

10030

REAL ESTATE

BUREAU POWELL STREET
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 10030

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: YAMASAKI Kiri (Mrs. Shotaro)

HOME ADDRESS: 2136 Cambridge St., Vancouver, B.C.

REGISTRATION NUMBER 05973 SEX: Female AGE: 29

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: Shotaro

ADDRESS OF WIFE OR HUSBAND: Red Pass, B.C.

NAMES OF ANY LIVING CHILDREN: Mayumi (F) Sachiyo (F)

ADDRESS OF CHILDREN: Same as above.

AGE OF CHILDREN: 5 yrs. 3 yrs.

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

1. LOCATION AND DESCRIPTION: 2136 Cambridge St., Vancouver, B.C.
Lot 8, Block 15, D.L. 184. (Both my husband and myself own this property)

2. BUILDINGS AND OTHER IMPROVEMENTS: 5 room wooden frame house.

3. INSURANCE (Give particulars; state where policies are) Will send in details of policy later.

4. TAXES (Amount and where payable) \$47.50 for 1942, payable at Vancouver City Hall. Paid for 1942.

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

Clear Title.

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner. Will be rented to Mrs. MacIntosh, 2133 Oxford St., Vancouver, for \$20.00 plus water rate.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In the court house, Vancouver, B.C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: My husband has a joint interest
In this property.
9. IF FARM LAND STATE CROPS SOWN: None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None

2. LANDLORD'S NAME AND ADDRESS: None

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None

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: None

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: \$500.00 Prudential Life Ins. Co. Beneficiary my husband, Shorato. Policies on Mayumi and Sachiyo, Prudential Life Ins. Co. paid at the rate of 50¢ and 25¢ per week respectively. Numbers of Policies unknown. Beneficiary of children's policies, myself. Policies in my possession.

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 26th day of May 1942.

A. McMath

Witness

(Signature) Kiri Yamasaki

FOR DEPARTMENTAL USE

10030

INFORMATION FROM R.C.M.P.

DATE July 29/43

Our File No. 10030

Full Name YAMASAKI, Kiri (Mrs. Shotaro)
(Surname in Block Letters)

Registration No. 05973

Male - Female
(Check)

Age Jan. 2, 1912

Former Address 2136 Cambridge St., Vancouver, B. C.

Date Evacuated Sept. 3/42

Naturalized - Canadian-Born - National
(Check)

Present Address Lemon Creek, Slocan, B. C.

Married - Single
(Check)

Name of Wife _____

Name of Husband Shotaro #05974

nee

Name of Mother (IWO) Kana (Dec'd)

Name of Father TANAKA, Tomisaburo (Dec'd)

Names of Children under 16 See husband's sheet

Requested by _____

Registered with Custodian yes
(Yes or No)

Additional Information Housewife. Owner of house & property at above address in joint possession with husband.

REAL PROPERTY SUMMARY

10-030

REGISTERED NAMES: Shotaro YAMASAKI, Reg. No. 05974, File No. 11666
Kiri (Mrs. Shotaro) YAMASAKI, Reg. No. 05973, File No. 10030

CATALOGUE NO: 28

PROPERTY ADDRESS: 2136 Cambridge Street, Vancouver, B.C.

LEGAL DESCRIPTION: Lot 8, Block 15, District Lot 184, Group 1, New Westminster District, Plan 178.

TITLE: Registered in the names of Shotaro Yamasaki, and Kiri Yamasaki (His Wife) (Joint Tenants).

INCUMBRANCES: Registered: Vesting Order filed No. 34751 dated August 28, 1942, as to Shotaro Yamasaki.
Vesting Order filed No. 37217 dated November 16, 1943, as to Kiri Yamasaki.

Unregistered: No indication of any unregistered charges.

ASSESSED VALUES: Land \$650.00
Improvements 600.00 - \$1250.00 Taxes - \$49.48

CLASSIFICATION: This is a small one storey five-room dwelling built on a 50'x122' lot, in poor condition except new Duroid roof. We quote from the valuator's report August 30th, 1943:
"It contains five rooms of which only two are plastered. The plumbing is old and worn. The basement has no flooring and the furnace is an old oil drum which is burnt out. The house looks as if it had been built smaller and parts added later.

