

5892

PERSONAL

BUREAU POWELL STREET

FILE NO. _____

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: YANAGAWA, Jun.

HOME ADDRESS: 230 1/2 Alexander St., Vancouver, B. C.

Formerly of - 169 Pender St., Vancouver, B. C.

REGISTRATION NUMBER 01609 SEX Male AGE: 41.

OCCUPATION: Rooming House. "Silver Rooms" - 169 W. Pender St., Vancouver, B. C. Declarant sold business.

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

EMPLOYER: Self.

MARRIED? Yes.

NAME OF WIFE OR HUSBAND: Yaeko.

ADDRESS OF WIFE OR HUSBAND: Same.

NAMES OF ANY LIVING CHILDREN: Fumie (F), Emiko (F), George (M).

ADDRESS OF CHILDREN: Same.

AGE OF CHILDREN: 14, 12, 9.

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

1. LOCATION AND DESCRIPTION: None.

2. BUILDINGS AND OTHER IMPROVEMENTS: None.

3. INSURANCE (Give particulars; state where policies are) None.

4. TAXES (Amount and where payable) None.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None.

6. OCCUPANCY AND LEASES (If vacant so state) None.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: None.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None.
9. IF FARM LAND STATE CROPS SOWN None.

STATEMENT OF REAL PROPERTY OCCUPIED.

1. LOCATION AND DESCRIPTION: 230 $\frac{1}{2}$ Alexander St., Vancouver, B. C.
Wooden frame, two storeyed, dwelling house. Declarant occupies four rooms.
2. LANDLORD'S NAME AND ADDRESS: Mr. D. Machida, 334 Alexander St.,
Vancouver, B. C.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: Rent free.
Landlord is a friend of Declarant's.
4. STATE WHEREABOUTS OF LEASE: None.
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None.

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None.

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Stored at - 230 $\frac{1}{2}$ Alexander St., Vancouver, B. C. Key to be left
with Mr. Machida.

2 beds.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS None.

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None.

4. INSURANCE CARRIED ON ABOVE PROPERTY: None.

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None.

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
None.

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
None.

8. BANK ACCOUNTS: None.

9. LIFE INSURANCE: \$1,000.00 Sun Life, Vancouver, B. C. Pol. # unknown.
Pol. in Wife's - Yaeko, possession. Beneficiary, Wife. Prem. abt. \$40.00

10. INTEREST IN ANY ESTATES OR TRUSTS: None.

11. SAFETY DEPOSIT BOX: None.

LIABILITIES:

1. PERSONAL DEBTS: None.

2. TRADE DEBTS: None.

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

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 13th day of July, 1942.

(Signature)

John Yanezawa

D. M. Chope.

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date June 30, 1943

Our File No. 5892

Full Name YANAGAWA, Jun
(Surname in Block Letters)

Registration No. 01609

☒ Male - Female
(check)

Age July 20, 1901

Former Address 169 Pendley St. East Vancouver

Date Evacuated March 6, 1942 Naturalized - Canadian-Born - National
(check)

Present Address Tashme B.C.

☒ Married - Single
(check)

Name of Wife YANEGAWA, Yae #01810

Name of Husband -

Name of Mother In Japan Name of Father In Japan

Names of Children under 16 Fumie (F) March 20/28

Emiko (F) Jan 18, 1930

George (M) Aug 9/33

Requested by L

Registered with Custodian yes
(Yes or No)

Additional Information Rooming House

RECEIVED
MAY 7 1942

RE - YANAGAWA, JUN

169 West Pender Street, Vancouver, B. C.

(Silver Rooms)

Your File No. 5892

1. I have paid over to Kenichi Wakabayashi, under your authority of the 1st inst., the amount of \$250.00 being the balance due to him by Jun Yanagawa, under the conditional Agreement of Sale entered into between them in connection with the purchase by Yanagawa of the Rooming House Business at 169 West Pender Street, known as the "Silver Rooms".

2. My Ledger balance on the proceeds of this sale is as follows:-

Purchase Price of Business		\$ 2,762.61
Less: Deposit paid to Vendor, 23rd March, 1942.		<u>50.00</u>
Amount turned over to me by Purchaser		2,712.61
Less: Disbursements -		
Cash to Mrs. Yanagawa	\$ 250.00	
Norris & MacLennan - Legal Fees	25.00	
Kenichi Wakabayashi - Balance due	<u>250.00</u>	<u>525.00</u>
Net balance on hand		\$ 2,187.61 /

5/5/42

3. I am enclosing herewith my cheque for that amount, payable to G. W. McPherson, Deputy Custodian.

4. I am also enclosing herewith a receipt from Norris & MacLennan for \$25.00, and a receipt from Kenichi Wakabayashi for \$250.00 paid to him.

5. Mrs. Yanagawa will be in my office within the next few days in connection with obtaining the release of the balance of the money and I will, at that time, obtain a receipt from her. This money was paid to her by a cheque with a suitable endorsement on the back. Mrs. Yanagawa asked that the balance of the money be released to her on or about the 15th of this month. As I am transferring Yanagawa's funds to you, I will refer her to your Office for the release of this balance.

G. W. McPherson

May 5, 1942.

RE - WAKABAYASHI, KENICHI,

Reg. # 01924

165 West Pender Street, Vancouver, B. C.

1. I understand that while the Declaration of the above did not include an amount of \$250.00 owing to him under conditional Agreement of Sale of the property at 169 West Pender Street, known as the Silver Rooms, to Jun Yanagawa, the Declaration has since been amended to include this asset.

2. I am enclosing herewith copy of a report dated April 28, on the sale of this property by Yanagawa. Wakabayashi, it will be noted, attended the meeting arranged for the execution of the Deed of Sale and at that time completed a Discharge of the conditional Bill of Sale which has been registered on the 30th of April, copy marked by the Registry Office is enclosed herewith.

