

10595

BUREAU HASTINGS PARK OFFICE OF THE CUSTODIAN JAPANESE SECTION

FILE NO. 10595

To be completed by persons of the Japanese race having no property in any protected area.

NAME: KADOHAMA Katsuyuki REGISTRATION No. 07826
HOME ADDRESS: P.O. Box 35 Steveston, B. C.
SEX: Male AGE: 20 MARRIED? No
OCCUPATION AND EMPLOYER: Fisherman, Imperial Cannery, Steveston, B. C.
NAME OF WIFE OR HUSBAND: None ADDRESS: None
NAMES OF LIVING CHILDREN: None ADDRESS: None
ADDRESS: _____

I certify that the above information is true and complete and state that I have no property of any kind whatsoever in any protected area in British Columbia.

Dated this 12th day of June 1942.

(Signature) Katsuyuki Kadohama

WITNESS: B. Allen

INFORMATION FROM R.C.M.P.

Date Sept. 7/43.

r File No. 10595

all Name KADOHAMA Katsuyuki
(Surname in Block Letters)

Registration No. 07826

Male - Female
(check)

Age Jan. 1, 1921

Former Address P.O. Box 35, Steveston, B.C.

Date Evacuated 25/6/42 Naturalized - Canadian-Born - National
(check)

Present Address Taylor Lake, Clinton, B.C.
(checked 6/5/47)

Married - Single
(check)

Name of Wife -

Name of Husband -

Name of Mother ^{nee} (MURAKAMI) Torajo Name of Father Toranosuke #03394

Names of Children under 16 #03454

Requested by ECP

Registered with Custodian
(Yes or No)

Additional Information Fisherman Owner
land in Richmond, in joint possession
with father.

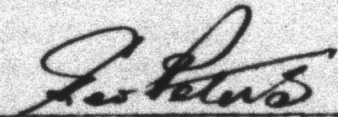
November 22, 1946.

SPECIAL SUMMARY

Re: Katsuyuki KADOHAMA
Reg. No. 07826

In his declaration of June 12, 1942, Katsuyuki Kadohama certifies that he had no property of any kind whatsoever in any Protected Area in British Columbia. However, it was found that he was an owner of a vacant lot in Steveston, B. C., with his father, Toranosuke, as Tenants in Common - see Real Property Summary.

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



George Peters,
Office of the Custodian.

GP/EL

REAL PROPERTY SUMMARY

November 22, 1946.

JAPANESE NAME: KADOHAMA, Toranosuke, Dec'd - Reg. #03394 - File No. 4609
KADOHAMA, Katsuyuki - Reg. #07826 - File No. 10595

CATALOGUE NO: 833

PROPERTY ADDRESS: 2nd Avenue, Steveston, B. C.

LEGAL DESCRIPTION: Lots 14 & 15B, Block 4, Section 10, Block 3 North,
Range 7 West, Map 249, Municipality of Richmond, D.N.W.

CLASSIFICATION: Vacant Land

ASSESSED VALUE:

Land	\$675.00	Annual Taxes	\$ 17.45
Improvements	—	Appraisal	\$110.00

TITLE: registered in the names of Katsuyuki KADOHAMA and
Toranosuke KADOHAMA.

ENCUMBRANCES: None registered and no indication of any unregistered.
Vesting Order No. 25626 - March 25, 1943.

**HISTORY OF
ADMINISTRATION:**

The Custodian's representative reports on May 21, 1942:

"There are no buildings on this property."

This property was never rented by the Custodian.

Sold to Charles Allen Graves for \$110.00 and
adjustments were calculated as of July 6, 1944.

Funds were released to the joint account of
Toranosuke Kadohama and Katsuyuki Kadohama on
September 29, 1944.

Certificate of Title No. 176015-E was delivered
to the purchaser by registered mail on October
4, 1944.

Owing to the death of Toranosuke Kadohama on
July 27, 1944, it appears that no statement of
the transaction was sent to either Japanese.

The Accounting Department was requested to freeze
the funds on December 5, 1944.

The file reveals that Toranosuke Kadohama died on
July 27, 1944, at Calgary, Alberta.

November 22, 1946.

- Page 2 -

The Custodian wrote to the son, Katsuyuki, on December 18, 1944, to find out if his father had left a Will. A reply was received on January 5, 1944, that no Will was left by Toranosuke Kadohama.


This file was never turned over to Mr. W. J. Johnston, of the Custodian's Office, who at that time, was handling "Estate files".

