

8205

REAL ESTATE

BUREAU HASTINGS PARK

FILE NO. 8205

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: KAWABATA (Taugiye) Mrs. Tobei

HOME ADDRESS: Box 318, Duncan, B. C.

REGISTRATION NUMBER 08909 SEX: Female AGE: 39

OCCUPATION: Housewife

(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: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Tobei 8206

ADDRESS OF WIFE OR HUSBAND: Same Address

NAMES OF ANY LIVING CHILDREN: Asako (F)

ADDRESS OF CHILDREN: Same Address

AGE OF CHILDREN: 9 Yrs.

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

1. LOCATION AND DESCRIPTION: City of Duncan, Lot 9, Block 8, of Section 18, Range 6, Plan 798. Quamichan District.

See file 8206 for report on this property

2. BUILDINGS AND OTHER IMPROVEMENTS: One Garage, 14 x 16 Ft.,

Frame building.

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

4. TAXES (Amount and where payable) \$7.80 City of Duncan, B. C. 1941 paid

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

Husband (Tobei) joint owner.

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

Left in safe keeping with Dunoon & Christmas Ltd.,
Dunoon, B. C.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. See previous page.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. None

9. IF FARM LAND STATE CROPS SOWN

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Dwelling House at Dunoon, B. C.

2. LANDLORD'S NAME AND ADDRESS: Self

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

4. STATE WHEREABOUTS OF LEASE:

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

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

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR
CLAIM ON ANY SUCH PROPERTY

4. INSURANCE CARRIED ON ABOVE PROPERTY:

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

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

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

8. BANK ACCOUNTS:

9. LIFE INSURANCE:

10. INTEREST IN ANY ESTATES OR TRUSTS:

11. SAFETY DEPOSIT BOX:

LIABILITIES:

1. PERSONAL DEBTS:

2. TRADE DEBTS:

REMARKS:

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 8th day of May 1942.

(Signature)

J. Karabata

Witness

FOR DEPARTMENTAL USE

8205

INFORMATION FROM R.C.M.P.

DATE Sept. 9/43

File No. 8205

Name KAWABATA, (Tsugiya) Mrs. Tobai
(Surname in Block Letters)

Registration No. 08909

Male - Female
(Check)

Age Oct. 5, 1903

Former Address Box 318, Duncan, B. C.

Date Evacuated Sept. 28/42 Naturalized - Canadian-Born - National
(Check)

Present Address Box 318, Duncan, B. C.

18/9/1945 = c/o Leavenleigh Farms, RR #1,
Post Credit, Ont.

Married - Single
(Check)

Name of Wife

Name of Husband Tobai #08954

Name of Mother nee (MIYAZONO) Hisano n/r Name of Father KOMATSU, Yosokichi n/r

Names of Children under 16

See husband's sheet.

Requested by GM Registered with Custodian (Yes or No)

Additional Information Housewife.

26th January, 1945

REAL PROPERTY MEMORANDUM

FILE NO: 8206
NAME: Toba Kawabata
CATALOGUE NO: 573
RE: 2nd Street, Duncan, B.C.
- Dwelling and outbuildings.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: Lot 16 of Section 18, Range 6,
Quamichan District, Plan 1546.

Encumbrances: None

Taxes: \$11.28 (1944) paid - no arrears
or consolidated.

Vested: \$1056

VALUATION BY APPRAISER: \$1100.00

AMOUNT OF BID: \$1100.00

APPROVED BY ADVISORY COMMITTEE: 19th December, 1944.

AMOUNT RECEIVED BY CUSTODIAN: \$1100.00

NAME OF PURCHASER: John Pedersen.

K.W. WRIGHT

KWW/DG
Attachs

8th December, 1944.

REAL PROPERTY MEMORANDUM

FILE NO: 8206 & 8205

NAME: Toke Kawabata and Tsugiye Kawabata

CATALOGUE NO: 572

Re: Jubilee & Second Streets, Duncan, B.C.
- Vacant land.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: Lot 9 in Block 6 of Section 18,
Range 6, Quamichan District,
Plan 798.

Encumbrances: None

Taxes: 1944 taxes paid.