We are of the opinion that the present market value of the property is \$600.00."
"D. H. REEVE"

HISTORY OF ADMINISTRATION: This property was leased by Kiri YAMASAKI to Clarence Macintosh as from July 1st, 1942. It was found, however, that this was not rented until August 28th, 1942, consideration \$20.00 per month, payable in advance. Mr. Macintosh is to take care of water rates, upkeep and repairs, which is the reason for the low rental. Messrs. Ker and Ker Limited were appointed rental agents.

Rents collected \$320.00 against which were the following charges:
Water.....\$15.95
Commission.....16.00 - \$31.95

The charge for water was for water used by the YAMASAKI's before evacuation.

SOLD: To: Frederick Moore and James Moore "Joint Tenants" for \$600.00 as from September 28th, 1943.
Approval of Advisory Committee September 22nd, 1943.
Funds released to the joint account of Shotaro YAMASAKI and Kiri

YAMASAKI November 24th, 1943, against which were the following charges: Real Estate Commission \$40.00, Valuation \$5.00, Advertising \$4.00, Registration Fees \$3.50 & \$52.50 leaving a net credit of \$747.50 from said transaction.

Adjustments as at 26th September 1943 to the amount of \$2.56 Unexpired Fire Insurance Premium, \$12.23 Purchaser's share of 1943 Taxes & \$14.79 were placed to the credit of Shotaro YAMASAKI and Kiri YAMASAKI's Joint Account.

The following Fire Insurance Policy:
London Guarantee and Accident Company Policy No. 559820 - \$900.00 - covering on the dwelling at 2136 Cambridge Street, Vancouver, B.C., was transferred to Frederick Moore and James Moore, 27th November 1943.


OLD CERTIFICATE OF TITLE:
No. 71170-L.

This Certificate of Title was on deposit in the Land Registry Office, Vancouver, B.C.

Certificate of Title No. 93392-L in the names of Frederick Moore and James Moore "Joint Tenants" was handed to F. and J. Moore 27th November 1943, and their receipt of even date acknowledging same is on file.

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

April 24th, 1947.


D. A. GRAMER.

DAG:ls

STATEMENT RE SALE OF:

Name: YAMASAKI, Kiri

Catalogue No: 28

File No: " Shotaro

10030-11666

Street Address: 2136 Cambridge Street,

Legal Description: Vancouver, B C.

8/15/184

Date of Sale and Adjustments Sept. 28/43

Sale Price \$ 800.00

Real Estate Agents Commission \$ 40.00

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 3.50

~~Encumbrances:~~~~Mortgage~~~~Mortgage~~~~Arrears of Taxes~~~~Other Charges~~

Adjustments:

Fire Insurance 2.56

Taxes 12.23

Water

52.50 \$ 814.79

762.29

Net Proceeds credited to your account

Sept 28/43

Date: April 25th, 1947

Compiled by: Mr. Geo. Peters

11666
10090

April 25, 1944.

Mrs. Kiri YAMAGUCHI,
Registration No. 05973,
Lemon Creek,
SLOCAN, B. C.

Dear Madam:

Re: Life Insurance

We have received from the Prudential
Insurance Company of America and enclose herewith
the following cheques made payable to your order.

\$44.33--CAN 784553-Pol. No. 107804509
\$39.06--CAN 784554-Pol. No. 108740487
\$19.58--CAN 784555-Pol. No. 385038830

We understand these amounts represent
the Cash Surrender Values of the above mentioned
policies.

Yours truly,

S. E. Gibson,
Insurance Department

SMO:JO

Encl.

11666
10030

April 25, 1944.

The Prudential Insurance Company
of America,
Home Office,
NEWARK, N. J.

