your property has been sold, but would point out that this office has merely been carrying out the policy of the Government relative to Japanese ownership of property in the protected area.

As far as the price obtained for your property is concerned, we would refer you to our letter of January 7th, 1944, from which you will understand that a valuation was placed on the property after investigation by an independent appraiser, and the property sold in accordance with such valuation.

In accordance with your request for funds, we are enclosing our cheque for \$200.00 from funds standing in this joint account amounting to \$6012.74, and which will thus leave a credit balance of \$5812.74. The \$200.00 is roughly equivalent to the amount requested, but of course is not from rentals as the property was sold as at November 1st, 1943.

In order to save delay we are, as hitherto, making the cheque payable to you but as the property has been sold, before issuing any further cheques it will be necessary to receive a letter from Miss Lily Y. UYEDA and Mr. Y. UYEDA to the effect that such payments are to be made to you as otherwise, the account being a joint one in the names of the three of you, cheques will have to be issued accordingly, which no doubt would be inconvenient.

Will you please, therefore, attend to this point and oblige,

Yours truly,

P. Douet,
Administration Department.

PD/ER
Enc. 1

EVACUATION SECTION	
Rec'd	JAN 20 1944
File No.	10877
Ans.	
Referred	

Tutaka Uyeda,
 Mariko Uyeda,
 Lily Y. Uyeda,
 8977 LaSalle Blvd.,
 Verdun, Quebec.
 January 17th, 1944.

attention Mr. Green

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

Dear Sir: Attention Mr. George Peters

We received your letter dated January 7th and were surprised that our house had been sold without our consent or consultation. We cannot, therefore, accept the sale of this house. Moreover, we cannot understand that you sold it as of November 1, 1943, when we received statements of rents paid November and December from Pemberton Realty Company.

Another matter which we cannot understand is the mention in your statement of a closing adjustment of \$55.42, charged to our account.

We left two electric heaters in the living room and the den, a shower curtain in the bath room, and two dolls in the basement. These do not belong to the house.

Please remit by return mail two months rent of November and December, 1943, and the balance of \$74.36 mentioned in your last statement of the end of October 1943.

Thank you for your early reply.

Yours truly,

Tutaka Uyeda,
 Mariko Uyeda,
 Lily Y. Uyeda,

per. *(Miss) Mariko Uyeda*

Peters answered

Mr. Green

*Done
in letter*

76012-74

1826✓
10899
10900

January 7, 1944.

Mr. Yutaka UYEDA,
Registration No. 01031,
1631 Selkirk Avenue,
Montreal, Quebec.

Dear Sir:

Re: Catalogue No. 394
2996 W. 29th Avenue
1/6/1947

Please be informed that 2996 W. 29th Avenue has been sold as of November 1, 1943 for the sum of \$6,200.00 which is equal to or in excess of the value attached to these premises by an independent appraiser.

Rents, less expenses, up to the mentioned date have been credited to your account and adjustments of unearned taxes and any insurance premiums have also been credited to you.

The net result of the sale is as follows:

Sale price	\$ 6,200.00	
Less Real Estate Agent's commission @5%		\$ 310.00
" Closing adjustments		<u>55.42</u>
	<u>365.42</u>	\$ 365.42
Net credit to your account	\$ 5,834.58	

These funds are available to you in the usual way.

Yours truly,

George Peters,
Administration Department.

GP:EB

c.c. to B. C. Security Commission
(for your information)

1826/10899/10900

October 15th, 1943

Mrs. Eras Jean Paulson,
5607 Alma Road,
Vancouver, B.C.

Dear Madam:

Re: Catalogue No. 394,
2996 West 27th Avenue.

Your letter of the 13th instant, enclosing cheque for \$520.00 and offer to purchase 2996 West 27th Ave. for the sum of \$6,200.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely \$5580.00.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the transferee is a British subject.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

A statement of adjustments of taxes, etc. will then be prepared, including registration fees, and forwarded to you, after which the documents will be submitted for registration.

The tenant will then be advised that the property has been sold, subject to the existing tenancy, and you will then be in a position to assume control of this property.

Yours truly,

F.G. Shears,
Director.

PGS/AN.

MAY 29 1943

File No.

Ans.

Referred

May 28th, 1943.

MEMORANDUM

TO: Mr. P. Douet

FROM: Mr. K.W. Wright

Re: File 1826 - Yutaka UYEDA, #01031
File 10900 - Lily Yuriiko UYEDA, #00916
File 10899 - Mariko UYEDA, #01338

In reply to your memorandum of May 20th, to which you attached a copy of a letter from Mr. Yutaka UYEDA, the Custodian does not approve of the suggested transfer of property in the protected area from the present Japanese owner to the white wife of Yutaka UYEDA.

The transaction is obviously intended to place the property beyond the control of the Custodian.

If not already done, a Vesting Certificate should be filed against this property at once.

K.W. Wright
K.W. Wright.

EVACUATION SECTION	
Rec'd	MAY 18 1943
File No.	
Ans.	
Referred	<i>Don't</i>

21/5

Apartment No. 34,
3630 Durocher,
Montreal, Quebec,
May 17, 1943.

