

8049

REAL ESTATE

FORM "A"

FILE No. 8049

Woodfibre, B. C.
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: KUNO, Yoshijiro

HOME ADDRESS: Woodfibre, B. C.

REGISTRATION NUMBER 09526 SEX: Male AGE: 57

OCCUPATION: Mill Worker

(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: B. C. Pulp, Woodfibre, B. C.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Yorie

ADDRESS OF WIFE OR HUSBAND: Now in Japan

NAMES OF ANY LIVING CHILDREN: Minoru (M), Toshio (M), Takao (M),
Shigako (F)

ADDRESS OF CHILDREN: Now in Japan

AGE OF CHILDREN: 14, 12, 11, 9 years respectively

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

1. LOCATION AND DESCRIPTION: Lot 6 and 7, lot 24 DL 200 also lot 42/
5335 W 1/4 of NE 1/4 - E-8178 City of Vancouver, latter on Victoria Ave.,
lot 7 and 8 on Fraser Street.

Lot 42, DL 333 SW 1/4 of E 1/4

2. BUILDINGS AND OTHER IMPROVEMENTS: None

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

4. TAXES (Amount and where payable) Taxes all paid to date to City of Vancouver.
\$18.50.

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

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

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In owner's possession

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. Lives in bunkhouse at Woodliffe, B. G.

2. LANDLORD'S NAME AND ADDRESS. B. G. Pulp, Woodliffe, B. G.

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

by arrangement with above company

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.

None

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) _____

None

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

\$50.00 Victory Bond of 1941 issue and \$160.00 War Savings
certificates in owner's possession8. BANK ACCOUNTS: \$400.00 Royal Bank of Canada, Main & Hastings,
Vancouver, B. C.,9. LIFE INSURANCE: \$2000.00 Manufacturers Life Assurance Co., Vancouver,
B. C., Beneficiary wife (Yokie) policy # unknown, premiums paid to
date, in owner's possession

10. INTEREST IN ANY ESTATES OR TRUSTS: _____


11. SAFETY DEPOSIT BOX: _____

LIABILITIES:1. PERSONAL DEBTS: None

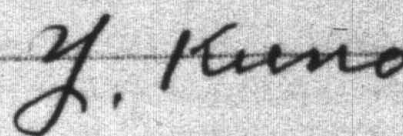
2. TRADE DEBTS: _____

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 4th day of May 1942.
Witness

(Signature)



FOR DEPARTMENTAL USE _____

F.D. 2/12/42

INFORMATION FROM R.C.M.P.

DATE Sept. 18/43

File No. 8049

Full Name KUNO, Yoshihiro
(Surname in Block Letters)

Registration No. 09526

Male - Female
(Check)

Age Aug. 18, 1885

Former Address Woodfibre, B. C.

Date Evacuated 11/6/42 Naturalized - Canadian-Born - National
(Check)

Present Address Goldstream Ranch, Vernon, B. C.

Married - Single
(Check)

Name of Wife KUNO, Yuki - Japan

Name of Husband

Name of Mother Dec'd

Name of Father Dec'd

Name's of Children under 16 Minoru (M) 14 yrs. Toshio (M) 12 yrs.

Takao (M) 11 yrs. Shigeko (M) 9 yrs.

Tested by GM

Registered with Custodian yes
(Yes or No)

Additional Information Pulp mill worker.

January 9th, 1947.

REAL PROPERTY SUMMARY

JAPANESE NAME: Yoshijiro KUNO, Registration No. 09526, File No. 8049.

CATALOGUE NO: 407 and 408

PROPERTY ADDRESS: North West Corner 57th Ave. and Culloden, Vancouver, B. C.

LEGAL DESCRIPTION: Lots 6 and 7, Block 24, District Lot 200, Group 1, New Westminster District, Plan 2591.

TITLE: Registered in the name of Yoshijiro KUNO.

ENCUMBRANCES: None registered and no indication of any unregistered.
Vesting Order No. 34827 - September 6, 1942.

ASSESSED VALUE: 1942 - Land \$ 310.00
Impts. Nil - \$310.00 Taxes - \$16.14

CLASSIFICATION: Vacant urban property 66' x 112' inspected for appraisal by Alan N. Ker on May 18, 1942. He estimated the marked value of the property to be \$250.00.
(W. G. Moore, of Fraser Valley - Val. - 250.00 - Dated June 15/42 & filed in R.P. Section).

HISTORY OF ADMINISTRATION: No administration.

SOLD: Through the agency of Ker & Ker Limited to Frederick Leslie Hawkins and Wilhelmina Hawkins for \$250.00 as at Nov. 19, 1945. Approved by the Advisory Committee on November 21, 1945.

TITLE: Certificate of Title No. 138627-L issued on January 23, 1946 in the names of Frederick Leslie Hawkins and Wilhelmina Hawkins and mailed to Mr. and Mrs. Hawkins, 2209 Cambie St., on January 29, 1946. Control acknowledged by Mr. & Mrs. Hawkins on January 21, 1946.

OLD TITLE: Certificate of Title No. 35799-K was received from the owner on January 26, 1946, and sent to the Land Registry Office.

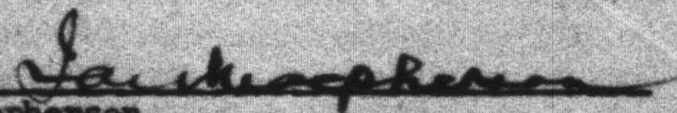
FUNDS: Released to the credit of Yoshijiro KUNO.
Sale price \$250.00 plus closing adjustments \$6.35, total - \$256.35; less Certificate of Encumbrance \$1.00, taxes \$31.28, Advertising \$8.00, valuation fee \$10.00, commission on sale \$12.50, registration fee \$7.00, total - \$69.78. Net amount released \$186.57.

January 9th, 1947.