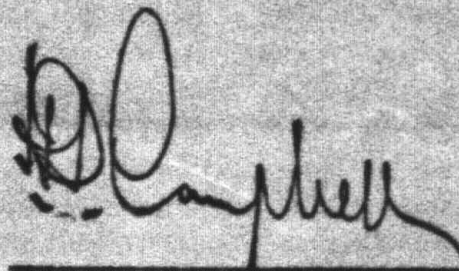
3. As Mr. Wakabayashi wished to obtain settlement of this amount owing to him, as soon as possible, he completed at the same time a statement and declaration under the "Bulk Sales Act", which showed that he had no creditors whatsoever. This declaration is enclosed herewith.

4. Wakabayashi has received permission from the Commission to go to Toronto, leaving within the next week.

5. In view of the following facts -

- (1) Mrs. Yanagawa has authorized disbursement of the \$250.00 from the proceeds of the sale to Wakabayashi (see report on that case dated April 28):
- (2) Receipt of the Discharge of the conditional Bill of Sale that is enclosed;
- (3) Receipt of the Statement and Declaration under the "Bulk Sales Act" showing no creditors:
- (4) That Wakabayashi owns a Rooming House Business at 165 Pender Street, West, the approximate value of the furniture and fixtures being in the neighbourhood of \$3000.00, and another property at 117, 119 and 121 Cordova Street, East, and a bank balance of over \$1000.00:

there would appear to be no reason whatsoever to withhold the payment of this \$250.00 from Mr. Wakabayashi and I recommend that you immediately authorize me to make this disbursement.



April 30, 1942.

- Campbell -
File 589r

RE - YANAGAWA, JUN

169 West Pender Street, Vancouver, B. C.
(Silver Rooms)

1. The business previously operated at the above address by Jun Yanagawa and presently continued by Mrs. Yanagawa, was that of a rooming house.
2. The building itself is not owned by Yanagawa. His business consisted of renting 36 furnished rooms and/or suites situated on the top three storeys of the four storey building at this address. The furniture and fixtures are insured for \$2000.00, which expires on July 3, 1942.
3. The business was purchased from Knichi Wakabayashi of 165 West Pender Street, on the 9th of August, 1939, for \$2250.00, \$1200.00 being paid in cash and the balance at \$50.00 per month. I understand Wakabayashi has made a declaration of his property to your Office but that the money owing to him still, in connection with this Agreement of Sale, was not declared.
4. There is \$250.00 still owing to Knichi Wakabayashi.
5. I have today checked the inventory of the furniture and fixtures compiled by Mrs. Yanagawa in connection with the sale of the business, presently in the process of execution, and find it to be generally correct. Copy of the inventory is attached.
6. With a view to his probable evacuation, Yanagawa executed a Power of Attorney in favour of Mrs. Yanagawa. I today inspected this Power of Attorney and it appears to be in order. This document is dated March 4, 1942.
7. Mrs. Yanagawa has retained Mr. J. A. MacLennan of Norris & MacLennan, 602 West Hastings Street, to act for her in connection with the sale of the property and to obtain clearance from your Office. A fee of \$25.00 was mutually agreed on by Mrs. Yanagawa and Mr. MacLennan for these services.
8. On the 23rd of March, 1942, Yanagawa entered into an Agreement with Nicholas Juskiw and Catherine Juskiw jointly, for the sale of the property. Mr. P. E. Wells of 421 West Pender Street, rental agent, who is acting for the Juskiws' interests, showed me a receipt for \$50.00 deposit signed by Jun Yanagawa and witnessed by K. Dayabayashi, which incorporated in it the following details:-

"For deposit to sale the rooming house named Silver Rooms at 169 West Pender, Vancouver, B. C. Amount \$2775.00 change hand over 1st of April, 1942, and pay all cash money. If owner or agent of building object to you deposit money will be refunded."
9. Mr. Wells advises me that the owner has given his approval of the new tenant and the sale of the business to him.
10. Mr. Wells has in his possession a certified cheque for \$2775.00, payable to Mrs. J. Yanagawa, furnished him by Juskiw to complete the deal.

11. On discussing the proposed sale with Mrs. Yanagawa she stated that both she and her husband were more than satisfied with the price obtained for the business. Mr. MacLennan also expressed the opinion that it was quite a fair deal from the Yanagawas point of view.

12. In order to reconcile the purchase price of \$3350.00 with the sale price of \$2775.00, I would point out - Firstly; that from my comparison of the present inventory with that incorporated in the Bill of Sale in August 1939, there is less furniture and fixtures included in the present one. Secondly; there has been normal depreciation over a period of three years. Thirdly; that the present price is a cash one and compares fairly well with a time sale along the lines of the original Agreement of Purchase.

13. As both interests are exceedingly anxious to have the sale implemented and there being, apparently, no reason against it, I have suggested and advised Mr. Wells and Mr. MacLennan to draw up the Bill of Sale dating it the 27th current, using this date to base the necessary adjustment of rentals. Mr. Wells has been authorized by Jaskiw, and is prepared to advance any additional money which may be required in connection with this adjustment.

They are also to jointly see that the business and water taxes, electric and gas service, etc., are computed to that date and covered in this adjustment. Apparently there is no insurance on the furniture and fixtures.

14. I have further advised them that I am reporting to you along these lines today and am asking confirmation from you to authorize me to approve of the sale on the following basis:-

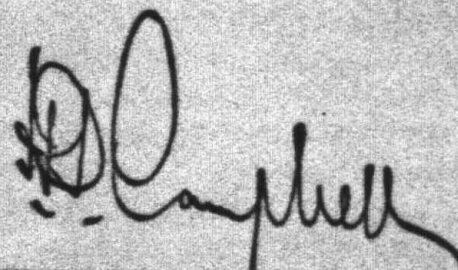
1. That Mr. MacLennan obtain from Mrs. Yanagawa on account of herself and her husband, an affidavit regarding creditors as required under the Bulk Sales Act.