A division of the real property is now being made as follows:

Gross amount \$48.30
Net amount credited to each account .. \$24.15

Attached to this summary is a complete statement, showing the credits and disbursements made on this property, and also the liabilities of Toranosuke Kadohama.

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



George Peters,
Office of the Custodian.

GP/EL

STATEMENT RE SALE OF:

Name: KADOHAMA, Toranosuke (Deceased)
 KADOHAMA, Katsuyuki.
 File No: 4609, 10595

Catalogue No: 833

Street Address: 2nd Ave., Stoveston.

Legal Description: 14, 15B/4/10/B3M/R7W/249.

Date of Sale and Adjustments July 6, 1944.

Sale Price		\$ 110.00
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Sale Agent's Commission	\$	
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Charge for Valuation	5.00
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Charge for Advertising	4.00
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Land Registry Office Transmission Fee	2.50
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Encumbrances:

~~Unpaid Vendor~~~~Mortgages~~

Arrears of Taxes	14.33
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~~Other Charges~~

Adjustments:

~~Fire Insurance~~

Taxes	8.95
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~~Water~~

34.78	\$ 110.00
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Net Proceeds credited to your account

75.22

Date: December 2, 1944.

Compiled by: George Peters.

Catalogue No. 833
File Nos. 4609 & 10595
2nd Avenue, Steveston
14, 15B/410/B3N/R7W/249

September 27, 1944

DR. CHARLES ALLAN GRAVES

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As of July 6, 1944)

	DEBIT	CREDIT
Purchase price - \$110.00	\$110.00	
Cheques received		\$110.00
157-365 x \$17.45 seller's proportion of 1944 taxes		8.95
Registration fees on deed - \$110.00	4.20	
Amount owing to purchaser	4.75	
	<hr/>	<hr/>
	\$118.95	\$118.95
	<hr/>	<hr/>

AMOUNT OWING TO PURCHASER - \$4.75

for 10595

File Nos. 4609 & 10595.
Catalogue No. 833.

September 25th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Toranosuke KADOHAMA
Katsuyuki KADOHAMA
Municipality of Richmond
Lot 14 and 15th, Blk. 4 of Sec.
10, Blk. 3 N., Range 7 W., Map
249. D. N. W.

With reference to the above property which was recorded in the New Westminster Land Registry Office, dated August 2nd, 1944, we attach herewith the following documents in connection therewith.

1. Copy of application number 176014-E, dated August 2nd, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 176015-E, dated August 2nd, 1944, registering the property in the name of Charles Allan Graves (Deed).
3. Duplicate of Transmission dated July 12th, 1944.
4. Duplicate of Deed dated July 12th, 1944 - Secretary of State to Charles Allan Graves.
5. Certificate of Indefeasible Title number 176015-E, dated September 14th, 1944, covering the above property in the name of Charles Allan Graves.

DAC:JS
Atch.

D. A. Cramer

10772/4609

Donch

June 27th, 1944

Mr. C.A. Graves,
Stevenson, B.C.

Dear Sir:

Re: Catalogue No. 833
2nd Avenue, Richmond

This will acknowledge receipt of your letter of June 2nd 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 \$110.00.

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 \$102.00 to complete the 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.

Yours truly,

F.C. Shure,
Director

FCS:lm

110-4

Rec'd	JUN 5 1944
File No.	10595/4609
Ans.	
Referred	HARROP

Steveston, June 2, 1944

Custodian
Japanese Evacuation.
Vancouver, B.C.

833

Dear Sir,- Re File no 10595-
4609

In answer to yours of May 30
I wish to state that I will
increase my tender to \$110.00 for
Catalogue no 833, 2nd Ave., Steveston

yours truly
C.A. Graves

2. enclosed
2. returned

accept

10595

4609

May 30th, 1944.

Mr. C. A. Graves,
Stevenston, N. C.

Dear Sir:

Re: Catalogue No. 833.
2nd Ave., Stevenston.

Your letter of April 26th, 1944, enclosing cheque for \$8.00 and offer to purchase the above property for the sum of \$80.00 has been received and considered.

At the present time we are not able to accept a tender for this amount. This property has been independently appraised and if you are prepared to increase your tender to \$110.00, subject to prior sale, we would then be in a position to consider recommending acceptance of such an offer.

Kindly reply by return advising us whether you wish to revise your offer and in the meantime we are retaining your deposit cheque of \$8.00.

Yours truly,

F. G. Shears,
Director.

FGS/AM

File No. 10595

November 22, 1946.