DISPUTED INTEREST:

J. A. Mackenzie of Beavermouth, B. C. on the 12th January, 1946, advised the Custodian that he had purchased this property from Yoshihiro KUNO, Registration No. 09526, Glacier, B. C. but that he had not had the Deed transferred to his name. The Custodian advised him on January 16, 1946, that the property had been sold and was then registered in the name of the new purchaser. Mr. Mackenzie wrote the Department of Lands, Victoria, B. C. on January 18, 1946, stating that he had purchased these two lots and had been advised that the property had been sold by the Custodian, at the same time, inquiring if this sale by the Custodian was in order and if registration could be made without first obtaining possession of the Deed. This letter was referred to the Land Registrar at Vancouver who advised him on January 22nd, 1946, of the receipt of his letter of Jan. 18, 1946, informing him that under the regulations respecting trading with the enemy, it was not necessary to produce the Deed and that if Mr. Mackenzie had purchased the property from Mr. Kuno prior to the war, the matter might be taken up with the Custodian. Nothing further transpired in connection with this claim.

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


Ian Macpherson,
Office of the Custodian.

IM/10

January 10th, 1947.

REAL PROPERTY SUMMARY

JAPANESE NAME: Yoshijiro KUNO, Registration No. 09526, File No. 8049.

CATALOGUE NO: 409

PROPERTY ADDRESS: South East Corner of 58th Ave. and Carlton St., Vancouver, B.C.

LEGAL DESCRIPTION: Lot 42 in the South half of the West half of the North East quarter of District Lot 333, Group 1, New Westminster District, Plan 2274.

TITLE: Registered in the name of Yoshio Kuno - Certificate of Title No. 60511-E absolute.

On file is a letter from Mr. Kuno dated November 19, 1943, explaining that his correct name is Yoshijiro Kuno but in common practice of Japanese, he had dropped the second half of the name in making this registration.

ENCUMBRANCES: None registered and no indication of any unregistered.

Vesting Order No. 34754 - August 28, 1942.

ASSESSED VALUE: 1942 - Land \$ 60.00
Impts. Nil - \$60.00 Taxes \$3.12

CLASSIFICATION: Vacant urban property.

Mr. F. A. Cleland, on behalf of the Custodian, made an inspection of this property on the 20th September, 1943, and reported it as at present inaccessible — no street within two blocks and no light or water connection. He reported it as of no value.

HISTORY OF ADMINISTRATION: The City of Vancouver made an offer to purchase this property on October 9, 1943, at the assessed value of \$60.00 and commission of \$3.00 was paid to the agent named in the catalogue — Collingwood Realty.

SOLD: To the City of Vancouver for \$60.00 as at November 3, 1943. Approved by the Advisory Committee on October 12, 1943.

TITLE: Certificate of Title No. 94716-L issued in the name of the City of Vancouver was mailed, registered A/R, to the Land Department, City of Vancouver, on the 22nd December, 1943.

OLD TITLE: Certificate of Title No. 60511-E was received from Yoshijiro KUNO on November 19, 1943, and deposited with the Land Registry Office.

January 10th, 1947.

- Page 2 -

FUNDS:

Released to the credit of Yoshihiro Kuno.
Sale price \$60.00 plus closing adjustment \$4.68, total - \$64.68;
less Certificate of Encumbrance \$1.00, appraisal fee \$5.00
advertising \$4.00, commission on sale \$3.00, registration fee
\$7.70, total - \$20.70. Net amount released \$43.98.

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

Ian Macpherson

Ian Macpherson,
Office of the Custodian.

IM/ic

8049

[illegible]

As both parcels of real property in connection with this file are vacant land, no fire insurance was carried on same.

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

P. Douet

PD/ER
December 22, 1945.

SUMMARY of LIABILITIES

December 22nd, 1945

File No. 8049

Re: Yoshijiro KURO (Mr.)
Reg. No. 09526.

This file reveals no claims against the above Japanese
person.

The above summary is certified to
be in accordance with the informa-
tion on file:



P. Doust

PD/ER

PERSONAL PROPERTY SUMMARY

File No. 8049

Re: Yoshihiro KUNO (Mr.)
Reg. No. 09526

January 7th, 1946

Chattels:

In his JP form dated May 4th, 1942, the above Japanese person declared that he had no chattels in the protected area of British Columbia. A review of this file reveals no chattels belonging to Mr. Kuno.

Specified Articles:

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

Accounts Receivable:

On October 29th, 1942 an amount of \$6.15, representing refund of 1½ wage deductions for the first half of 1941, was credited to KUNO's account with the Custodian.

Bonds &

Certificates:

Declared by Yoshihiro KUNO in JP form dated May 4th, 1942, to be in his possession:

\$50.00 Victory Bond of 1941 issue
\$160.00 War Savings Certificates

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

Bank Account:

KUNO declared \$400.00 in the Royal Bank of Canada, Main & Hastings Streets Vancouver. No action regarding this account has been taken by the Custodian.

Life

Insurance:

KUNO declared a \$2000.00 Manufacturers Life Assurance Company Policy, number of which is 474,958. Beneficiary - wife (Yokie) and policy is declared to be in owner's possession. On July 16, 1946 the Manufacturers Life forwarded to the Custodian a cheque for \$20.00, representing the July 1946 annual dividend due under the above policy, and asked that we send it to the insured. Accordingly the above cheque was forwarded by the Custodian under date of July 18, 1946. No further reference to the above policy appears on file and no action regarding this contract has been taken by the Custodian.

July 10/47. Div. cheq. \$20.56 rec'd from Man. Life today, & fwd'd by Custodian to Kuno.

NO OTHER PERSONAL PROPERTY OF ANY KIND WHATSOEVER BELONGING TO THE ABOVE JAPANESE PERSON IS REVEALED ON THIS FILE.

The above information is certified to be in accordance with the information on file:

E. Robertson
E. Robertson.

File 8049

November 27, 1945.

MEMORANDUM.

Re: Lots 7 & 8, Blk. 9, D.L. 658,
on Fraser St., Vancouver, B.C.

Between 57 & 58

The Assessment Office advises that the above
described property is registered in the name of the City of Vancouver
having been acquired by tax-sale prior to 1942.

W. H.

AGH:AS

8049

January 16, 1946.

Mr. J. A. Mackenzie,
Beavermouth, B. C.

Dear Sir:

Re: Catalog Nos. 407 and 408,
Lots 6 and 7, Block 24, District
Lot 200, Group 1, District of
New Westminster, Plan 2591.

We are in receipt of your letter dated, January
12, 1946 with reference to the above property.

Please be informed that on May 4, 1942 this
property was vested in the Custodian and accordingly was sold
by the Custodian as of November 26, 1945 and registered in the
name of the new purchaser.