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

Dear Sirs:

Your file Nos. 10899, 10900, 1826

Re: 2996 West 29th Avenue

On the 13th of April, 1943,
your office had written to my sister, Miss Mariko Uyeda,
of Kaslo, B. C., with regard to the above mentioned pro-
perty that no definite arrangements have yet been made
of the disposal of Japanese-owned property in the pro-
tected area.

Since the date of your letter,
I have been married to an Occidental who was born in Winni-
peg, Manitoba, and whose parents are both English. Will my
status, then, change or alter any plans that any committee
may have with regard to the disposal of Japanese-owned
property in Vancouver? Or would it still be possible to
have the property transferred to my wife's name in order to
have it protected?

If possible, I would appreciate
a reply with regard to the above matter at your earliest
convenience.

Yours very truly,

Y. Uyeda

Yutaka Uyeda,
Jap. Reg. No. 01031.

EVACUATION SECTION

Rec'd APR 10 1943

File No. 1826 10920 10899

W. J. H. H.

Yutaka Uyeda,
Mariko Uyeda,
Lily Yuriko Uyeda,
P. O. Box 517,
Kaslo, B. C.,
April 6, 1943.

Office of the Custodian,
Royal Bank Building,
Vancouver, B. C.

Attention Mr. F. G. Shears

Dear Sir:

We understand through the New Canadian publication that you are going to dispose of enemy property. We would like to know whether this ruling includes the property of entirely self-supporting Japanese.

We have a seven-room house at 2996 West 29th Avenue with many personal belongings in the basement of this property. We absolutely do not desire to sell any of our property. We are wholly self-supporting. Kindly inform us by return mail what you intend doing with our property.

Thank you in advance for your early reply.

Yours truly,

Yutaka Uyeda,
Mariko Uyeda,
Lily Y. Uyeda.

per

Mariko Uyeda
(Miss) Mariko Uyeda

ORIGINAL

DOMINION OF CANADA

REVISED MAY 1941
REVISÉ MAI 1941

Y. 7 IND.

INCOME TAX — IMPÔT SUR LE REVENU
NOTICE OF ASSESSMENT — AVIS DE RÉPARTITION

N 46299

BASED ON INCOME OF
BASÉ SUR LE REVENU DE 1941

M.47

FILE
DOSSIER 2929ACCOUNT
COMPTECODE
CHIFFRE 3-18Yutaka Uyeda,
c/o Custodian of Enemy Alien Property,
#506-675 West Hastings St.,
Vancouver, B.C.

M/554

(2996 W. 29th Ave., Vancouver, B.C.)

1. DISTRICT OFFICE
BUREAU DE DISTRICT

VANCOUVER

DATE MAILED
POSTÉ LE

February 15th 1943

2. YOUR NET TAXABLE INCOME HAS BEEN DETERMINED IN THE SUM OF:
VOTRE REVENU NET IMPOSABLE A ÉTÉ DÉTERMINÉ COMME SUIT:

\$ 381.96

3. YOU ARE HEREBY ASSESSED AS FOLLOWS:
VOTRE IMPÔT EST ÉTABLI COMME SUIT:

DOMINION

AMOUNT LEVIED
MONTANT ÉTABLITAX
IMPÔTPENALTY FOR LATE FILING
AMENDE POUR RETARD
À PRODUIREINTEREST
INTÉRÊTINCOME TAX
SUR LE REVENU

\$ 56.30

NATIONAL DEFENCE TAX
DÉFENSE NATIONALE

\$ --

TOTAL \$ 56.30

AMOUNT PAID ON ACCOUNT
PAYÉ À COMPTE

\$ 55.23

BALANCE DUE
SOLDE EXIGIBLE\$ 1.07
(A)\$ 1.07
(B)AMOUNT PAYABLE AS AT
MONTANT PAYABLE AU

March 15th

19 43

\$ 1.07

DC

INSTRUCTIONS AS TO PAYMENT
INSTRUCTIONS RELATIVES AU PAIEMENT

5. PREPAYMENT — PAIEMENT ANTICIPÉ

FOR EACH DAY THAT PAYMENT IS MADE IN ADVANCE OF THE DATE STATED IN ITEM 4, THE TAX-PAYER MAY DEDUCT \$
POUR CHAQUE JOUR QUE LE PAIEMENT DEVANCE LA DATE INSCRITE AU NO. 4, LE CONTRIBUABLE PEUT DÉDUIRE

6. ADDITIONAL INTEREST — SUPPLÉMENT D'INTÉRÊTS

THIS STATEMENT INCLUDES INTEREST CALCULATED UP TO THE DATE SHOWN IN ITEM 4. ANY PAYMENTS ON ACCOUNT OF TAX (ITEM 5A) MADE
THEREAFTER MUST HAVE ADDED THERETO INTEREST AT 8% PER ANNUM.CE RELEVÉ COMPREND L'INTÉRÊT CALCULÉ JUSQU'À LA DATE INDICUÉE À L'ITEM 4. ON DOIT AJOUTER À TOUS PAIEMENTS À COMPTE D'IMPÔT
(ITEM 5A) FAITS APRÈS LADITE DATE UN INTÉRÊT AU TAUX DE 8% PAR ANNÉE.