11. That this should be turned over to me or your Office together with the endorsed certified cheque.

111. That Mr. MacLennan should also obtain an authority from Mrs. Yanagawa as attorney in fact, for your Office to retain \$250.00 owing to Wakabayashi, and authority to pay Mr. MacLennan's account of \$25.00.

1V. That the Custodian withhold the balance of the money until the expiry of the time advertised for creditors' claims against Japanese with the exception of \$250.00, which Mrs. Yanagawa has requested for living expenses.

15. This basis of sale seems to cover all eventualities and to provide every protection that could possibly be required by your Office. In view of this, I recommend that you immediately authorize me to act along these lines, particularly as the Agreement of Sale was actually entered into by Yanagawa himself prior to his evacuation and that Mrs. Yanagawa has a properly executed Power of Attorney to complete the deal.



April 22, 1942.

Inventory of SLEEPER ROOMS

ROOM No. 1. 1 Sofa 1 Easy Chair 2 Chairs 2 Tables 1 Book Case Line 2
blinds 2 pr. Curtains.
ROOM No 2. 1 bed 1 bed cover 2 sheets 2 chairs 1 stool 2 dressers line
2 blinds 2 pr. curtains 1 small desk.
ROOM No 3. 1 kitchen cabinet 4 chairs 1 table 1 gas plate cooking utensils
curtain blind line 1 desk.
ROOM No 4. 1 bed complete 1 cover 2 sheets 2 pillows 2 slips 1 dresser
1 chair 1 table curtains & blind 2 towels line 4 blankets.
ROOM No 5. 1 bed complete 1 bed cover 2 sheets 2 pillow cases 2
blankets 1 comforter curtains & blind 2 towels 1 dresser 1 chair 1
table line.
ROOM No 6. 1 bed complete 1 bed cover 2 sheets 2 pillows & cases 2
blankets 1 comforter 1 dresser 1 chair 1 table curtains & blind
2 towels line.
ROOM No 7. 1 bed complete 1 bed cover 2 sheets 2 pillows & slips
2 blankets and comforter 1 dresser 1 chair 1 table blinds and curtains
2 towels line
ROOM No 8. 1 bed complete 1 cover 2 sheets 2 pillows and cases 2 blankets
1 comforter 1 dresser 1 table 1 chair 2 towels line curtains blind.
ROOM No 9. 1 bed complete 1 bed cover 2 sheets 2 pillows and cases
2 blankets 1 quilt 1 dresser 1 chair 1 table 2 towels line.
ROOM No 10. 1 bed complete 1 cover 2 sheets 2 pillows and cases 2
blankets 1 comforter 1 chair 1 dresser blind and curtains 2 towels line
ROOM No 11. 1 bed complete 1 cover 2 sheets 2 pillows and cases 2
blankets 1 comforter 1 dresser 2 chairs 1 table Gas plate cooking utensils
wardrobe blind & curtains 1 cabinet.
ROOM No 12. bed 1 cover 2 sheets 2 pillow & cases glass plate kitchen
cabinet 1 table 1 dresser 2 chairs curtains & blinds 2 towels line.
ROOM No 13. 1 bed 1 cover 2 sheets 2 pillows and cases 2 towels 1 dresser
2 easy chairs line Wardrobe curtains and blind.
ROOM No 14. 1 Bed 1 cover 2 sheets 2 pillows and cases 2 towels curtains
blind line wardrobe 1 gas plate 2 tables 2 chairs cooking utensils 1
kitchen cabinet line 1 comforter 1 dresser.
ROOM No 15. 1 bed 1 cover 2 sheets 2 pillows 2 towels 4 blankets 1
table 1 chair 1 dresser gas plate kitchen cabinet line cooking utensils
ROOM No 16 complete bed cover sheets pillows slips 3 blankets 1
comforter blind curtains 1 table 1 chair dresser 2 towels
ROOM No 17 complete bed 2 sheets 1 cover 2 pillows 2 towels 2 blankets
1 comforter 1 table 1 chair curtains blind line 1 dresser
ROOM No 18 Complete bed 1 cover 2 sheets 3 pillows 2 blankets 1 chair
1 table 1 dresser 2 towels curtains blind line.
ROOM No 19. 1 bed complete 1 cover 2 sheets 2 pillows & slips 1 blanket
1 quilt 1 dresser 1 chair 1 table curtain blind 2 towels rug.
ROOM No 20. 1 bed complete 1 cover 2 sheets 2 pillows 1 blanket 1 quilt
1 dresser 1 chair 1 table 2 pillow slips curtain blind 2 towels rug.
ROOM No 21. 1 bed complete 1 cover 2 sheets 2 pillows 2 pillowslips
2 blankets 1 quilt 1 dresser 1 chair 1 table curtain blind 2 towels rug.
ROOM No 22. 1 single bed complete 1 cover 2 sheets 2 pillows & slips
3 blankets 1 dresser 1 chair curtain blind 2 towels line.
ROOM No 23 1 bed complete 1 cover 2 sheets 2 pillows and slips
2 blankets 1 dresser 2 chairs 1 table 1 gas plate cooking utensils
curtain blind 2 towels line wardrobe kitchen cabinet.
ROOM No 24. 1 bed complete 1 cover 2 sheets 2 pillows & slips 1 blanket
1 quilt 1 dresser 1 chair 1 table curtain blind wardrobe towel line
gas plate cooking utensils.
ROOM No 25. 1 bed complete line wardrobe 1 cover 2 sheets 2 pillows &
slips 2 blankets 1 quilt 1 dresser 1 chair 1 table 1 rocker curtain and
blind 2 towels.
ROOM No 26 1 bed complete 1 cover 2 sheets 2 pillows & slips 2 blankets
1 quilt 1 dresser 3 chairs 1 table 1 gas plate cooking utensils blind
towels carpet.
ROOM No 27. 1 bed complete 1 cover 2 sheets 2 pillows & slips 2 blankets
1 dresser 1 chair 1 table 1 gas plate cooking utensils curtains blind
towels line.
ROOM No 28. 1 bed complete 1 cover 2 sheets 2 pillows & slips 1 blanket
1 quilt 1 dresser 1 chair 1 table curtain blind towels line.