Yours truly,

George Peters,
Administration Department.

GP:hb

Beavermouth B.C.

Jan. 12, 1946

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

EVACUATION SECTION	
JAN 16 1946	
Rec'd	
File No.	8049
Referred	sent to you

Dear sir

Please be informed that J.
J.A. Mackenzie have purchased property from
Yoshiro Kuno Registration no 09526
Glacier B.C.

Property consists of two lots R.S. Catalogue nos
407 & 408. N.W. Cor 57th ave and Bullhorn
Lots 6 & 7 Blk 24. D.L. 200.

Have not yet had deed transferred to my name

Yours truly

J.A. Mackenzie

SUMMARY OF REAL PROPERTY OR INTEREST THEREIN:

OWNED BY KUNO, Yoshihiro

REG. NO. 09526

(1) Nature of Interest:

(a) Owner: Certificate of Title or ~~unregistered~~ Deed held by KUNO, Yoshihiro

(b) Part owner (joint or in common)

Co-owners No

(c) Holder of the right to purchase No Equity \$

Vendor

(d) Holder as Mortgagee No Equity \$

Mortgagor

(2) Cert. of Title No ~~46/384/60511~~ ^{absolute} E/ In the name of KUNO Yoshi (note discrepancy)

(3) Property address Mun

(4) Legal description Lot 42, S $\frac{1}{2}$ of W $\frac{1}{2}$ of N.E. $\frac{1}{4}$ of D.L. 333, Q. 1, N.W.D. Plan

2274 L.R.O. Vancouver

(5) Vested in the Custodian #34754 Certificate of Encumbrance 9/9/42 (unnumbered)

(6) If Agricultural Lands: Type of Farm

Acreage Crops

S.S.B. No.

(7) ASSESSED VALUE: LAND \$ 60.00 IMPROVEMENTS \$

(8) Appraised value if any: Land \$ Improvements \$

(9) Taxes: Current \$ Arrears \$

(10) Water or other rates: Current \$ Arrears \$

(11) Encumbrance: Dated Amount \$ Matures

Payments: Prin. \$ Due Bal. owing \$

Int. rate Due Total owing \$ (R.2)

(12) Judgments or other charges

(13) Leased or rented to Amount \$

All or part Chattels included

Terms

Total owing \$

(14) Insurance: Agent Company

Pol. No. Amount \$ Premium \$ Exp. date

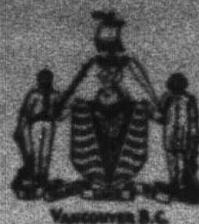
(15) If liquidated: Amt. realized \$ Cash \$ Outstanding \$

Dated this day of A.D. 1942.

Rec'd. by Accounting Dept.

Compiled by:

A.D. 1942



CITY OF VANCOUVER

File 8049.

Rec'd	
File No.	<i>8049</i>
Ans.	<i>Plat 20/10/43</i>
Referred	<i>Harper</i>

Lands & Rentals

OFFICE

CITY HALL

September 9th, 1943.

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

Dear Sir:

On behalf of the City of Vancouver, I
hereby submit an offer to purchase:-

C 409, Lot 42, D.L. 333 SW $\frac{1}{4}$ of NE $\frac{1}{4}$,
for the sum of Sixty Dollars (\$60.00).

I enclose the City's cheque for Six
Dollars (\$6.00), being 10% of above offer.

If accepted kindly notify, or if refused
return deposit cheque for cancellation.

Yours faithfully,

W. H. Woodford

Supervisor of Lands & Rentals.

WLW:MB
Encl.1.

W. H. Woodford
Sept 10/43

TELEPHONES
PACIFIC 1161-1162



F. A. CLELAND
A JUSTICE OF THE PEACE
FINANCIAL & INSURANCE BROKER

REPRESENTING
SCOTTISH CANADIAN
ASSURANCE CORPORATION
THE BRITISH CANADIAN
INSURANCE CO.

RENTAL AGENT
MONEY TO LOAN

ROOM 22
839 PENDER STREET, W.

VANCOUVER, B.C.

Sept. 20th. 1943.

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

Dear Sirs:-

Re Catalogue # 409 ✓

Lot 42, South West quarter of North East Quarter of
District Lot 333, being located on the South East corner of 58th.
and Carlton Street.

This lot is inaccessible as there is no Street open within
two blocks of it. No Electric light and no City Water.

In my opinion the property is worthless.

Yours very truly,

PAC/C.

F. A. Cleland

Collingwood Realty named agent.

Date.....

REAL PROPERTY MEMORANDUM

File No. 8049

Name, Yoshijiro KUNO.

Catalogue No. 409

Re: S.E. Cr. E. 58th & Carlton. Vacant Land.
42/333 SW $\frac{1}{4}$ of NE $\frac{1}{4}$.

TITLE AND ENCUMBRANCES.

A. Title No. 60511 E Absolute.

Property. Lot 42 in the S $\frac{1}{2}$ of W $\frac{1}{2}$ of NE $\frac{1}{4}$ of D.L. 333, G. 1,
D.N.W. Plan 2274.

Name. *(Yoshijiro)* Yoshi Kuno (Discrepancy) *Page 09526* *Written about 1941.*

Whereabouts. Owners possession (JP Form) written for.

B. Charges.

Registered. None

✓ Vested. 34754

Unregistered. No evidence.

Taxes. \$3.03 1943 paid no arrears or consolidated.

Insurance. No.

Assessed Value: Land. \$60.00

Improvements. None.

Valuation by Appraiser. Nil - worthless.

Amount of Bid. \$60.00

Approved by Advisory Committee. 12/10/43.

Paid as shown in attached letter. \$60.00 direct. Named agent is Collingwood Realty.

Name of transferee as attached letter. *✓*

ENCUMBRANCES

Tenancy.

None.

Quittals.

None.

M. J. M.

November 19th, 1943.

REAL PROPERTY MEMORANDUM

FILE NO: 8049
NAME: Yoshi KUNO
CATALOGUE NO: 409
RE: S.E. Corner East 58th Ave. & Carlton, Vancouver, B.C.
Vacant Land.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, Lot 42, in the
South Half ($\frac{1}{2}$) of West Half ($\frac{1}{2}$)
of the North East quarter of District
Lot Three Hundred and Thirty-Three (333)
Group 1, New Westminster District,
Plan 2274.