7. REMITTANCE SHOULD BE—

1. MADE PAYABLE TO THE RECEIVER
GENERAL OF CANADA, AND
2. SENT WITH THIS FORM
3. TO THE INSPECTOR OF
INCOME TAX
4. AT THE DISTRICT SHOWN IN ITEM 1.

7. TOUTE REMISE DOIT—

1. SE FAIRE À L'ORDRE DU RECEVEUR
GÉNÉRAL DU CANADA, ET
2. ÊTRE ADRESSÉE AVEC CETTE FORMULE
3. À L'INSPECTEUR DE L'IMPÔT
SUR LE REVENU
4. DU DISTRICT DÉSIGNÉ AU NO. 1.

PAYMENTS MAY BE MADE BY MARKED CHEQUE, POSTAL, EXPRESS OR BANK MONEY ORDER. ALL CHEQUES MUST HAVE AFFIXED THERETO
THE NECESSARY POSTAGE OR EXCISE STAMPS. AVOID SENDING CURRENCY IN ENVELOPES.LES PAIEMENTS PEUVENT S'EFFECTUER PAR MANDAT-POSTE, CHÈQUE VISÉ, MANDAT DE MESSAGERIES (EXPRESS) OU DE BANQUE. TOUT CHÈQUE
DOIT PORTER LES TIMBRES DE POSTE OU D'ACCISE REQUIS. PRIÈRE DE NE PAS ENVOYER DE NUMÉRAIRE SOUS ENVELOPPE.8. RETURN THIS FORM WITH PAYMENT (ITEM 7) TO
INSPECTOR OF INCOME TAX (INDICATED IN ITEM 1)RETOURNEZ CETTE FORMULE AVEC PAIEMENT (ITEM 7) À
L'INSPECTEUR DE L'IMPÔT SUR LE REVENU À (VOIR NO. 1)ALL CORRESPONDENCE TO BE LIKEWISE ADDRESSED
TOUTE CORRESPONDANCE DOIT ÊTRE ADRESSÉE DE CETTE MANIÈRE

C. J. [Signature]

COMMISSIONER OF INCOME TAX
COMMISSAIRE DE L'IMPÔT SUR LE REVENU

INFORMATION SECTION
JAN 4 1943
File No. 182
Ans. [Signature]
Referred [Signature]

Reg. No. 01031,
1631 Selkirk Avenue,
Montreal, Quebec,
Dec. 27, 1942.

The Custodian's Office,
Department of the Secretary of State,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sirs:

Re: File No. 1826

I have to hand your letter
of the sixteenth December and wish to confirm
that the contents of the letter in quotations
is absolutely correct.

Further, will you please make
out the cheques to Miss Mariko Uyeda, my sister,
and have them mailed to her as well. And also,
if Pemberton & Sons ceases to be the agents,
please keep making out the cheques to her and
send them to her too until you hear any different
from me.

Thanking you for your good
attention in this matter, I am,

Yours very truly,


Yutaka Uyeda.

18897)
10829)
10900)
1826)

November 10th, 1942

Mr. Bunjiro Uyeda,
Registration No. 00916,
Kaslo, B. C.

Dear Sir:-

In your registration form of June 19th you declared ten sets of chinaware, books, and Japanese dolls, left in the basement of 2996 West 29th Avenue. This house is now rented by Messrs. Pemberton Realty Corporation Ltd.

They report to us that the only effects left for the use of the tenant are two electric heaters and a shower curtain which are permanent fixtures.

Some items of furniture you have stored at the Johnston's National Storage and to this, of course, the Custodian has no objection. A number of things have been locked up in the basement of the house. Messrs. Pemberton Realty Corporation Ltd. hold the key and neither they nor the tenant have disturbed these. If this is satisfactory to you, we shall not interfere with this arrangement at least for the time being and the only point is whether any Fire Insurance should be written on this. Please let us know what your wishes are, assuming that is, that your policy on the house does not cover the furniture.

Finally, thank you for your letter of October 28th addressed to Mr. Spain asking about power sewing machines. We are afraid we see little prospect of finding one for you. Mrs. Gunji Sanmiya is only willing to sell her sewing machines as a unit and will not sell them piece-meal. We are afraid it will be very difficult to find any others as they are in great demand everywhere, but you might make enquiries of other Japanese at Kaslo.

Yours truly,

H. F. Green
Protection Department

HFG:IF

*Record - handled
closed on this
file as none
declared
16-11-42*

10897
10898
10900
1826

October 10th, 1945

The Pemberton Realty Corporation Ltd.,
418 Howe Street,
Vancouver, B. C.

Dear Sirs:-

Re: UYEDA, Bunjiro
UYEDA, Yuriko
UYEDA, Lily Yuriko
UYEDA, Yutaka

Kindly refer to your report of June 25th
and our acknowledgement of July 9th.

Although none of the three sisters declared
any effects, we see from your report that some were to
be left for the use of the tenant and some removed
to commercial storage. Please let us know what
happened about this and send us an inventory acknowledged
by the tenant of what he is holding.

The father, our file 10897, declared ten
sets of chinaware, books, Japanese dolls etc., left
in the basement of 2994 West 29th and we have no
doubt that these things would be put in the basement
room retained by the owner for storage, which was to
be locked and of which no inventory was to be taken.
With this arrangement we should not, at least for the
time being, interfere and trust that the tenant agrees
to it.