CONT.

ROOM No 29. 1 bed complete 1 cover 2 sheets 2 pillows & slips 2
blankets 1 quilt 1 dresser 1 chair 1 table curtain blind line
ROOM No 30. 1 bed complete 1 cover 2 sheets 2 pillows & slips 1
dresser 1 chair 1 table curtain blind towel line.
ROOM No 31. 1 bed complete 1 cover 2 sheets 2 pillows & slips 2
blankets 1 quilt 1 dresser 1 chair 1 table curtain blind towels line.
ROOM No 32. 1 bed complete 1 cover 2 sheets 2 pillows & slips 1
blanket 1 quilt 1 dresser 1 chair 1 table curtain blind towel line.
ROOM No 33. 1 bed complete 1 cover 2 sheets 2 pillows & slips 3
blankets 1 dresser 1 chair 1 table curtain blind towel line.
ROOM No 34. 1 bed complete 1 cover 2 sheets 1 pillow 2 slips 2 blankets
1 dresser 1 chair curtain blind towel carpet.
ROOM No 35. 1 bed complete 1 cover 2 sheets 2 pillows & slips 1
blanket 1 quilt 1 dresser 1 chair 1 table curtain blind towels line.
ROOM No 36. 1 bed complete 1 cover 2 sheets 2 pillows & slips 2
blankets 1 dresser 4 chairs 1 table gas plate cooking utensils curtain
blind towels line.
FIRST HALLWAY. 1 oak hat hanger stand 1 rest chair 1 drinking glass in
every room light globed in every room and halls line and carpet every hall
way.
spare linen in cupboard.

sheets.	26
covers	9
pillow slips	25
bath towels	27
face towels	19
bureau covers on dressers and table covers.	25
curtains.	10
Add 1 electric vacuum cleaner and attachment.	

5892
RE - YANAGAWA, JUN

169 West Pender Street, Vancouver.
(Silver Rooms)

April 24 1942
OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
APR 30 1942

1. I today attended a meeting in the offices of Norris and MacLennan to arrange for the sale of the above property. The purchaser was represented by Mr. P. E. Wells, Real Estate Agent, and the seller by Mr. J. A. MacLennan. An interpreter, Masaichi Ohashi, was provided by Mrs. Yanagawa. Mr. Kenichi Wakabayashi, who had an amount of \$250.00 owing to him under the original Conditional Sale Agreement, was also present.

2. Search of the title by Mr. Wells on behalf of the purchasers, Catherine and Nicholas Juskiw elicited the fact there were two chattel mortgages outstanding at the Court House against the property involved. These were in favor of Kelly Piano Company; the first for \$126.95 dated 4th September 1941, the second for \$61.35 dated 9th March 1942. Mrs. Yanagawa was able to produce receipts for both these amounts and reference to the Kelly Piano Company verified this and their promise to provide releases which will be recorded tomorrow.

3. The adjustments in connection with licences, rentals, gas and electric service, etc. were mutually agreed on by the two parties and the final price arrived at of \$2,762.61.

4. In view of the fact that \$50.00 had been paid to Jun Yanagawa as reported on the 23rd of March the balance was \$2,712.61, which was handed over to me in the form of a certified cheque for \$2,675.00 and further cheque of \$37.61 to cover the balance. This has today been deposited in our Trust Account for such funds against which I have issued a cheque for \$250.00 to Mrs. Yasko Yanagawa as authorized by your letter of the 28th instant, and further cheque of \$25.00 to Norris and MacLennan for legal fees.

5. The insurance on the property is transferred by assignment to the new owners. Arrangement for the transfer of the licence had already been made on the previous day and all other similar details attended to.

6. The following documents were obtained from Mrs. Yanagawa in connection with the sale and disbursement of the proceeds to her:

- (a) Statement and declaration under the "Bulk Sales" Act covering monies owed by her husband. These were signed by her as Attorney in Fact for her husband Jun Yanagawa. The only item disclosed is that of \$250.00 to K. Wakabayashi.
- (b) Authority from Mrs. Yanagawa to pay Norris and MacLennan's fee of \$25.00 and to disburse on her behalf \$250.00 owing to K. Wakabayashi.

Duly completed copies of both these documents are attached hereto.

7. The Juskiw interests have today taken over the property, Mrs. Yanagawa remaining on the premises for several days, at the end of which time she intends to move to 334 Alexander Street. She advised me that she has disposed of all her possessions with the exception of clothing which she is able to take with her and has therefore apparently no further property in which your Office will be interested.