Dear Sirs:

Re: Kiri YAMASAKI

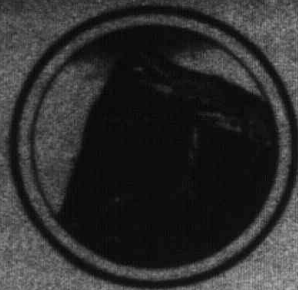
We wish to acknowledge with thanks
the following cheques made payable to the above
named policyholder:

\$44.33--CAN 784553-Pol. No. 107804509
\$39.06--CAN 784554-Pol. No. 108740487
\$19.58--CAN 784555-Pol. No. 385038830

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS



The Fidelity

INSURANCE COMPANY OF AMERICA

HOME OFFICE: NEWARK, N. J.

INDUSTRIAL SURRENDER DEPARTMENT

RUSSELL S. BERTRAND, SUPERVISOR

RUSSELL A. YOUNG, MANAGER

ASSISTANT MANAGERS

GEORGE M. KARRER

WILLIAM L. WOODBURN

WILSON H. TITCHENER

EVACUATION SECTION

APR 19 1944

File No.

Ans.

Referred

Pols. 107804509-108740487-385038830

File 11666-10030

Your letter March 30

IN RE

April 14, 1944.

Department of the Secretary of State
Office of the Custodian,
506 Royal Bank Bldg.,
Hastings & Granville,
Vancouver, B. C., Canada

Attention: Mr. S. M. Gibson,
Insurance Department

Gentlemen:

We enclose checks Can-784553-554-555 for the amounts of \$44.33, \$39.06, and \$19.58 which represent the cash surrender value for the above policies. The checks have been drawn to the order of our policyholder, Kiri Yamasaki, 7 Orde, Toronto, Ont.

Yours truly,

R. A. Young
Manager

JCM:SHS
Enc.

SHOULD REPLY BE NECESSARY, PLEASE ADDRESS WRITER, MENTION DATE OF THIS LETTER, AND FURNISH POLICY NUMBER.

11791 & 10030/11666

21st September, 1943.

Messrs. Moore & Moore,
1044 Melville Street,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 28
2136 Cambrian Street

This will acknowledge receipt of your letter of the 13th instant in which you advise that you are prepared to revise your former bid and now offer to purchase the above property for the sum of \$800.00.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for \$800.00, the full purchase price on this property.

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

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

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

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

Yours truly

F. G. Shears,
Director.

FGB/TMB

EVACUATION SECTION
Rec'd. **SEP 21 1943**
File No. _____
Ans. _____
Referred **6-165-A**

BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

Address 16 Fir Avenue

Date September 11, 1943

Lemon Creek, Slocan, B. C.

To: The Secretary of State, acting in his
capacity as Custodian, Vancouver, B.C.

I, YAMASAKI Kiri, Police Registration No. 05973

hereby request you to release to me the under-noted property
stored at 2136 Cambridge Street

in possession of The Custodian

and I release you from any claim whatsoever with respect to
such property.

Description of Property:

5 pcs. Bedroom Suite

1 General Electric Frigidaire

All kitchen utensils and dishes

Original Address 2136 Cambridge Street, Vancouver, B. C.

Date Evacuated to Vancouver _____

Date Evacuated to Present Address September 5, 1942

Number in Family - 12 years and over 2

Number in Family - 5 to 11 years old 1

Number in Family - under 5 1

TOTAL NUMBER IN FAMILY Four

I agree to pay all charges as required by the British Columbia
Security Commission.

APPROVED:
BRITISH COLUMBIA SECURITY COMMISSION

Per: A. M. Haisin Kiri Yamasaki
Claimant Signs Here

N.B. All effects should be crated and ready for Custodian to
pick up as Mrs. Yamasaki has written the occupant of her
house advising them in this connection.

JOHNSON AND REEVE

ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B. C.

August 30th, 1943.

The Custodian's Office,
306 Royal Bank Building,
675 West Hastings Street,
Vancouver, B. C.

File No. 10030/11666.

Dear Sir:

Re: Catalogue No. 28
2136 Cambridge St.

As requested we now submit our appraisal of this property.

The house is a small old cheaply built wood frame structure in a poor state of repair except for the roof which has been re-covered with asphalt shingles.