Yours truly,

H. F. Green
Protection Department

HFG:IF

September 21, 1942.

Mr. G. H. Peers,
Administration Department,
Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Please mail cheques to Miss Mariko Uyeda, Kaslo,
B. C. for the monthly rental collection by Pemberton
& Son on the property at 2996 West 29th Avenue, Van-
couver, B. C. owned by Lily Yuriko, Mariko, and Yutaka
Uyeda.

P
S.S.A. rep
OK. & make
cheque payable to
Mariko Uyeda

Witness

[Signature]

Lily Y. Uyeda
Lily Y. Uyeda

Mariko Uyeda
Mariko Uyeda

Witness

[Signature]

Yutaka Uyeda
Yutaka Uyeda

Referred to Mr. Peers

INFORMATION FOR REAL ESTATE AGENTS
TO WHOM PROPERTY IS HANDED FOR ADMINISTRATION

Name: Lily Kuriko UYEDA, Hariko UYEDA & Yutaka UYEDA

Address: 2996 W. 29th Ave., Vancouver, B. C.

File No.: 10900 - 10899 - 1826

Location and Description of Property:

2996 W. 29th Ave., Vancouver, B. C.

7 room stucco 1 1/2 storey bungalow with 2 car garage in basement.

Fire Insurance:

\$4000.00 Canada General Ins. #329726 expires Sept. 16/43.

Taxes: \$150.00 paid for 1942.

Tenant's Name: None

Rental Arrangements: None

When renting please see that tenant gives written acknowledgment of all personal property of owners or their family left on the premises.

Name of Agent:

Messrs. Pemberton Realty Corp. Ltd.,
418 Howe Street,
Vancouver, B. C.

CHIEF
Form #2.

9th July, 1942.

Form Letter #41. sent.

Yutaka ~~Uyeda~~ Uyeda

May 12, 1942

Messrs. Freeman & Freeman,
530-33 Rogers Building,
470 Granville Street,
Vancouver, B. C.

Dear Sirs:

Re: Yamato Silks Limited.

Your letter dated April 28th regarding
Yamato Silks Limited has been referred to us for
our attention by the British Columbia Security
Commission.

The Custodian's Office does not object
to the proposed sale of this company.

Yours truly,

R. P. Alexander,
Assistant Manager.

RPA/PMH

FREEMAN & FREEMAN

BARRISTERS AND SOLICITORS

HAROLD A. FREEMAN

DAVID A. FREEMAN

REPLY ATTENTION OF: HF

530-33 ROGERS BUILDING
470 GRANVILLE STREET
VANCOUVER, B. C.

April 28, 1942.

British Columbia Security Commission,
Marine Building,
Vancouver, B. C.

Dear Sirs:

Re: Yamato Silks Limited

With reference to our inquiry of yesterday's date, we would like to obtain your approval to the sale by Yamato Silks Limited of its stock-in-trade, fixtures and equipment, situate at 460 Granville Street, Vancouver. To our clients Messrs. Harry Kahn and A. Wasel for the price of \$7,000.00.

The shareholders and directors of Yamato Silks Limited are Eunjiro Uyeda, Yutaka Uyeda and Kimi Uyeda all of 460 Granville Street, Vancouver, B.C.

There are no debts and the sale is under the provisions of the Bulk Sales Act.

We would be very much obliged if you would give us an official clearance of the matter by return.

Yours truly,

FREEMAN & FREEMAN

Per 

HF:RG

Every letter?
No!

File in

Catalogue No. 394

Files No. 1826, 10899 & 10900

Control of 2996 W. 29th Avenue is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of this property have been settled. I also acknowledge receipt of Insurance Policy, Alliance Insurance Company, Policy No. 27164, duly assigned to me. Receipt is also acknowledged of cheque for \$55.42 representing closing adjustments on sale to me of 2996 West 29th Avenue.

Dated at Vancouver, B. C., this 16th day of December 1943.

E. J. Paulson

FILE NO. 1826, 10899, 11900
CATALOGUE NO. 394

March 1/44

MEMORANDUM.

Mr. Domet

Re: Sale of property. 2286 West 29th Avenue...

Sale of the above property has been completed and relevant papers have been removed to a special real property file now sent to you with the master file. You will wish to review this for the proper continuation of your administration of the assets disclosed. This file is now restored to general circulation.

[Signature]

WHEREAS YUTAKA UYEDA, MARIKO UYEDA and LILY YURIKO UYEDA are the registered owners of an Estate in fee simple in the lands and premises hereinafter described, namely:-

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 known and described as Lot one (1) Block sixty-seven (67) District Lot two thousand and twenty-seven (2027) Group one (1) New Westminster District, Plan two thousand four hundred and thirty-five (2435).