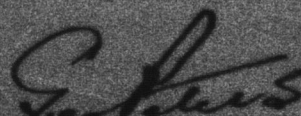
LIABILITY SUMMARY

Re: Katsuyuki KADOHAMA

Reg. No. 07826

There are no claims against Katsuyuki Kadohama
revealed on the file.

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



George Peters,
Office of the Custodian.

GP/EL

November 22, 1946.

PERSONAL PROPERTY SUMMARY

Re: Katsuyuki KADOHAMA
Reg. No. 07826

Chattels:

in his declaration of June 12, 1942, Katsuyuki Kadohama certified that he had no property of any kind whatsoever in any Protected Area in British Columbia.

Specified Articles:

There are no Cameras, radios, Fire Arms or Motor Vehicles revealed in the registration or the file.

Fishing Vessels:

"K.K." - sold through the Japanese Fishing Vessels Disposal Committee and the net proceeds were sent direct to Katsuyuki Kadohama on April 14, 1942.

Life Insurance:

The file reveals a Monarch Life Assurance Co., Policy No. 96061 - no action was required by the Custodian.

Accounts receivable:

The file reveals that on March 6, 1946, \$5.50 was credited to Katsuyuki Kadohama's account, being a refund of subscription to War Savings Certificates made in December, 1941, in the name of the "Steveston Fish". It is our understanding that the registrar wrongfully issued war Savings Certificates in the name of the "Steveston Fish", and the registrar supplied this office with the names of the Japanese who did subscribe. This letter is on file in the Accounting Department.

Personal
No property interests other than those mentioned are found on the file.

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



George Peters,
Office of the Custodian.

GP/EL

SUMMARY TAKEN FROM VESSELS RECORDS

Date: May 8, 1944

Name: KADOHAMA, Katsuyuki

Reg. No. 07826

File: 10595

Boat File No.: JFVDC 427

Name of Vessel: "K.K." 28'x7'x3'6", Easthope 10-12 HP Hull(1935)Engine(1940

Lic. or Reg. No.: Unlicensed

Naval No.: NW.098-C

Owner's Valuation: \$1,200.00

JFVDC Valuation: 546.00 Survey 27 NW

Custodian Valuation: None

Date of Sale: April 12, 1944

Purchaser: H. Bell-Irving & Co.Ltd.

Signature on Sales Papers: No copy

Selling Price: \$700.00

Paid to JFVDC ~~and Custodian~~: 700.00

Supervision Costs: 9.50

Balance due Owner: 690.50

Paid to: K. Kadohama, April 14, 1942

Location of Boat at Sale: New Westminster

Claims Against Canadian Govt.:

Additional Information:

Jm

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Kadohama Katsuyuki File No. 10595
Langley Lake
6 units BC Reg. No. 07826
Company Monarch Life Agency Vancouver
Policy No. 96061
Premium - \$ 18.75
Payable: Annually, Semi-^xannually or monthly
Month April Day 10

REMARKS:

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Letter sent 1/6/19 143

MEMORANDUM

File No. 4609
10595

July 12th, 1944

TO: FILE

FROM: Mr. Mackedie

Re: KADOHAMA, Katsuyuki and Toranosuke

Chattels are in order as these were moved on June 30th, 1942, from Pacific Coast Cannery House #9, to our Storage Warehouse #2.

Some of these chattels were sold at Steveston Auction #3 on January 14th, 1944.

R.M.

RMM/MHG

R. M. Mackedie

MEMORANDUM

File Nos. 10595
4609

December 5th, 1944

TO: Mr. Douet

FROM: Mr. Peters

Re: KADOHAMA, Katsuyuki
& Toranosuke KADOHAMA

You will note by the file that Toranosuke KADOHAMA died on July 27th, 1944, at Calgary. The property situated at Steveston under catalogue no. 833, lot 14 and 15B/4/10/B3N/RTW/249, was sold as of July 12th and adjustments were calculated as of July 6th. Statements are ready to forward to the rightful owners.

You will note that title for this land was held in the names of the deceased and Katsuyuki KADOHAMA. It will be necessary to have a search made of the deed before the title to determine whether or not this was a joint tenancy or tenants in common.

Do write 1/11/2
After a probate has been requested in the usual way, this account should be scrutinized very carefully and proper division made.

We are asking the accounting department to freeze this account until such time as this is clarified.

GP/MB

GP
George Peters.

4609 -10595

December 18th, 1944.

Mr. Katsuyuki KADOHAMA,
Reg. No. 07826,
Taylor Lake,
Clinton, B. C.