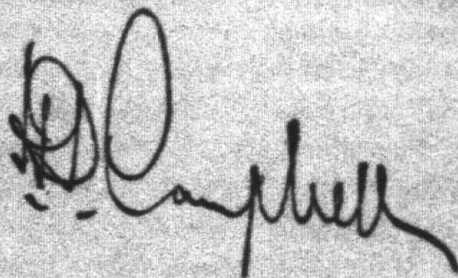
8. As K. Wakabayashi was present and wished to obtain as soon as possible the \$250.00 coming to him as a result of the arrangements under this sale I obtained from him also a statement and declaration under the "Bulk Sales Act" in which he declared that he has no debts whatsoever. I also obtained a Discharge of the Conditional Bill of Sale under which the property was sold to Mrs. Yanagawa. This is being registered tomorrow and the copy with the registration number noted thereon will be kept in my files unless requested by you. (See report Wakabayashi, K.)

YANAGAWA, JUN

9. I have passed on to Mrs. Yanagawa the information given me verbally by your Office that the balance of the money accruing to her from the sale of the property will be available to her on or about the 15th of May.

10. As this sale apparently winds up the property belonging to Yanagawa I am closing my file on the matter with the exception of course of the instructions relative to the disbursement of the balance of the money in my hands.

11. Please refer to a further report to your office under Kenichi Wakabayashi of 165 West Pender Street, Registration No. 01924, before instructing me with regard to this distribution.



OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

APR 30 1942

169 West Pender St.
Vancouver, B. C.
April 28th, 1942.

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

Dear Sir:

I, Yaeko Yanagawa, Attorney in
Fact for Jun Yanagawa, hereby request you out of the
proceeds of the sale of the Silver Rooms at 169 West
Pender Street, Vancouver, B. C. to Nicholas Juskiw
and Catherine Juskiw, to pay the sum of \$250.00 to
me and to pay the sum of \$25.00 to Messrs. Norris &
MacLennan, Solicitors, Vancouver, British Columbia,
for their legal charges, and to pay Kenichi
Wakabayashi of 165 West Pender Street, Vancouver,
the sum of \$250.00, being the balance owing to him
pursuant to Conditional Bill of Sale dated August
9th, 1939, and to pay the balance to me as soon as
possible.

Yours truly,

Yaeko Yanagawa

W. J. Hurlin

Witness.

"Bulk Sales Act"
SCHEDULE "A"

RECEIVED
APR 30 1942

STATEMENT AND DECLARATION

Statement showing names and addresses of all creditors of JUN YANAGAWA.

Name of Creditor	Post Office Address	Nature of Indebtedness	Amount	When Due
Kenichi Wakabayashi	165 West Pender St. Vancouver, B. C.	Balance owing under Conditional Bill of Sale dated August 9th, 1939	\$ 250.00	Now.

I, **Yaeko Yanagawa**, of 169 West Pender Street, of the City of **Vancouver**, in the Province of British Columbia Married Woman, do solemnly declare that the above is a true and correct statement of the names and addresses of all the creditors, and shows correctly the amount of indebtedness or liability due, owing, payable or accruing due or to become due and payable by **Jun Yanagawa** to each of said creditors.

[Signature] I am the duly authorized ~~agent~~ Attorney in fact/ of the vendor and have a personal knowledge of the matters herein declared to.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the "Canada Evidence Act."

This Declaration was read over and explained to the deponent, **Yaeko Yanagawa**, in the Japanese language by **Masaichi Ohashi** of the City of **Vancouver**, in the Province of **British Columbia**, Agent, the said **Masaichi Ohashi** being first duly sworn before me truly and faithfully to interpret the same and the oath to be administered to the said deponent was afterwards by the interpretation of the said **Masaichi**

Yaeko Yanagawa

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 30 1942

April 29, 1942.

Mr. J. A. MacLennan,
Morris & MacLennan,
602 West Hastings St.,
Vancouver, B. C.

Dear Mr. MacLennan,

Jun Yanagawa - Silver Room
169 W. Pender St. Vancouver

This is to acknowledge receipt of two cheques totalling \$2,412.61, being the balance of the purchase price paid by Nicholas and Catherine Jukis for the above property. This money has been accepted by me on behalf of the Office of the Custodian under the instructions issued to me by that office on the 28th of April.

I wish to confirm my verbal advice that the execution of the sale was carried out under the instructions of the Office of the Custodian and that the requirements imposed by that Office were duly complied with.

I am enclosing herewith certified cheque for \$250.00 payable to Yasko Yanagawa (Mrs.) being that part of the proceeds which the Custodian has authorized me to release to her. Will you kindly see that this is delivered to her?

I am also enclosing herewith cheque for \$25.00 payable to your firm, being the legal fee mutually agreed on by yourself and Mrs. Yanagawa, and settlement of which has been authorized by the Custodian.

I understand that the Custodian will be prepared to release the balance of the money on or around the 15th of next month.

Yours very truly,

H. D. CAMPBELL.

RCM:H

Per.



DISCHARGE OF CONDITIONAL BILL OF SALE

I, KENICHI WAKABAYASHI, of 165 West Pender Street, in the City of Vancouver, in the Province of British Columbia, Rooming-House Proprietor, DO CERTIFY that JUN YANAGAWA, of 169 West Pender Street, in the said City and Province, Rooming-House Proprietor, has satisfied all money due or to grow due on a certain Conditional Bill of Sale made by Kenichi Wakabayashi aforesaid to Jun Yanagawa aforesaid, which Conditional Bill of Sale bears date the 9th day of August, 1939 and was registered in the office of the Clerk of the County Court of the County of Vancouver, at Vancouver, British Columbia, on the 11th day of August, 1939, as Number 34034.

THAT such Conditional Bill of Sale has not been assigned by me and that I am the person entitled by law to receive the money and that such Conditional Bill of Sale is therefore, discharged and fully paid and satisfied.

WITNESS my hand this 8th day of April, 1942.