Encumbrances: None

Taxes: 1943 taxes of \$3.03 paid. No arrears.

Vested: No. 34754

VALUATION BY APPRAISER: Worthless

AMOUNT OF BID: \$60.00

APPROVED BY ADVISORY COMMITTEE: October 12th, 1943.

AMOUNT RECEIVED BY CUSTODIAN: \$60.00

NAME OF PURCHASER: City of Vancouver

This Indenture

made in duplicate the twenty-sixth day of June in the year of
our Lord one thousand nine hundred and eleven.

In Pursuance of the "Real Property Conveyance Act,"

Between

FRANCIS DAWSON ELKINS AND JAMES EDGAR ELKINS,

both of the City of Vancouver, in the Province of
British Columbia, (hereinafter called the "Grantors")

of the first part,

-and-

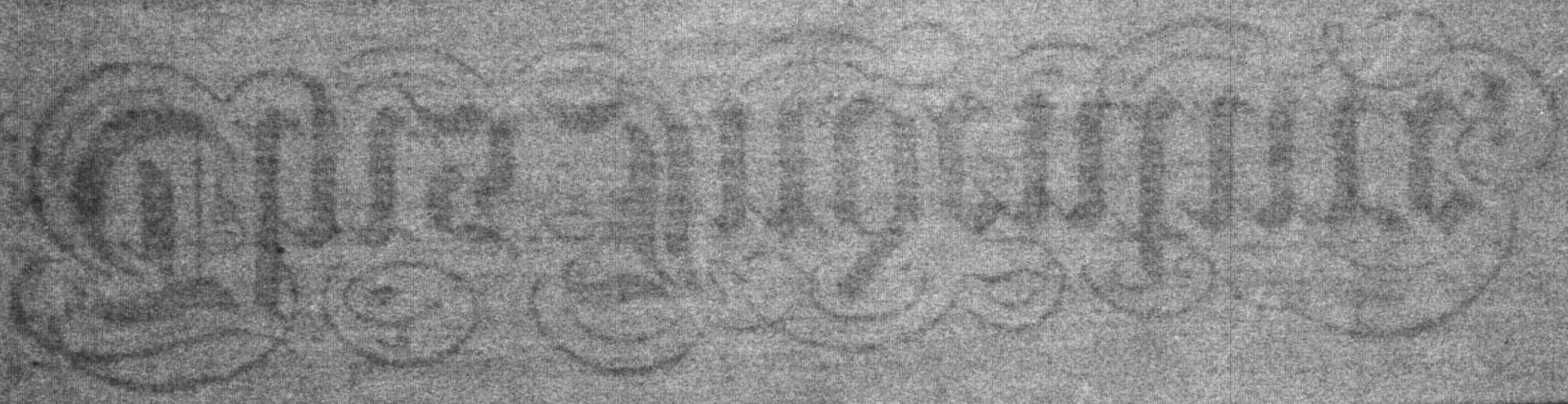
YOSHI KUNO, of the Town of Cumberland, in the said
Province (hereinafter called the "Grantee")

of the second part,

WITNESSETH, that in consideration of the sum of THREE HUNDRED (\$300.00)-----
-----Dollars of lawful money of Canada

now paid by the said Grantee to the said Grantors (the receipt whereof is hereby by them
acknowledged), they the said Grantors DO GRANT unto the said Grantee his
heirs and assigns, FOREVER;

ALL AND SINGULAR, at certain parcel or tract of land and premises situate, lying and being
in the Municipality of South Vancouver, Province of British Columbia,
more particularly described as follows: Lot numbered Forty-two (42) in the
subdivision of the South Half of the West Half of the Northeast Quarter
($\frac{3}{4}$ of $\frac{1}{2}$ of NE $\frac{1}{4}$) of District Lot Three Hundred and Thirty-three (333),
Group One (1), New Westminster District, according to a Map or Plan of the
said subdivision deposited in the Land Registry Office at Vancouver, B.C.



TOGETHER with all buildings, fixtures, commons, ways, profits, privileges, rights, easements, and appur-
tenances to the said hereditaments belonging or with the same or any part thereof, held or enjoyed, or
appurtenant thereto: and the estate, rights, title, interest, property, claim and demand of
the said Grantor in, to, or upon the said premises.
TO HAVE AND TO HOLD unto the said Grantee **his** heirs and assigns, to and for
sole and only use FOREVER: SUBJECT NEVERTHELESS to
his and their the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown.

THE said Grantor **Covenant** with the said Grantee that **they** ha **the** right to convey the
said lands to the said Grantee notwithstanding any act of the said Grantor **and** the said Grantee
shall have quiet possession of the said lands free from all encumbrances.

AND the said Grantor **Covenant** with the said Grantee that **they** will execute such further
assurances of the said lands as may be requisite.

AND the said Grantor^s Covenant with the said Grantee that they have done no act to encumber the said lands

AND the said Grantor^s RELEASE to the said Grantee ALL their CLAIMS upon the said lands.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered

IN THE PRESENCE OF

W. R. Smith

both signatures

Francis Dawson Elkins
per his atty. J. B. Elkins

J. B. Elkins

FOR ATTORNEY

I HEREBY CERTIFY that **James Edgar Elkins** personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name of **Francis Dawson Elkins** to the annexed Instrument as the maker thereof, that the said **Francis Dawson Elkins** is the same person mentioned in the said Instrument as the maker thereof, and that **he is** of the full age of twenty-one years, and that he the said **James Edgar Elkins** knows the contents of the said Instrument, and subscribed the name of the said **Francis Dawson Elkins** thereto voluntarily as the free act and deed of the said **Francis Dawson Elkins**.

IN TESTIMONY WHEREOF, I have hereunto set my Hand and Seal of Office at **Vancouver** *5th* day of *June* *July* in the year *1911* of our Lord one thousand nine hundred and *eleven*.