Dear Sir: Re: Lots 14, 15B/4/10/B3N/E70/249.
 Title reg'd in names of Katsuyuki
 KADOHAMA and Toranosuke KADOHAMA (now
 deceased).

With reference to the above property which has been sold and which was registered in the name of your late father and yourself, we shall be glad to know whether your father left a Will and if so, has the Will been probated.

Your prompt reply will oblige as you will appreciate that no distribution of the proceeds from the sale of this jointly held property can be made until this matter is settled.

A stamped addressed envelope is enclosed to facilitate your reply.

Yours truly,

P. Douet,
Administration Department

PD/ER
Enc.

January 10th, 1945.

Mr. Katsuyuki KADOHAMA,
Reg. No. 07826,
Taylor Lake Siding,
Fam P. O., B. C.

Dear Sir: Re: Lots 14, 15B/4/10/B3N/R7W/249.
 Title reg'd in names of Katsuyuki
 KADOHAMA & Toranosuke KADOHAMA,
 (Now deceased).

We are in receipt of your letter of January 5th but your letter is not clear to us. You stated that your late father did not leave any Will but as the Lot is owned by yourself as well, your father has left his one-half interest in the property to you. Is there any document in existence which states this or do you mean that your father merely expressed his wish, when alive, that if anything happened to him the land would automatically go to you.

According to our records this property was owned by your late father and yourself as tenants in common, and in the absence of there being any documents such as mentioned above it would be necessary for us to divide the proceeds from the sale of this land into two accounts so that one-half goes to you and the other half is credited to the Estate of your late father.

We enclose a stamped addressed envelope and await your early reply.

Yours truly,

P. Douet,
Administration Department

PD/ER
Enc.

4609 - 10595

February 20th, 1945.

Mr. Katsuyuki KADOHAMA,
Reg. No. 07826,
Taylor Lake Siding,
Fawn P. O., B. C.

Dear Sir:

We duly received your letter of January 22nd
and note that no Will was left by your late father.

We note what you say but before taking this matter up
further would like you to confirm that there is no document
of any kind which states that your late father's share in this
property would go to you in the event of his death.

For your information we would advise that the net
proceeds from the sale of this vacant land is \$75.22 and your
half interest will thus be \$37.61---a similar amount will have
to be credited to the estate of your late father if, as you
state, he left no Will.

Yours truly,

P. Douet,
Administration Department

PD/ER

10595

May 6, 1947.

Mr. Katsuyuki KADOHAMA,
Registration No. 07826,
Taylor Lake,
Clinton, B. C.

Dear Sir:

Enclosed please find our cheque in the amount of \$29.65, being the entire balance of your account with the Custodian. This amount is derived from the sale of your real property in Steveston, and from a refund of subscription to War Savings Certificate, made in December 1941 in the name of the "Steveston Fish". Kindly acknowledge receipt of this cheque.

Yours truly,

George Peters,
Office of the Custodian.

GP/EL
Enc. - Cheque for \$29.65

File Nos. 4609 & 10595
Reg. Nos. 03394 & 07826

Toranosuke & Katsuyuki KADOHAMA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 April 17	Land Registry Office - Certificate of Encumbrance	\$ 1.00	\$	
1944 July 6	1942-43 taxes	25.92		
	Credit re Sale of Property		75.22	
		<hr/>	<hr/>	
		\$ 26.92	\$ 75.22	
				CR \$ 48.30

KADOHAMA, Toranosuke, Deceased
KADOHAMA, Katsuyuki - #07826

File No. 4609
File No. 10595

STATEMENT OF JOINT ACCOUNT

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Credit Balance</u>
1943 April 17	Certificate of Encumbrance	\$ 1.00		
1944 July 17	1942-1943 Taxes	25.92		
July 20	1942-1943 Taxes	14.33		
Aug. 2	Registration fees	6.70		
Aug. 11	Valuation	5.00		
Sept. 30	Closing adjustments re sale	4.75		
Oct. 4	Sale of real property		\$110.00	
Nov. 17	Advertising charges	4.00		\$48.30
1946 Nov. 22	Transfer to File 10595	24.15		
Nov. 22	Transfer to File 4609	24.15		NIL

KADOHAMA, Toranosuke, Deceased	File No. 4609	
Proceeds from sale of chattels	\$38.61	
Transfer from joint account re sale of real property	24.15	
Credit Balance		\$62.76

CLAIMS against Toranosuke KADOHAMA

Vancouver General Hospital	\$ 3.62
Dr. D. E. H. Cleveland	22.00
TOTAL	<u>\$25.62</u>