SIGNED, SEALED AND
DELIVERED

in the presence of

Samuel H. Haskins
5444 Tenth St.
Vancouver B.C.
Stenographer

Kenichi Wakabayashi

COUNTY OF VANCOUVER,
PROVINCE OF BRITISH COLUMBIA

TO WIT:

I, Winnifred Gochen, of the City of Vancouver,
in the Province of British Columbia, Stenographer, make
oath and say:

1. That I was personally present and did see
the within Discharge and Satisfaction of Conditional
Bill of Sale duly signed and executed by Kenichi
Nakabayashi.
2. That the said Discharge was so executed at
the City of Vancouver, in the County of Vancouver, on
the 8th day of April, 1942.
3. That I know the said party.
4. That I am a subscribing witness to the said
Discharge.

SWORN before me at the City
of Vancouver, in the Province
of British Columbia, this
8th day of April, A. D. 1942.)

Winnifred Gochen

[Signature]
A Commissioner for taking Affidavits
within British Columbia.

"Bulk Sales Act"

SCHEDULE "A"

STATEMENT AND DECLARATION

Statement showing names and addresses of all creditors of KENICHI WAKABAYASHI.

Name of Creditor	Post Office Address	Nature of Indebtedness	Amount	When Due
NIL	NIL	NIL	NIL	---

I, Kenichi Wakabayashi, of 165 West Pender Street, of the City of Vancouver, in the Province of British Columbia Rooming-house Proprietor, do solemnly declare that the above is a true and correct statement of the names and addresses of all my creditors, and shows correctly the amount of indebtedness or liability due, owing, payable or accruing due or to become due and payable by me to each of said creditors.

[Signature] I am the duly authorized agent of the vendor and have a personal knowledge of the matters herein declared to.

And I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the "Canada Evidence Act."

Declared before me at Vancouver, in the Province of British Columbia this 28th day of March A.D. 1942.

Kenichi Wakabayashi

[Signature]
A Commissioner for taking Affidavits within British Columbia.

Declared before me at the City of Vancouver,
Province of British Columbia, this
A.D. 19

I, _____
of _____ in the Province of British Columbia,
do solemnly declare that the above is a true and correct statement of the names and
addresses of all the creditors of the _____
Company, and shows correctly the amount of the indebtedness of liability due, owing,
payable, or accruing due or to become due and payable by such Company to each of said
creditors, and that I am the
and have a personal knowledge of the matters herein declared to.
And I make this solemn declaration conscientiously believing the same to be true, and
knowing that it is of the same force and effect as if made under oath and by virtue of
the "Canada Evidence Act."

For the Secretary (or other Officer) of a Corporation

Dated April 28th 1942.

JUN YANAGAWA

-to-

NICHOLAS JUSKIW and
CATHERINE JUSKIW

Bulk Sales Declaration

The Clarke & Stuart Co. Ltd., Law Printers and Stationers
Vancouver, B.C. Form No. 40

NORRIS & MACLENNAN,
Barristers, etc.
Vancouver, B. C.

RE - YANAGAWA, JUN

169 West Pender Street, Vancouver, B. C.

(Silver Rooms)

Your File No. 5892

1. I have paid over to Kenichi Wakabayashi, under your authority of the 1st inst., the amount of \$250.00 being the balance due to him by Jun Yanagawa, under the conditional Agreement of Sale entered into between them in connection with the purchase by Yanagawa of the Rooming House Business at 169 West Pender Street, known as the "Silver Rooms".

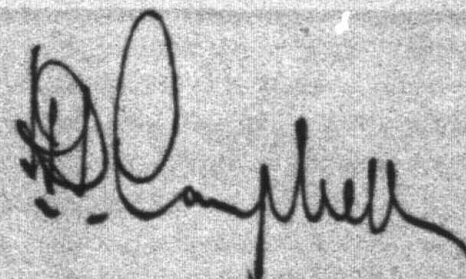
2. My Ledger balance on the proceeds of this sale is as follows:-

Purchase Price of Business	\$ 2,762.61
<u>Less: Deposit paid to Vendor,</u> 23rd March, 1942.	<u>50.00</u>
Amount turned over to me by Purchaser	2,712.61
<u>Less: Disbursements -</u>	
Cash to Mrs. Yanagawa	\$ 250.00
Norris & MacLennan - Legal Fees	25.00
Kenichi Wakabayashi - Balance due	<u>250.00</u>
	<u>525.00</u>
<u>Net balance on hand</u>	<u>\$ 2,187.61</u>

3. I am enclosing herewith my cheque for that amount, payable to C. W. McPherson, Deputy Custodian.

4. I am also enclosing herewith a receipt from Norris & MacLennan for \$25.00, and a receipt from Kenichi Wakabayashi for \$250.00 paid to him.

5. Mrs. Yanagawa will be in my office within the next few days in connection with obtaining the release of the balance of the money and I will, at that time, obtain a receipt from her. This money was paid to her by a cheque with a suitable endorsement on the back. Mrs. Yanagawa asked that the balance of the money be released to her on or about the 15th of this month. As I am transferring Yanagawa's funds to you, I will refer her to your Office for the release of this balance.



May 5, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
MAY 7 1942

Vancouver, B. C.,

May 5, 1942.

Received from Mr. Harold D. Campbell, as Agent
for the Office of the Custodian, Two Hundred
and Fifty Dollars (\$250.00), being the balance
due me by Jun Yanagawa as the balance of the
conditional Sale Agreement covering the business
at 169 Pender Street, West, known as the Silver
Rooms.

Kenichi Takabayashi

File No. 5892

February 14th, 1945

CLAIMS DEPARTMENT

Jun YAMAGATA - Reg. No. 01609

CREDITORS-

1. M. Furuya Co. \$ 25.93

No a/c.