Notary Public in and for the Province of British Columbia

FOR MARRIED WOMEN

I HEREBY CERTIFY that

known to me to be the wife of
first made acquainted with the contents of the annexed Instrument, and the nature and effect thereof, acknowledged
on examination, and apart from and out of hearing of her said husband, that she is the person mentioned
in such Instrument as the maker thereof, and whose name is subscribed thereto as party; that she knows the
contents and understands the nature and effect thereof; that she executed the same voluntarily without fear
or compulsion or undue influence of her said husband, that she is of full age and competent understanding and
does not wish to retract the execution of the said Instrument.

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

British Columbia,

in the year

at
this
day of

of our Lord one thousand nine hundred and

DEED OF LAND

SITUATE IN

the Municipality of S. Vancouver
New Westminster District

AND BEING

Lot 42 in the subdivision of
S4 of W4 of NE1 of D.L. 333, Gr. 1.

FRANCIS DAWSON ELKINS
and JAMES EDGAR ELKINS

-TO-

YOSHI KUNO

Bred 26th June, 1911

FOR WITNESS.

I HEREBY CERTIFY that

in the person whose
personally known to me, appeared before me and acknowledged to me that he is of the full age of sixteen years, and
name is subscribed to the annexed Instrument as Witness, and that he is of the full age of sixteen years, and
having been duly sworn by me, did prove to me that
being of the full age of twenty-one years, did execute the same in
presence voluntarily.

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

British Columbia,

in the year

at
this
day of

of our Lord one thousand nine hundred and

FOR MAKER

I HEREBY CERTIFY that James Edgar Elkins

personally known to me, appeared before me and acknowledged to me that he is the person mentioned in the
annexed Instrument as the Maker thereof, and whose name is subscribed thereto as party, that he knows the
contents thereof, and that he is of the full age of twenty-one years, and that he executed the same
voluntarily.

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

British Columbia,

in the year

at Vancouver,

day of June

1911

of our Lord one thousand nine hundred and

File No. 5049
Catalogue No. 409

December 18th, 1943.

MEMORANDUM

TO: Mr. P. H. Russell
FROM: Mr. D. A. Cramer

Yoshi KURO
City of Vancouver
Lot 42 in the S. $\frac{1}{2}$ of W. $\frac{1}{2}$
of N.E. $\frac{1}{4}$ of D.L. 333, Gp. 1,
N.W.B., Plan 2274.

With reference to the above property which was recorded in the Vancouver Land Registry Office, December 7th, 1943, we enclose herewith the following documents in connection therewith.

1. Copy of application number 94715-L dated December 7th, 1943, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 94716-L dated December 7th, 1943, registering the property in the name of City of Vancouver (Deed).
3. Duplicate of Transmission dated November 23rd, 1943.
4. Duplicate of Deed dated November 23rd, 1943 - Secretary of State to City of Vancouver.
5. Certificate of Indefeasible Title number 94716-L dated December 16th, 1943, covering the above property in the name of the City of Vancouver.

DAC:JS
Encls.

D. A. Cramer

STATEMENT RE SALE OF:

Name: RENO, Yoshifire #03526Catalogue No: 499File No: 8049Street Address: SE Cor. East 58th Ave. & Carlton St., Vancouver, B. C.Legal Description: 42/333 SW 1/4 NE 1/4Date of Sale and Adjustments November 3, 1943.

Sale Price

\$ 60.00

Real Estate Agents Commission

\$ 3.00

Charge for Valuation

\$ 5.00

Charge for Advertising

\$ 4.00

Land Registry Office Transmission Fee

\$ 3.50

Encumbrances:

Unpaid VendorMortgageArrears of TaxesOther charges

Adjustments:

Fire InsuranceTaxesWater- 45\$ 15.50\$ 60.45Net Proceeds credited to your account as of Nov. 3/43 244.75September 13, 1945.

Date:.....

George Peters

Compiled by:.....

Catalogue No. 409
File No. 8049
SE Cr. 58th & Carlton
42/333/SW $\frac{1}{2}$ /NE $\frac{1}{2}$

POSTOFFICE ACKNOWLEDGMENT OF RECEIPT OF TITLE

POST OFFICE DEPARTMENT ADMINISTRATION DES POSTES		ACKNOWLEDGMENT AVIS DE REÇU	
VACUATION SECTION The article is received by office of origin L'article est reçu par le bureau d'origine		To be filled in by sender Indicate below his full address A remplir par l'expéditeur Indiquer ci-dessous son adresse complète	
REGISTERED ARTICLE Article enregistré			
DATE <u>15</u> / <u>92</u>		RETURN TO CUSTODIAN OFFICE Retourner à	
UNDER NO. <u>LAND DEPT.</u>		<u>St. Royal Bank Bldg. VANCOUVER</u>	
ADDRESSED TO <u>CITY OF VANCOUVER</u>		<u>(File No. 8049)</u>	
AT <u>CITY HALL</u>		STREET AND NUMBER Rue et numéro <u>VANCOUVER BC</u>	
<u>YANCOUVER, BC.</u>		PLACE OF ORIGIN OF REGISTERED ARTICLE Lieu d'origine de l'objet enregistré <u>CANADA</u>	
22B-250,000-5-1-42		(1) IN PRINTED CHARACTERS En lettres moulées	

Registration Number 09526

KUNO, YOSHIJIRO,

WOODFIBRE, B.C.

LOCATION AND NATURE OF PROPERTY:

Lot 6, Block 24, D.L. 200, Group 1, New
Westminster District, N.W. corner of 57th Ave.
and Culloden. *OK*

Lot 7, Block 24, D.L. 200, Group 1, New
Westminster District, N.W. corner of 57th Ave.
and Culloden. *OK*

Lot 42, D.L. 333, S.W. $\frac{1}{4}$ of N.E. $\frac{1}{4}$, Group 1, New
Westminster District, S.W. corner 57th Ave. and
Britannia. *incorrect checked with City Assessor's office*

OWNERSHIP:

KUNO, YOSHIJIRO.

BUILDING:

Nil

LAND:

The sizes of the Lots are:-

Lot 6, Block 24, D.L. 200 - 33 x 112

Lot 7, Block 24, D.L. 200 - 33 x 112

Lot 42, D.L. 333, S.W. $\frac{1}{4}$ of N.E. $\frac{1}{4}$ - 33 x 112

TAXES:

Lot 6 - 1942 taxes \$7.75 - paid

Lot 7 - 1942 taxes \$7.75 - paid

Lot 42 - 1942 taxes \$3.00 - paid

ASSESSMENT:

Assessment on Lot 6 - \$155.00

Assessment on Lot 7 - \$155.00

Assessment on Lot 42 - \$ 60.00

INSURANCE:

Nil

FINANCIAL POSITION:

Vacant property. 1942 taxes paid.