AND WHEREAS the said lands are situated in a protected area in the Province of British Columbia;

AND WHEREAS it appears that the said YUTAKA UYEDA, Police Registration Number 01031, MARIKO UYEDA, Police Registration Number 01338, and LILY YURIKO UYEDA, Police Registration Number 00916, are persons of the Japanese race and were required to leave a protected area in the Province of British Columbia under and by virtue of an Order issued by the Minister of Justice pursuant to the provisions of the Defence of Canada Regulations (Consolidation) 1941;

AND WHEREAS it appears that all the interests of the said YUTAKA UYEDA, MARIKO UYEDA and LILY YURIKO UYEDA in the property hereinbefore described have become vested in and subject to the control and management of the Secretary of State of Canada acting in his capacity as Custodian under the Revised Regulations Respecting Trading with the Enemy (1943);

AND WHEREAS the Custodian has issued a certificate stating that the interests of YUTAKA UYEDA, MARIKO UYEDA and LILY YURIKO UYEDA in the above described lands have vested in him and has caused such certificate to be registered in the Land Registry Office, City of Vancouver, Province of British Columbia, as Number 34512;

AND WHEREAS the Secretary of State of Canada acting in his capacity as Custodian desires that the said lands should be recorded in his name;

NOW THEREFORE the Secretary of State of Canada acting in his capacity as Custodian by his duly authorized and lawful Deputy, EPHRAIM HERBERT COLEMAN, hereby requests that the lands above described be recorded in the name of the Secretary of State of Canada acting in his capacity as Custodian under the Revised Regulations Respecting Trading with the Enemy (1943) and that a title be issued to him covering the said above described lands.

DATED at OTTAWA, Ontario, this *26th* day of *November*, 1943.


Deputy Custodian

November 24, 1943.

REAL PROPERTY MEMORANDUM

FILE NO: 1826, 10899 and 10900
NAME: Yutaka Uyeda, Mariko Uyeda and Lily Yuriko Uyeda
CATALOGUE NO: 394
RE: 2996 West 29th Avenue, Vancouver, B.C. -
Dwelling

CERTIFICATE OF ENCUMBRANCE:

Description of Property:	City of Vancouver, Lot 1, Block 67, District Lot 2027, Group 1, New Westminster District, Plan 2435.
Encumbrances:	None
Taxes:	\$157.85 for 1943 paid. No arrears or consolidated.
Vested:	34512
VALUATION BY APPRAISER:	\$5200.00
AMOUNT OF BID:	\$6200.00
APPROVED BY ADVISORY COMMITTEE:	October 13th, 1943
AMOUNT RECEIVED BY CURTODIAN:	\$6200.00
NAME OF PURCHASER:	Erma Jean Paulson

K.W. WRIGHT

KWW/EG
Attachs

MEMORANDUM.

To: Mr Russell (Donet)

From: A. G. MacArthur.

*Re 2996 - 10 29 4000 Vancouver B.C.
1/67/3027 Swelling co*

Acceptance of a bid of \$2000 on the above property is being recommended to the Secretary of State.

Transmission of ownership to the Secretary of State and Deed from the Secretary of State to the purchaser are to be prepared by the Titles Department.

Will you please examine the file carefully, assuring yourself that all necessary evidence of title is therein, namely:

- A. Certificate of encumbrance showing -
 - (1) Name of owner and legal description clearly identified with that of the Japanese evacuee and his property.
 - (2) Filing of vesting order.
 - (3) Encumbrances.
- B. Copies or detailed memoranda of all encumbrances shown on the title together with certified statements of the position of each.
- C. Statements of all other charges such as taxes, water rates, dyking or other charges including unregistered charges such as option agreements, hypothecations, or other interests.

A memorandum outlining the above is to be prepared and submitted to Mr. Macpherson who will prepare the transmission and conveyance. Would you please prepare such memorandum as soon as possible attach it to the file and return the file to me.

Further than this, wherever the property is tenanted, all details of rental arrangements should be on file, with copies of leases and particulars of chattels in order that -

1. Adjustments relative to rents may be made as between vendor and purchaser.
2. Special arrangements relative to rent for chattels as apart from buildings may be made, if this is not already the case, or
3. Chattels may be moved or otherwise disposed of either before or after possession is given to the purchaser.

It will be the duty of the Administration Department to see that each file covering property to be transferred by the Secretary of State contains all the information above referred to and that the member of the department dealing with each property should be in a position to consult with and agree with the Real Estate agent in each case as to the adjustments of the purchase price, as at the date of the sale.

The Real Estate agent will be advised to prepare a statement of adjustments as at a given date which will be submitted to the Administration Department for approval and appropriate action.

*Nov 2/43**A. G. Mac*

C
O
P
Y

LOEWEN and HARVEY, LIMITED

751 Dunsmuir Street,
Vancouver, B.C.

2nd October, 1943.

Department of The Secretary of State,
(Japanese Evacuation Section)
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:

Re: Catalogue "B"-394, 2996 West 29th Avenue.
Lot 1, Block 67, D.L. 2027.

This property is on the South east corner of 29th Avenue and Carnarvon Street, the lot being 50x130.5 feet. It is level with 29th Avenue and slopes towards the lane with which it is also level.