Vested: \$1057

VALUATION BY APPRAISER: \$200.00

AMOUNT OF BID: \$200.00

APPROVED BY ADVISORY COMMITTEE: 31st October, 1944.

AMOUNT RECEIVED BY CUSTODIAN: \$200.00

NAME OF PURCHASER: Otto Renner.

K.W. WRIGHT

KWW/DG
Attache

6205
6206

November 8th, 1944

Messrs. J. B. Whittemore & Co. Limited,
Whittemore Building,
Duncan, B.C.

Re: Catalogue No. 572
2nd St., Duncan
9/6/44 To 6/Nov 796

Dear Sirs:

Your letter of October 25th and offer to purchase the above property for the sum of \$200.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward us a certified cheque for the amount of the purchase price, namely \$200.00.

We note that you wish this property to be registered in the name of Otto Renner, laborer, of Duncan, B.C., British subject.

Upon receipt of the purchase price 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.

This office attends to the registration of the conveyance, and when this has been done a statement of adjustments of taxes, etc., will be prepared, including registration fees, and forwarded to you. Upon settlement of the adjustments, clear title will be available to your client.

Yours truly,



F. G. Shears,
Director.

573

File 8205

27/6/44
AS

Duncan, B.C.
June 12, 1944.

Office of the Custodian,
506 Royal Bank Building,
675 West Hastings St.,
Vancouver, B.C.

Dear Sir:

With reference to your advertisement
calling for tenders for Japanese owned properties
I hereby offer to purchase the following described
property, free of encumbrance for the sum of
\$800.

Catalogue No. 573, being Lot 16, of Section 18,
Map 1546, City of Duncan. File No. 8206, Kawabata.

Enclosed herewith please find certified
cheque for \$80. which represents 10% of my
tender.

Kindly acknowledge receipt of same.

Yours truly,

Adam Little Nimmo.

Enc.

Received & Return

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(MASTER FILE IS 8206)

REAL PROPERTY SUMMARY

Catalogue No. 572.

File No. 8205
File No. 8206

Tsugiye (Mrs. Tobei) KAWABATA
Tobei KAWABATA

Reg. No. 08909
Reg. No. 08954.

Address: Jubilee Street & Second Street, Duncan, B. C.

Legal Description: Lot 9 in Block 6 of Section 18, Range 6, Quamichan District,
Plan 798.

Classification: Vacant land. (1 garage only)

Registered in the names of: TOBE KAWABATA and TSUGIYE KAWABATA, as Joint Tenants.

State of Title (No. 95016-I): Clear.

Received: November 6th, 1944.

Sold to: OTTO RENNER for \$200.00 (Cash).

As at: November 22nd, 1944.

Title (No. 148832-I) delivered to Agent, J. H. Whittome & Co. Ltd., on: Mar. 17/45.

Net proceeds (\$179.38) released to credit of Mr. and Mrs. Tobei KAWABATA (Joint Account 8205/8206) on: March 2nd, 1945.

Completed sales statement to Evacuees sent on: April 5th, 1945.

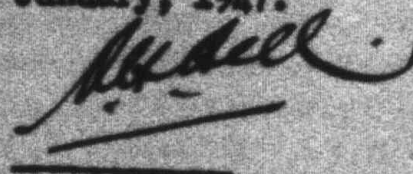
Chattels: Not involved.

Insurance: None.

Administration: Use of this lot was included in rental arrangement with tenant of adjoining Kawabata property (Cat. No. 573).

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

8th January, 1947.



RGB/P.

STATEMENT RE SALE OF:

Catalogue No: 572

Street Address: Duncan, B.C.

Legal Description: 9/6/18/6/798

Name: KAWABATA, Tobei

" Tsugiye

File No: 820- 8205

Reg. #08954- 08909

Date of Sale and Adjustments Nov. 22/44

Sale Price

\$ 200.00

Real Estate Agents Commission

\$ 10.00

Charge for Valuation

5.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

2.50

~~Insurance:~~

~~Insurance:~~

~~Mortgage:~~

~~Insurance of Taxes:~~

~~Other charges:~~

Adjustments:

~~Fire Insurance~~

Taxes

.88

~~Other~~

21.50

\$ 200.00

Net Proceeds credited to your account

179.38

Date: April 5th, 1945.