REMARKS:

We encountered a great deal of difficulty in endeavoring to obtain the location and proper legal description of the above properties. The legal description from the Office of the Custodian which Mr. Kuno apparently gave your Department was incorrect. We finally obtained what we thought was the correct legal description from the City Hall and went out to view the property and found we had been wrongly directed. Subsequently we again phoned the City Hall and went out to view the property and finally found the correct location and correct legal description. We would suggest that you compare our legal description with the description shown on your form and alter same accordingly.

RECOMMENDATIONS:

We have very little to recommend in connection with this property. It would be advisable for the owner of same to endeavour to sell the lots if possible.

THE SALE VALUE:

Lot 6, Block 24, D.L. 200 - \$125.00
Lot 7, Block 24, D.L. 200 - \$125.00
Lot 42, Block 333, S.W. $\frac{1}{4}$ of N.E. $\frac{1}{4}$ - \$50.00
(In our opinion unsaleable)

The above properties were inspected on May 19th 1942 by the writer.

KER & KER LTD.

Per.

Alan M. Ker

SUMMARY OF REAL PROPERTY OR INTEREST THEREIN:

OWNED BY KUNO, Yoshihiro

REG. NO. 09526

(1) Nature of Interest:

(a) Owner: Certificate of Title or unregistered Deed held by KUNO, Yoshihiro

(b) Part owner (joint or in common)

Co-owners No

(c) Holder of the right to purchase No Equity \$

Vendor

(d) Holder as Mortgagee No Equity \$

Mortgagor

(2) Cert. of Title No. 35799 In the name of KUNO, Yoshihiro

(3) Property address Mun

(4) Legal description Lots 6 & 7, Blk. 24, D.L. 200, G. 1, N.W.D. Plan 2591

L.R.O. Vancouver, B. C.

(5) Vested in the Custodian #34827 Certificate of Encumbrance 8/9/42 unnumbered

(6) If Agricultural Lands: Type of Farm

Acreage Crops

S.S.B. No.

(7) ASSESSED VALUE: LAND \$ IMPROVEMENTS \$

(8) Appraised value if any: Land \$ Improvements \$

(9) Taxes: Current \$ Arrears \$

(10) Water or other rates: Current \$ Arrears \$

(11) Encumbrance: Dated Amount \$ Matures

Payments: Prin. \$ Due Bal. owing \$

Int. rate Due Total owing \$ (R.2.)

(12) Judgments or other charges

(13) Leased or rented to Amount \$

All or part Chattels included

Terms

Total owing \$

(14) Insurance: Agent Company

Pol. No. Amount \$ Premium \$ Exp. date

(15) If liquidated: Amt. realized \$ Cash \$ Outstanding \$

Dated this day of A.D. 1942.

Rec'd. by Accounting Dept.

Compiled by:

A.D. 1942.

This Indenture

Made the 20th day of November in the year of our
Lord one thousand nine hundred and twenty- five;

In Pursuance of the "Real Property Conveyance Act"

Between

MASASUKE HAMANISHI, of the town of Steveston in
the Province of British Columbia,
fisherman, and presently of His Mura,
Hidaka Gun, Wakayama Ken, Japan;

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

(hereinafter called the "Grantor")

AND

YOSHIZIRO KURO, of 555 Powell Street in the
city of Vancouver in the Province of
British Columbia, millman;

(hereinafter called the "Grantee")

Witness
General
S.

Witnesseth, that, in consideration of Six hundred and fifty - (650) -

Dollars of the lawful money of Canada now paid by the said Grantee to the said
Grantor (the receipt whereof is hereby by him acknowledged) he, the said Grantor,
Doth Grant unto the said Grantee, his heirs and assigns FOREVER

All and singular th at certain parcel or tract of land and premises situate, lying and being in the Municipality of South Vancouver in the Province of British Columbia, more particularly known and described as Lots Six (6) and Seven (7) in Block Twenty-four (24) in the subdivision of District Lot Two hundred, Group One (1), New Westminster District, according to the registered map or plan of the said subdivision deposited in the Land Registry Office at the City of Vancouver in the said Province, and numbered 25921

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

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

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

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

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

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

Wherever the singular or masculine is used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body corporate or politic where the context or the parties hereto so require.

In Witness Whereof the said parties hereto have hereunto set their hands and seals on the date first above mentioned.

Signed, Sealed and Delivered

IN THE PRESENCE OF

Signature of Witness { "K. Hamanishi,"
Street Address Ocean Falls,
City or Town B.C.
Occupation of Witness Worker in paper mill

"MASASUKE HAMANISHI" (L.S)

FOR ATTORNEY

at 192 day of in the Province of British Columbia

(whose identity

who is)

has been proved by the evidence on oath of

personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name

of the annexed instrument as he maker thereof, that the said

instrument, and subscribed the name of the said

instrument, and that he, the said

as the free act and deed of the said

attorney which has not been revoked.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, in the Province of British Columbia, this day of at thousand nine hundred and twenty-

A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia
NOTE—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets

3 Herby Gerty that, on the

day of

MOORE & YINZOR,
Solicitors, etc.,
Vancouver, B.C.

The Vancouver Stationers, Ltd., Law Printers and
Stationers, Vancouver, B.C.

Deed of Land

Form No. 2

—TO—

YOSHIOJIRO ITOH.

MASATOSHI HAMANISHI

35799

Dated November 192

Stamp of

British Consulate

General;

Kobe.

Land Registry Act.

Form O. (Section 57 (b).)

For Maker of a Deed.

I HEREBY CERTIFY that, on the 28th day of November, 1925, at H.B.M. Consulate-General, Kobe

in the Empire of Japan, MASATOSHI HAMANISHI, (whose identity has been proved by the evidence on oath of Dada Hirokazu

who is) personally known to me, appeared before me and acknowledged to me that he is the person mentioned in the annexed instrument

as the maker thereof, and whose name is subscribed thereto as party, that he knows the contents thereof, and that he executed the same

voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY WHEREOF I have hereunto set my hand and Seal of Office at H.B.M. Consulate-General, Kobe

this 28th day of November, in the year of our Lord one thousand, nine hundred and twenty-five.