On this is situated an attractive one (1) and One half (1½) storey, frame and stucco house with shingle roof, containing seven (7) rooms. The downstairs hallway, living-room, dining-room and den have hardwood floors and there are oak treads on the stairs to the second (2nd) floor. The living room is two (2) steps below the level of the rest of the house, with an attractive fireplace and is 22x18 ft. The den has an electric fireplace and french door, leads to outside patio, the trim in the above rooms is of walnut. Behind the dining-room there is an attractive kitchen with modern fixtures and nook (9x9), behind the den and entrance from hallway there is a good sized bedroom with small enclosed sunroom. The bathroom is between this bedroom and the kitchen and has tiled floor and wall, with Pembroke bath and shower. On the second floor there are two (2) good sized bedrooms and wash room. The basement is of concrete and contains a garage. There is a Hot Air Furnace and oil burner attached.

The roof is in fair condition but has leaked in the den which appears to come from the valley or defective roofing material used on the small flat portion of the doorway.

The decoration is fair and the exterior stucco is in good condition with the exception of a small portion along the front entrance rail.

The grounds are attractive and in my opinion a fair valuation is \$5200.00.

Yours faithfully,

LOEWEN and HARVEY, LIMITED.

A. Rout Harvey, Director.

Name of Claimant

UYEDA, Yutaka

Case

1966

Custodian File

1826

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
6200.00	310.00 12.50									322.50
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
MISCELLANEOUS CHATELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										322.50

1826

October 6th, 1950

Mr. Tataka UYEDA,
3561 Marlowe Ave.,
Montreal, Quebec.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 1366

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$322.50.

Cheque for \$303.84 is enclosed herein, and the sum of \$18.66 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F.G. Shears
Director

FOS:BK
Encl.

DEFENCE BRIEF

Montreal
June 7, 1948

Yutaka U Y E D A

File No. 1826

Case No. 1366

- Ex. 1 - Letter of Yutaka authorizing father to present claim.
- Ex. 2 - Letter from Mariko & Lily to Yutaka authorizing Yutaka to present claim.
- Ex. 3 - Letter from Mariko & Lily to father, Bunjiro, to present claim.
- Ex. 4 - Real Property Statement
- Ex. 5 - (a) to (g) - Photographs of house 1931 - 1936.
- Ex. 6 - Appraisal Loewen & Harvey
- Ex. 7 - Analysis of Real Property Claim

REAL PROPERTY CLAIM

1. City of Vancouver, Lot 1, Block 67, District Lot 2027, Group 1,
New Westminster District, Plan 2435.

NOTE: that according to the certificate of encumbrance the title was registered in the names of the claimant and his two sisters as joint tenants.

Now exhibit 2 shows that the two sisters authorized their brother, the claimant, to act for them in this matter.

Exhibit 1 shows that the claimant authorized his father, Bunjiro Uyeda, to act for him.

Exhibit 3 (filed at the direction of the Commissioner) shows the direct authority of Bunjiro Uyeda to act for the two daughters. Ex. 3 was filed on June 9th after the hearing.

Gross Claim

\$7500.00

Appraisal

\$5200.00

Sale Price

\$6200.00

Witness: Loewen & Harvey Ltd.,
Appraisers of the property.

This will be entirely a
question of value.

Summary of Defence Witnesses

Loewen & Harvey Ltd.

FRS/mw

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1. REVISED STATUTES OF CANADA 1927 CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E
(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

10

Montreal, P.Q.,
June 7th, 1948.

IN THE MATTER OF THE CLAIM OF
YUTAKA UYEDA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq., appearing for the
 Dominion Government.

ROGER QUINET, Esq., K.C., appearing for the
 claimant.

A. WATSON, Esq., Secretary.
D.J. HANDFORD, Esq., Official Interpreter.
T.P. HORROBIN, Esq., Official Reporter.

30

B. Uyeda,
In Chief.
Discussion.

MR. QUINET: There is another Uyeda claim, my lord.

THE COMMISSIONER: By the same man?

MR. QUINET: The same man will be acting for three other parties.

THE COMMISSIONER: What is this case, No. 45 on the list?

MR. QUINET: No. 45 on the list, my lord.

This is a claim for \$1300.00.

THE COMMISSIONER: What authority has Bunjiro been given?

10 MR. QUINET: I have three documents here, my lord. The original claim remains the same. There has been no amendment to the original claim.

BUNJIRO UYEDA, a witness called on behalf of the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. QUINET:

Q Mr. Uyeda, are you related to Miss Mariko Uyeda?

A Yes.

Q What is the relationship?

A: Father.

20 Q Are you related to Miss Lily Y. Uyeda?

A Yes.

Q And Mr. Yutaka Uyeda?

A: My son.

Q I am showing you a letter addressed to the Honourable Mr. Justice H.I. Bird, dated May 23rd, 1948, signed by Yutaka Uyeda and saying that due to his absence Mr. Yutaka Uyeda appoints his father, Mr. Bunjiro Uyeda, to act in his place. Will you file this letter as Exhibit No. 1?

A Yes.

(AUTHORITY MARKED EXHIBIT NO. 1).

30 THE COMMISSIONER: Have you a similar authority from each

3
B. Uyeda,
In Chief.

of the other children?

MR. QUIMET: The other children have authorized Bunjiro to act on their behalf because they cannot be present, so he replaces them.

Q Would you take communication of a power of attorney on the part of Mariko Uyeda and Lily Y. Uyeda in favour of Yutaka Uyeda and in turn in favour of yourself?

A: Yes.