It contains five rooms of which only two are plastered. The plumbing is old and worn. The basement has no flooring and the furnace is an old oil drum which is burnt out. The house looks as if it had been built smaller and parts added later.

You will remember that the tenant, Mr. C. McIntosh, claims to have a lease for the duration of the war, with an option to purchase.

We are of the opinion that the present market value of the property is \$600.

Yours faithfully,

JOHNSON, REEVE & WATSON.

Per *D. W. Reeve*

JOHNSON AND REEVE

ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

RECEIVED
JUL 27 1943
File No. 10030
Ans.
Reference <i>Miler</i>

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B. C.

26th, July, 1943.

F. G. Shears, Esq.,
Custodian's Office,
506 Royal Bank Building,
675 West Hastings Street,
Vancouver, B. C.

Dear Mr. Shears:-

re Catalogue No. 28
2136 Cambridge Street.

When I made the inspection of this property, the tenant, Mr. G. McIntosh informed me that he has a written lease for the duration of the War and an option to purchase.

He also stated that the present owner paid \$750 for the property and that he was prepared to pay the same amount.

The City Assessment is \$600 for the building and \$650 for the land.

This is the same assessment as on 2225 Dundas Street, Catalogue No. 97, which I have appraised at \$700. That is a larger house in extremely bad condition.

This building is an old and small one storey structure, in poor condition except for a new duroid roof, and I believe that my appraisal will not be higher than \$750.

Mr. McIntosh is going to telephone you for an appointment on Wednesday.

Yours faithfully

Dw Reeve

DWR:

I L. Lawrence MacIntosh of 2133-Oxford Street
(user)
do hereby declare and promise to keep for the duration of the war,
for Kase Gamasaki of 2136-Cambridge St
(owner)

the following articles as described below, without obligation in any way;
and return in the same condition and value they were when left in the
care of the user; and to pay for damages done to any of the said goods;
or to repair and put in same condition as when left by the owner. Des-
cription and valuation of the goods have been agreed upon by both parties.

And that the owner of the goods understands, that the G. E. Refrig-
erator and the 5-piece Bedroom Suite will be used by the user.

And that the user will pack and forward any goods to the owner's new
address if desired.

And that the user cannot loan, trade, or sell any of the goods unless
the owner sends a written letter of approval.

And that the user has the option to buy an article if desired, at
the prices listed below.

(1) 1 General Electric Refrigerator Colour - White Chromium fittings
Cabinet No. 22102 Type VS58 Motor No. 32114 Type AF1B16
Valued at (\$200.00) Two hundred dollars

(2) 1 5-piece Walnut Bedroom Suite, consisting of
1 Spring, 1 Bed(double), 1 Dresser, 1 Vanity Table, 1 Bench.
Total value of 5 pieces (\$80.00) Eighty dollars

Signed and agreed upon in the presence of

.....
Witness

C. MacIntosh
.....
(user)
Kase Gamasaki
(owner)

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
OCT 29 1942

Mrs. B. D. Mitson,
Administration Dept.

Oct. 24. 1942

16 Fir Ave, Leman Creek,
Hoscon, B.C.

Dear Sir,

Replying to your letter of Oct 15th.
I acknowledge with thanks for your
cheque for \$28.00.

It would be quite alright to make
the cheque payable to both of us, if it isn't
much trouble.

Concerning the furniture which you
asked, we confirm that all the furniture
in the house had been bought and paid
for by Mr. Clarence M. McIntosh, excepting
one E. E. Refrigerator and one 5 piece
bedroom suite which Mr. McIntosh has
an option to purchase.

Yours truly
K. Yamashita

Ref no 05973

File no 11666 & 10030

10090

June 12th, 1942

Messrs. Ker & Ker Ltd.,
475 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Mrs. (Shotaro) Kiri Yamasaki

We have received a letter from Mrs. Yamasaki dated June 1st, from which we quote the following for your information :-

"As I expect to be evacuated very soon (probably July 1st) I wish to rent my house to Mr. MacIntosh (2133 Oxford St.) from the date of my evacuation. Rent \$20.00 per month payable in advance. I wish to have the rent money remitted to me monthly as soon as received from Mr. MacIntosh.