British Consulate-

"A.M.O. Verne"

British Consulate-General

Kobe

Consular Service Stamps 28.7.0.

British Consulate-General

Kobe.

28. Nov. 25

Kobe.

Sworn before me at In the Province of British Columbia, this day of 192

A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia

REAL ESTATE • RENTALS



LOANS • INSURANCE

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

Nov. 20th 1945.

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

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

Attention Mr. F. G. Shears

Dear Sirs:-

Re: Lots 6 & 7, Block 24, D.L. 200

Cat. 407 + 408

We herewith submit a firm offer to purchase the above property at a price of \$250.00 cash for a clear title to same on behalf of Frederick L. Hawkins, Roofer, of Suite 4, 2209 Cambie Street, Vancouver, B.C., and we herewith enclose our cheque in the sum of \$250.00 in support of the offer.

It is understood and agreed that the date of adjustments covering taxes will be as at Nov. 19th 1945.

We understand that your list price for this property is \$250.00.

Trusting the above offer will be acceptable to your Department, we remain,

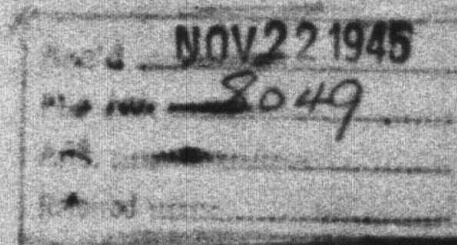
Yours very truly,

KER & KER LTD.

Per,

Alan N. Ker

DDD.DR
Encl.



ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

June 15, 1944.

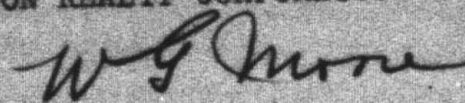
Catalogue #407.

6/24/200.

This is a vacant lot, 33 by 112, on south side of 57th Avenue,
between Inverness and Culloden Streets. Good cleared building
lot. Good street.

Value for sale \$125.

PEMBERTON REALTY CORPORATION LIMITED.



W. G. Moore.

WGM-JM

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA
June 15, 1944.

Catalogue #408.

7/24/200.

This is a vacant lot, 33 by 112, on south side of 57th Avenue,
between Inverness and Culloden Streets. Good cleared building
lot. Good street.

Value for Sale \$125.

PEMBERTON REALTY CORPORATION LIMITED.

W. G. Moore

W. G. Moore.

WGM-JM

Date.. November. 23.. 1945.

REAL PROPERTY MEMORANDUM

File No. 8049

Name... Yoshihiro KURORegistration No... 09526...

Re: Catalogue Nos 407 and 408

Address: N. W. Cor. 57th Ave. & Culloden, Vancouver, B. C.

Legal Description: Lots 6 & 7, Blk. 24, D. L. 200
Vacant Land.

TITLE AND ENCUMBRANCES

A. Certificate of Title No. 35799K. Indef. Whereabouts: In possession of Yoshiji
KUNO (per "JP" form)
Registered owner: Yoshiji KUNO Reg. No. 09526

Registered owner: Yoshijiro KUNO

Reg. No. 09526

Property: City of Vancouver,
Lots 6 and 7, Block 24,
District Lot 200,
Group 1, New Westminster District,
Plan 2591.

B. Charges.

Registered: None.

Vesting: 34827. *rest*

Unregistered: No evidence found.

Taxes: Lot 6 - \$7.82. 1945 taxes paid

Lot 7 - \$7.82. - do -

Water:	Nil
--------	-----

Insurance: Nil

Assessed Value: Land: Lot 6 - \$125.00/35 Improvements: Nil
Lot 7 - \$155.00/35 Nil

Valuation by Appraiser: Lot 6 - \$125.00

Amount of Bid: Lot 7 - \$125.00
\$250.00 for both lots.

Approved by Advisory Committee: November 21st, 1945.

Paid as shown in attached letter: \$250.00 - Nov. 26/45.

Name of transferee as attached letter: Mr. F. L. Hawkins.

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding furniture or equipment)
Nil

Nil

Leasehold: (State period, consideration & unusual clauses and whether including or excluding furniture or equipment)

Nil

Chattels: Particulars of those stored on the premises.

Nil

Named Agent:

~~Mr. Douet.~~

Copy for Mr. [unclear]

[Handwritten signature]

0029

November 26, 1945.

Shaw, R. & R., Ltd.,
475 Home Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue Nos. 407 & 408
25 Cor. 57th Ave. & Colliery
Wm. A. T. Ltd. 21, 22, 23

Your letter of November 20th enclosing cheque for \$250.00 and offer to purchase the above property for this sum has been received and considered. This is to advise you that we are prepared to recommend the acceptance of this offer.

We note that you request this property to be registered in the name of Frederick L. Perkins, owner, of Suite 4, 2809 Oakdale Street, Vancouver, B. C. Kindly advise the middle name of the proposed registered owner and also state whether or not he is a British Subject.

The necessary documents will 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.

After the documents have been registered a statement of adjustments of taxes, etc., calculated as of November 15th, 1945, will be prepared, including registration fees, and forwarded to you.

Yours truly,

F. G. Shanks,
Director.

[Handwritten signature]

Lester

changed to front

*See Lester
if lost a copy is
being mailed*

attached

December 19th, 1945.

REAL PROPERTY MEMORANDUM

FILE NO: 8049
NAME: Yoshihiro KUNO
CATALOGUE NOS. 407 and 408
RE: North West Corner 57th Ave. & Culloden, Vancouver, B.C.
- Vacant Land.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, Lots 6 and 7,
Block 24, District Lot 200, Group 1,
New Westminster District, Plan 2591.

Encumbrances: Nil.

Taxes: 1945 Taxes - \$15.64 paid.

Vested: No. 34827.

VALUATION BY APPRAISER: \$250.00.

AMOUNT OF BID: \$250.00.

APPROVED BY ADVISORY COMMITTEE: November 21st, 1945.

AMOUNT RECEIVED BY CUSTODIAN: \$250.00.

NAMES OF PURCHASERS: Frederick Leslie Hawkins and
Wilhelmina Hawkins
(Joint Tenants).