Q And, witnessed by you in both instances?

10 A Yes.

Q Would you file these as Exhibit 2, these being dated May 31st, 1948?

A: Yes.

(AUTHORITIES MARKED EXHIBIT NO. 2).

THE COMMISSIONER: Now in view of the fact there is not an express authority from two of the children to Bunjiro, I will give you leave to file such an authority and send it in.

MR. QUIMET: An express authority to their father?

THE COMMISSIONER: To their father, yes.

20 MR. QUIMET: As a matter of fact, the express authority will be prepared and filed as Exhibit No. 3.

THE COMMISSIONER: Very good.

MR. QUIMET: Q: Mr. Uyeda, would you take communication of a real estate claim form for \$1300.00 bearing your signature and file this claim as Exhibit No. 4?

A Yes.

(STATEMENT MARKED EXHIBIT NO. 4).

MR. QUIMET: Now, my learned friend will probably have the title deed to the property in the name of the three claimants.

B. Uyeda,
In Chief.

THE COMMISSIONER: Well, as long as the title is not questioned by the Custodian, there is no need to file it.

MR. HERTER: There is no question of the title, my lord.

THE COMMISSIONER: Q: Where are these premises? Is it 29th Avenue east or west?

A West.

MR. QUINET: Q: Now, Mr. Uyeda, I am showing you some photographs, one of which is undated and showing a building. Could you identify this photograph?

A Yes. That is ours.

Q When you say "ours" what do you mean?

A Ours is my two daughters and my son.

Q The property which has been described in the real estate claim form?

A: That is right.

Q Q When was that picture taken?

A At the end of 1931, I think, I am not sure. We didn't take it. Somebody else took it.

Q That wasn't taken by you? A: No.

20 Q That was before you purchased the house?

A Just before I purchased.

MR. QUINET: Will you file this photograph as Exhibit No. 5-A.

(PHOTOGRAPH MARKED EXHIBIT NO. 5-A).

Q Would you take communication of a further photograph apparently of the same house, dated 1932, identify the photograph and file it as Exhibit 5-B?

A That is the same house.

Q The same house. Was that before you bought it?

30 A Before we bought it, but it must be a year later.

B. Oyeda,
In Chief.

I am not sure how long.

Q It must be what? A: About a year later.

(PHOTOGRAPH MARKED EXHIBIT NO. 5-B).

Q Would you take communication of a photograph dated June, 1933, identify the same and file it as Exhibit 5-C? A: Yes.

Q Does that represent the house after you had purchased it in the year mentioned? A: Yes.

(PHOTOGRAPH MARKED EXHIBIT NO. 5-C).

10 Q Would you please take communication of a photograph taken apparently in July, 1934, identify the same and file it as Exhibit 5-D? That represents the house at that time? A: Yes.

(PHOTOGRAPH MARKED EXHIBIT NO. 5-D).

Q Would you take communication of a photograph dated on the back 1934, identify the same and file it as Exhibit 5-E? A: That is right. This picture shows the new sun room.

Q It shows the new sun room in that picture, eh?

20 A Yes.

(PHOTOGRAPH MARKED EXHIBIT NO. 5-E)

Q Would you take communication of another picture, undated, and identify same and say what year it was taken and file it as Exhibit 5-F? A: I am not sure what the date of this picture is.

Q Does that represent the house? A: Yes.

Q The building in question? A: Yes.

(PHOTOGRAPH MARKED EXHIBIT NO. 5-F).

30 Q Now, would you take communication of a coloured photograph? A: 1936. That is

6
B. Uyeda,
In Chief.

written in Japanese? Is it written in Japanese?
Q Bearing Japanese and English notations mentioning it
was taken in July, 1936. Would you file it as
Exhibit 5-G? A: Yes.

Q Does that represent the house in the year 1936?
A That is right.

Q Now, there is a car there,
my Auburn car.

A: That was

Q That was your Auburn car in 1936?

10 A That is the Auburn car that was sold for \$30.00.

Q It is seen in front of the door of the garage?
A Yes.

(PHOTOGRAPH MARKED EXHIBIT NO. 5-G).

MR. QUINCY: Would my learned friend tender the Loewen &
Harvey appraisal dated October 2nd, 1943?

MR. HUNTER: I tender the appraisal of Loewen & Harvey
for a total appraisal of \$5200.00, as Exhibit 6.

(APPRAISAL MARKED EXHIBIT NO. 6).

MR. QUINCY: Then if my friend will tender as Exhibit 7
the analysis of real property claim?

20 MR. HUNTER: I tender the analysis of real property claim
as Exhibit 7.

(ANALYSIS MARKED EXHIBIT NO. 7).

MR. QUINCY: Thank you. That is all for the present.

MR. HUNTER: It is submitted, my lord, that this property
was sold for its fair market value.

If your Lordship will refer to Exhibits 6 and
7, the appraisal and the analysis, I believe that
all the necessary information is contained in the
two of them, and it is entirely a question of value.

B. Uyeda,
Discussion.

THE COMMISSIONER: When was it sold, Mr. Hunter?

MR. HUNTER: November 1st, 1943. Your Lordship is given all the necessary information, the catalogue No., the tenders, and the approval and so on, in Exhibit 7. There are no questions, my lord.