/m

Norris & MacLennan
BARRISTERS AT LAW, SOLICITORS
NOTARIES PUBLIC

T. G. NORRIS, K.C.
J. A. MACLENNAN, LL.B.

BANK OF NOVA SCOTIA BUILDING
602 HASTINGS ST. WEST

VANCOUVER, B. C.

CABLE ADDRESS "NORRIS"
VANCOUVER, CANADA
TELEPHONE: PACIFIC 5284

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 8 1942

April 8th, 1942.

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

Dear Sir:

Re: Jun Yanagawa, Yaeko
Yanagawa and K. Wakabayashi

Please

You have had some correspondence from
P. E. Wells, Esq., Real Estate Agent of 421 Pender
Street, in connection with the above. Jun Yanagawa *no record*
has been evacuated but before he left the Vancouver
Defence area he made a Power of Attorney dated March
4th, 1942 in favor of his wife, Yaeko Yanagawa,
authorizing her, inter alia, to sell the chattels etc.
of which Jun Yanagawa was possessed.

The Evacuee before leaving operated
a rooming-house called the Silver Rooms, at 169 West
Pender Street, Vancouver. Mrs. Yanagawa, pursuant to
her Power of Attorney, has arranged to sell the Rooming-
house business for the sum of \$2,775.00 cash. There
is, however, registered against the chattels a Conditional
Bill of Sale on which there is a balance of \$250.00 owing.

April 8th, 1942.

The Custodian of Enemy Alien Property:

This is owed to Kenichi Wakabayashi of 165 West Pender Street.

We should like to have from you a letter authorizing Mrs. Yanagawa to execute the Bill of Sale of the rooming-house and contents upon our undertaking to pay you the net proceeds thereof after deducting the \$250.00 for Mr. Wakabayashi and approximately \$20.00 to \$25.00 for our fees.

It would be appreciated if you would give us this permission by return in order that the transaction may be completed as outlined. We understand of course, that the proceeds should be remitted to the Custodian and Mrs. Yanagawa understands that also.

Yours truly,

NORRIS & MacLENNAN,

Per: 

JAM/WS

John MacLennan stating that as neither this Jan nor his wife had registered, we could not act - suggested he answer for the wife to register

H.

P.E. Wells

*Not Registered
Growth*

PHONE: PACIFIC 6828

421 PENDER STREET WEST
VANCOUVER, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 1 1942

March 31st 1942.

The Custodian of Enemy Property.
Royal Bank Building.
City.

Dear Sir,

I have been asked to prepare Absolute Bill of Sale in respect of Goodwill and Chattels of Silver Rooms - 169 West Pender Street Vancouver from Jun Yanagawa to Nicholas and Jessie Juskiw at price of \$2775.00 Cash Mrs Yakeo Yanagawa having a Power of Attorney from her Husband to sell and execute documents and receive money. Mr Yanagawa has I understand been evacuated.

There is a Conditional Bill of Sale dated 9th August 1939 registered August 11th 1939 under No 34034 against above in favor of Kinichi Wakabayashi of 165 West Pender Street, Vancouver on which there is a balance outstanding of about \$250.00. This is the only encumbrance against above I have so far been able to find.

Mrs Yanagawa has given a Receipt to Juskiws for \$50.00 on account of the purchase at above price.

I should be obliged if you would advise me what you require to be done in the circumstances.

Yours truly,

P.E. Wells

April 6th, 1942.

P.E. Wells, Esq.,
421 Pender Street West,
Vancouver, B.C.

Dear Sir:-

In reply to your letter of 31st March we consider you should defer the execution of the proposed Bill of Sale in respect of the goodwill and chattels of Silver Rooms, 169 West Pender Street, until more information is obtained in regard to the position of the Custodian in re the Japanese concerned in this transaction. In the meantime, can you inform us of the nationality of the Vendees, Nicholas and Jessie Juskiw.

Yours truly,

EB:EB.

C.L. Drewry
Manager

April 28, 1942

Mr. Harold D. Campbell,
808 - 812 Standard Bank Bldg.,
Vancouver, B. C.

Re: YANAGAWA, Jun

Dear Sir:

We thank you for your report on the above, dated the 22nd inst. The Custodian will not object to the sale of the rooming-house business of the above, known as "The Silver Rooms", under the conditions outlined in paragraph 14 of your report. Out of the proceeds, please arrange for payment of Mr. McLennan's account, amounting to \$25.00, and also \$250.00 to Mrs. Yanagawa. The balance amounting to \$2,500 should be remitted to this office.

Yours truly,

C. L. Drewry
Manager

RFB:IF

5892
Sp. Brown

HAROLD D. CAMPBELL

CHARTERED ACCOUNTANT

808-812 STANDARD BANK BUILDING

VANCOUVER, B. C.

LICENSED TRUSTEE
IN BANKRUPTCY

TELEPHONE
PACIFIC 1357

April 28, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 30 1942

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

Attention of Mr. C. L. Drewry.

Dear Sirs,

I am enclosing herewith my report on the
execution of the Deed of Sale in connection with the
under-noted property.

YANAGAWA, JUN
169 West Pender Street,
Vancouver, B. C.,
(Silver Rooms)
No Registration or File No. given.

This sale was effected with due respect
to the conditions laid down in your authority for the sale
under date of the 28th of April.

Yours very truly,

H. D. CAMPBELL.

H. D. Campbell
Per.

RCM.M
Encls.

This has been dealt with

d.

5892

1st May, 1942.

Harold D. Campbell, Esq.,
808 Standard Bank Bldg.,
Vancouver, B.C.

Dear Sir: Re: Jun YANAGAWA

We thank you for your report on the above,
dated April 30th, relative to the conclusion of
negotiations for the sale of the Silver Rooms,
169 W. Pender Street, Vancouver.