Prepared by: *J. Smith*

Approved by: *Arthur J. Smith*

DAC:JS

File No. 8049.
Catalogue Nos. 407 & 408.

January 28th, 1946.

MEMORANDUM

TO: Mr. George Peters
FROM: Mr. D. A. Cramer

Yoshihiro KUNO
Lots 6 and 7, Blk. 24,
D.L. 200, Gp. 1, N.W.D.,
Plan 2591.

With reference to the above property which was recorded in the Vancouver Land Registry Office, January 14th, 1946, we attach herewith the following documents in connection therewith.

1. Copy of application number 138626-L, dated January 14th, 1946, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 138627-L, dated January 14th, 1946, registering the property in the names of Frederick Leslie Hawkins and Wilhelmina Hawkins - Joint Tenants (Deed).
3. Duplicate of Transmission dated December 26th, 1945.
4. Duplicate of Deed dated December 26th, 1945 - Secretary of State to Frederick Leslie Hawkins and Wilhelmina Hawkins - Joint Tenants.
5. Certificate of Indefeasible Title number 138627-L, dated January 23rd, 1946, covering the above property in the names of Frederick Leslie Hawkins and Wilhelmina Hawkins - Joint Tenants.

DAC:JS
Atch.

D. A. Cramer

Catalogue Nos. 407 & 408
File No. 8049
NW Cor. 57th Ave. & Gulladen
Vancouver/6 & 7/24/200

January 16, 1946.

FREDERICK LESLIE HAWKINS & WILHELMINA HAWKINS
(purchasers)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at November 19, 1945)

	DEBIT	CREDIT
Purchase price	\$250.00	
Cheques received		\$250.00
Registration fees on deed - \$250.00	4.50	
Purchasers' proportion of 1945 taxes paid - 43/365 x \$15.64	1.85	6.35
Balance owing by purchasers		
	\$256.35	\$256.35

BALANCE OWING BY PURCHASERS

\$6.35

STATEMENT RE SALE OF:

Name: KUBO, Yoshihiro

Catalogue No: 407 - 408

File No: 6049

Street Address: 57th & Culloden Ave. Reg. No: 09526

Legal Description: Vancouver, B.C.
6,7/24/200

Date of Sale and Adjustments .. November 19th, 1945,

	<u>Debit</u>	<u>Credit</u>
Sale Price		\$ 290.00
Real Estate Agents Commission	\$ 12.50	
Charge for Valuation	10.00	
Charge for Advertising	6.00	
Land Registry Office Transmission Fee	2.50	
Encumbrances:		
Unpaid Vendor		
Mortgage		
Arrears of Taxes		
Other Charges		
Adjustments:		
Fire Insurance		
Taxes		1.85
Water		
	<u>33.00</u>	<u>\$ 251.85</u>
Net Proceeds credited to your account		218.85

Date:.....February 4, 1946.....

Compiled by:....George Peters.....

Catalogue Nos. 407 & 408
File No. 8049 *109526*
NW Cor. 57th Ave. & Calloden,
Vancouver/6 & 7/24/200

Kuno Yashiro

Control of the above described property is by us hereby acknowledged and
we agree that all adjustments and incidents in connection with the sale to
us of this property have been settled.

Dated at Vancouver B. C., this 21 day of January 1946.

Signed *F. L. Hawkins*

Signed *W. Hawkins*

Return to the Custodian

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Yoshijiro Charlie Kuno

File No. 8049

Reg. No.

Company Manufactures Life Ins. Co.

Agency Vancouver

Policy No. 474,958

Premium - \$117.80

Payable: Annually, Semi-annually or monthly

Month July

Day 12th

REMARKS:

REGISTERED MAIL

January 13th, 1947.

Mr. Yoshihiro KURO,
Registration No. 09526,
c/o Canadian Pacific Railway Co.,
Glacier, B. C.

Dear Sir:

We enclose herewith Custodian cheque in the sum of \$236.70, representing your entire credit with this office, and being funds derived from the sale of your real property.

You have already been forwarded statements relative to the sale of Lot 42, known as South-east Corner of 58th Avenue and Carlton Street, Vancouver, and Lots 6 and 7, known as North-west Corner 57th Avenue and Culloden, Vancouver, together with a statement of your general account up to November 19, 1945, at which time it showed a credit balance of \$236.70. No entries have been made since that date and the above balance represents the amount of the cheque enclosed.

It would now appear that we have accounted for all the property of every kind left by you in the protected area which came under the control of the Custodian, and in order that you may confirm this and acknowledge the cheque we are enclosing a stamped and addressed envelope for your convenience in replying.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER
Enc. - Custodian cheque \$236.70
- Return envelope.

8049

September 15th, 1945.

Mr. Yoshijiro KURO,
Reg. No. 09526,
Glacier, B. C.

Dear Sir:

Re: Catalogue No. 409
SE Cor. E. 58th Ave. & Carlton St.,
Vancouver, B. C.
42/333 S.E. REG.

The above vacant land was sold on November 3rd, 1943 to the City of Vancouver for the sum of \$60.00 and for your information a statement is attached showing the net proceeds of the sale, together with a statement of your account to date showing that you have a credit balance of \$17.85.

From the general statement of your account it will be seen that both 1944 and 1945 taxes have been paid on your vacant lots 6 and 7, Block 24, District Lot 200.

Yours truly,

P. Douet,
Administration Department

PD/HR
Enc.
cc to Department of Labour,
Japanese Division,
Vancouver, B. C.

8049

December 17, 1945.

Mr. Ieshijiro KURO,
Registration No. 09526,
Glasier, B. C.

Dear Sir:

Re: Catalogue Nos. 407 & 408
NW Cor. 57th Ave. & Collieden
Lots 6 & 7, Blk. 24, D.L. 200

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The price obtained is \$250.00 which will be subject to the usual charges for the sale of any real property. The net proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A detailed statement of the transaction will be sent to you when the matter is concluded.

We note from your declaration to the Custodian that you are holding title to this property in your possession and we would request that you forward it to this office by registered mail using the enclosed envelope for this purpose. If however, you have placed the title in the hands of some other person for safe-keeping, kindly advise us in order that we may obtain same.

We will appreciate a reply from you at an early date.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.