MR. QUINET: Q: Is there anything else you wish to add, Mr. Uyeda?

10 A No, nothing else; that is all. Oh yes, just one minute. This may be of no use to say now, but we had a store out in Vancouver and we sold it ourselves and being evacuated we have to lose money, but it is not the Custodian who sells so there is no claim. So it is no use?

MR. QUINET: You wanted to let the Commissioner know that fact, I suppose, but it doesn't fall under the terms of reference.

Thank you very much.

THE COMMISSIONER: Thank you, Mr. Uyeda.

THE WITNESS: Thank you very much.

20

(Witness aside)

MR. QUINET: My lord, Mr. Uyeda has asked us if he could get the pictures back after your decision has been handed down.

THE COMMISSIONER: Yes.

MR. QUINET: Probably there is a sentimental value attached to them.

30 THE COMMISSIONER: I would prefer to let him have the coloured photograph now. The others will be ample for my purposes. It may be some time before I let them go and I would prefer to have him take

B. Uyeda,
Discussion.

the coloured one now.

MR. QUINCY: Would you like to take the coloured one now, Mr. Uyeda, and the others will be forwarded to you later.

THE COMMISSIONER: Mr. Secretary, would you make a note that the claimant requests when the photos have served their purpose that they be sent back to him? You can let him have the coloured photograph now.

10

BENJAMIN UYEDA, recalled:

THE COMMISSIONER: Q: Near what cross street was your house, Mr. Uyeda?

A: The cross street?

Q: The cross street. Is it Bayswater or Balacava or further west than that?

A: After Macdonald Street.

Q: Near Macdonald, is it?

A: Macdonald Street. Near the Macdonald Street bus which runs there.

20

Q: How far were you from the Roman Catholic convent? Do you remember the Convent? A: Yes, it is about a mile and a half, I would say.

Q: I know pretty well where it is.

A: It was east about a mile and a half, I think.

THE COMMISSIONER: All right, thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify the foregoing to be a true and accurate transcript of the proceedings herein.

J. P. Harrobin
"T.P. HORROBIN"
OFFICIAL REPORTER.

30

1826

1366 - 1

EXHIBIT No. 7 June 1948
DATE
FILED BY R.M. Quimet

3561 Marlowe Avenue,
Montreal, Que.,
May 23, 1948.

Hon. Mr. Justice H. I. Bird,
Board Room,
National Harbour Board,
357 Common Street,
Montreal, Que.

Dear Sir: Re Japanese Property Claims

Unfortunately, It will be necessary for me to be out of town during my hearing as I shall be in Toronto attending the Canadian International Trade Fair looking after several exhibits.

For this reason, I hereby appoint my father, Mr. Bunjiro Uyeda, to act in my place for the hearing of my claim on the 11th day of June.

Yours very truly,

"Y. Uyeda"

Yutaka Uyeda.

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

August 6, 1948.

mw *LaHyde*

EXHIBIT No.

7 June 1948

DATE

FILED BY

R. Ouimet

Mariko Uyeda,
5977 La Salle Blvd.,
Vredun, Quebec.
May 31st, 1948.

I, Mariko Uyeda, authorize Yutaka Uyeda,
3562 Marlowe St., Montreal, Quebec. to act on my
behalf for the claim on the property 2996, W., 29th. Ave.,
Vancouver, B. C.

Witness

"B. Uyeda""Mariko Uyeda"

Lily Y. Uyeda,
5977 La Salle Blvd.,
Montreal, Quebec.
May 31st. 1948.

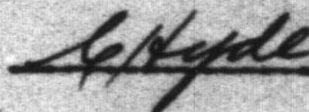
I, Lily Y. Uyeda, authorize Yutaka Uyeda,
3561, Marlowe St., Montreal, Quebec. to act on my
behalf for the claim on the property 2996, 29th.
Rte. West. Vancouver, B.C.

Witness

"B. Uyeda""Lily Y. Uyeda"

I hereby certify that the foregoing words
are a true copy of the original whereof
they purport to be a copy.

August 6, 1948.

m.w. 

1366 - 3
EXHIBIT No.
DATE 9 June 1948
FILED BY R. Guinet

Mariko Uyeda,
5977 La Salle Blvd.,
Verdun, Quebec.
June 7th, 1948.

Dear Sirs:

I, Mariko Uyeda, authorize Bunjiro
Uyeda to act as my claim of the property on
2996 29th., Ave., West, Vancouver, B. C.

Witness

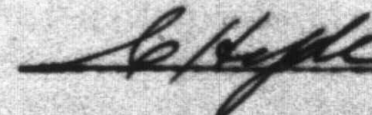
"Kimi Uyeda"

"Mariko Uyeda"

I hereby certify that the foregoing words
are a true copy of the original whereof
they purport to be a copy.

August 6, 1948.

m.w.



Lily Y. Uyeda,
5977 La Salle Blvd.,
Verdun, Quebec.
June 7th, 1948.

Dear Sir:

I, Lily Y. Uyeda, authorize Bunjiro Uyeda
to act as my claim of the property on 2996 29th.,
Ave., West, Vancouver, B. C.

Witness

"Kimi Uyeda"

"Lily Y. Uyeda"