In view of the fact that you have seen the
Agreement of Sale and have placed us in possession of
a declaration under the "Bulk Sales Act" subscribed by
Kenichi Wakabayashi, and also a Discharge of the Bill of
Sale between Kenichi Wakabayashi and Jun Yanagawa, we
have no objection to you releasing to him the sum of
\$250.00, corresponding to the balance of purchase price
of this rooming house.

We will therefore be obliged if you would
forward to this Office your cheque for the amount of
\$2,187.61 made out in favour of G. W. McPherson, Deputy
Custodian.

This amount is arrived at as follows:

Purchase price of business.....	\$2,762.61
Less:	
Deposit paid to Vendor, 23rd March, '42. \$	50.00
Cash to Mrs. Yanagawa.....	250.00
Norris & MacLennan, for legal fees.....	25.00
Kenichi Wakabayashi.....	250.00
	<u>575.00</u>
	<u>\$2,187.61</u>

Please also forward to this Office receipts for
the above payments.

Yours truly,

C. L. Drewry
Manager.

RFB:ND

File please
↓

MEMORANDUM

File #5892.

8th May, 1942.

To: Mr. Noble

From: Mr. Shears

Re: Jan Yanagawa

Cheque attached drawn by H. D. Campbell,
Trust Account, in favour of the Custodian, for
\$2,187.61

Requisition #114 will be issued to disburse.

No. 4 ACCOUNT
CB

MAY 8 1942

5892

May 9th, 1942.

Mr. Harold G. Campbell,
808 Standard Bank Building,
Vancouver, B.C.

Dear Sir:-

re Yanagawa, Jun

In accordance with the arrangements which we made with your Mr. Messenger over the telephone, we are now enclosing herewith cheque in favour of Yanagawa for \$2,187.61, the amount which was recently remitted to us as representing the balance of the purchase price of the Silver Rooms, 169 West Pender Street.

You will note this cheque is made out in favour of Jun Yanagawa so that it will be necessary for this cheque to have his endorsement before Mrs. Yanagawa is able to handle the funds.

Yours truly,

FGS:EB.
Encl:

C.L. Drewry
Manager

*For filing
one copy to bank
2013*

LICENSED TRUSTEE
IN BANKRUPTCY

HAROLD D. CAMPBELL

CHARTERED ACCOUNTANT

808-812 STANDARD BANK BUILDING

VANCOUVER, B. C.

31-2-2
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
MAY 13 1942

TELEPHONE
PACIFIC 1357

File No. 5892.

May 12, 1942.

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

Attention Mr. C. L. Drewry:

Dear Sirs:

Re- Yanagawa, Jun
169 West Pender Street,
Vancouver, B. C.

I wish to acknowledge receipt of your cheque for
\$2187.61, payable to Jun Yanagawa, which I have today handed
over to Mrs. Yanagawa.

I am enclosing herewith receipt for this cheque,
together with a receipt for \$250.00 previously disbursed to
her.

Yours very truly,

H. D. CAMPBELL.

Per *C. Cunningham*

RCM:JM
Encl.

Vancouver, B. C.,
May 12, 1942.

I hereby acknowledge receipt of Twenty-one
Hundred and Eighty-seven Dollars and Sixty-
one Cents (\$2187.61) from Harold D. Campbell,
Agent for the Office of the Custodian, being
balance in full of the sale of the business
at 169 West Pender Street, known as the
"Silver Rooms".

Y. Yanagawa

File No. 5892.

October 6, 1942.

Mr. Jun YANAGAWA,
Reg. No. 01609,
Tashme Camp,
Hope, B. C.

Dear Sir:

The Custodian has been unable to trace the following effects declared by you to him as being stored at 230 $\frac{1}{2}$ Alexander St., Vancouver, B. C.:-

2 beds

The Custodian assumes that you either disposed of these articles before evacuation or took them with you to your place of evacuation.

If this is so, will you kindly acknowledge the same by signing the enclosed form.

We also assume that you have no other property of any kind whatsoever in any protected area in British Columbia.

Yours truly,

Encl.
FTW/AW

F. T. Williams

CONFIRMED.....

YANAGAWA, Jun
Reg. No. 01609

5892

November 10, 1942

Spain
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
NOV 24 1942

Mr. Jun YANAGAWA, #01609
Tashme Camp
Hope, B. C.

Dear Sir:

Referring to our letter of October 6th should you have any property remaining in the protected area of British Columbia, we wish to be informed so that we might protect the same. We would, therefore, appreciate an immediate reply. In the event, however, that you have no other property remaining in the protected area of British Columbia, would you kindly sign and return to this office the attached copy of this letter in the enclosed envelope.

Yours truly,

G. B. Spain
Protection Department

FTW:KAD
FTW

I hereby certify that I have no property of any kind whatsoever in any protected area of British Columbia.

Signed:

Jun Yanagawa
Jun Yanagawa, #01609

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
NOV 24 1942

Tashme, B.C.,
Nov 22, 1942.

Director of the Secretary of State
Office of the Custodian

Japanese Evacuation Section

Dear Sir:

I received your letter dated
the 10th of November. I have
no property in British Columbia
but at 230 1/2 Alexander I
have a big table which
I would like you to look
after for me.

Thank you very kindly.

Yours truly,

Sam Yanagawa

Table is on
wife's file

5892

April 27th, 1945.

M. Furuya Co.,
c/o Messrs. F. S. Ross & Sons,
Royal Bank Building,
Vancouver, B. C.

Dear Sirs:

re: Jun YANAGAWA, #01609

With reference to your claim of \$25.93 lodged against
the above named. He has not replied to our letter and we suggest that
you contact him direct in connection with your claim. His address is:-

Registration No. 01609,
Tashme, B. C.

Yours truly,


AMcA:ND

A. McAlister,
Claims Department.