Compiled by: Mr. George Peters

Catalogue No. 772
Files Nos. 8206 & 8207
2nd Street, Dunsmuir
9/6/38/7p. 4/2ap 778

March 1, 1945.

OTTO KERNER
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENT

(As at November 22, 1944)

	DEBIT	CREDIT
Purchase price	\$200.00	
Cheques received		\$200.00
Registration fees on deed - \$200.00	4.40	
Purchasers proportion of 1944 taxes -	.88	
37/365 = \$5.28		5.28
Balance owing by purchaser		
	<u>\$205.28</u>	<u>\$205.28</u>

BALANCE OWING BY PURCHASER \$5.28

Tobal & Thelro KAWAKATA

File Nos. 8206 & 8205
Reg. Nos. 08754 & 08909

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 June 9	Land Registry Office - Certificate of Encumbrance Photographs of property	\$ 1.00 1.50	\$	
November 6	Taxes - 1942, 1943, 1944	28.50		
November 22	Credit re Sale of Property		179.38	
		<u>\$ 31.00</u>	<u>\$ 179.38</u>	

CR \$ 148.38

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PERSONAL PROPERTY SUMMARY

File 8205.

Tsugiye (Mrs. Tobei) KAWABATA

Reg. No. 08909.

This 39-year old Housewife, a Japanese National, from Duncan, B. C., signed a Custodian "JP" declaration form on the 8th May, 1942. She was evacuated on the 28th September, 1942.

Her husband, Tobei, File 8206, signed a Custodian "JP" declaration form on the 8th May, 1942. He was evacuated on the 28th September, 1942.

Personal Property: No chattels are carried in this file.

Specified Articles: A letter, dated Oct. 22/43, disclosed a radio set held by S. H. Saunders. As there is no further reference to this article we are today enquiring whether it is still in his possession or has been shipped as desired by owner. *Radio shipped to owner (see footnote on our letter 8 Jan. 10/47)*

Bills Receivable: None.

Bonds, Shares, etc.: None.

Bank Accounts: None.

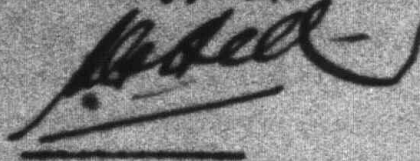
Life Insurance: None.

Funds: This evacuee has no Personal Account. Her Joint Account with her husband, (8205/8206) has a balance of \$20.00, held for a claim of that amount, which is being paid today, and account closed.

There is no other personal property interest in this file.

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

10th January, 1947.



RGB/P.

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LIABILITY SUMMARY

File 4105.

Yoshiyo (Mrs. Tobai) KAWABATA.

Reg. No. 08909.

\$20.00 Drs. Bennett, Watson, McRaffie & Bacon-Potts,
Benson, B. C. Extract (Nov. 25/42). Against
Mrs. Tobai KAWABATA. Paid (Jan. 8/47) from
Joint Account 8205/8206 (Mr. and Mrs. Tobai
KAWABATA).

There are no other claims recorded in this file.

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

8th January, 1947.

[Signature]

WBT.

Plans 5001, 5002 & 5003.

Sections 15, 71, 72 & 73.

The Accounting Department.

MEMO Mr. R. S. Bell.

November 7th, 1944.

Please receive and hold in safe custody until
required, the following Certificates of Title:

- (1) No. 7000-1, in the name of Tetsu KAWABATA, Lot 16, of
Section 15, Range 6, Canadian District, Plan 1544.
- (2) No. 7001-1, Tetsu KAWABATA and Tsuneyo KAWABATA as Joint
Tenants, Lot 7, in Block 6 of Section 15, Range 6,
Canadian District, Plan 791.
- (3) No. 7002-1, Tetsu KAWABATA and Kuniyoshi TAMURA as Joint
Tenants, Lots 6 and 7 in Block 6 of Section 15, Range 6,
Canadian District, Plan 791.

RM/T.
Attach.