Repairs, upkeep and maintenance are for account of Mr. MacIntosh and such amounts are not to be deducted from the rent.

Ker & Co. have been negotiating for the representation but this is unsettled. I will obtain copy of proposed lease and submit to you for approval."

Regardless of Mrs. Yamasaki's wishes in this connection it will be necessary for the rental of \$20. per month to be remitted by your office monthly to the Office of the Custodian. In the event that no claims are filed with us against Mrs. Yamasaki, the Custodian's Office will be remitting in turn monthly direct to Mrs. Yamasaki.

We observe that the lease mentioned by Mrs. Yamasaki - copy of which we have not yet seen - will probably provide for payment by the tenant of all repairs, upkeep and maintenance expenses. Whether this includes taxes or not is not clear.

File No. 10030

February 7th, 1944

MEMORANDUM

Re: Kiri YAMASAKI - Reg. No. 05973.

There are no claims on file against the
above party as at this date.

GDM/GH

File No. 11666 and 10030

Name. YAMASAKI, Shotaro and YAMABAKI Kiri (Mrs. Shotaro)

Civic Address. 2136 Cambridge Street, Vancouver, B. C.

Legal Description. Lot 8, Block 15, District Lot 184, Group 1,
New Westminster District, Plan 178.

Classification. Dwelling.

SOLD

This property has been sold to Frederick Moore, Retired, and James
Moore, High School Teacher, of Vancouver, (Joint Tenants).
See Mr. Shear's letter of September 28, 1943.

For Real Property file covering this property see file attached to
File 11666.

1944

Feb. 7th
Feb. 7th

Memo re Claims (Nil)
Memo re Chattels (Nil)

This file requires no further attention
with the exception of the disbursement of
the proceeds from the sale of the property.

REG. NO. 05973 05974		NAME YAMASAKI, (Kiri) Mrs. Shotaro YAMASAKI, Shotaro			FILE NO. 10030 11666	
ASSURED Shotaro YAMASAKI and Kiri YAMASAKI						
COMPANY London Guarantees & Accident Co.		POLICY NO. 559820	AMOUNT \$900.00	PREMIUM \$4.50	RATE .50	TERM 36 mons. June 18, 1945
PROPERTY INSURED \$900.00 On one story frame building with patent roof while occupied as a private dwelling				LOCATION 2136 Cambridge Street, Vancouver, B. C.		
LOSS PAYABLE Assured			INSURANCE AGENT Ker and Ker Ltd.		RENTAL AGENT Ker and Ker Ltd.	
ENDORSEMENTS <i>Transferred to New Owner - Moore - 27-11-45</i>						

LIABILITY SUMMARY

Debtors YAMAGUCHI Reg. No. 05974 File No. 13466
Kimi (Mrs. Debtors) YAMAGUCHI Reg. No. 05973 File No. 10032

Both of the above-named Japanese declared on their J.P. Forms signed July 25th, 1942, and May 25th, 1943, respectively that they had no Personal or Trade Liabilities, and we can find no evidence of any claims having been filed against them.

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

April 24th, 1947.

D. A. CRAMER
D. A. CRAMER,

McCr

Kiri & Shotaro YAMASAKI

File No. 10030 & 11666
Reg. No. 05973 & 05974

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 December 12	Rents collected (4 months @ \$20.00)	\$ 4.00	\$ 80.00	
December 19	Agent's commission	56.00		
	Cheques to you - 1 @ \$25.00, 2 @ \$14.00			
1943 January 27	Land Registry Office - Certificate of Encumbrance	1.00		
June 29	Taxes	47.50		
September 23	Rents collected (9 months @ \$20.00)		180.00	
	Agent's commission	9.00		
	Water rates paid	15.95		
	Credit re Sale of Property		762.29	
October 25	Cheques to you - 9 @ \$14.00	126.00		
December 29	Cheques to you	100.00		
1944 January 24		600.00		
August 4	Cheque to you	62.84		
		<u>\$1,022.29</u>	<u>\$1,022.29</u>	

NIL

Accounting Department
April 16th, 1947