

106555-

File 10655

Letters etc. in connection with real property and
chattels belonging to Mrs. Hatsu YAMAOKA, are now on her
husband's file, No. 10783 as they were dealt with on
Claim file 221.

REAL ESTATE

BUREAU POWELL STREET

FILE NO. 10655

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: YAMAOKA, Hatsu (Mrs. Seitaro)

HOME ADDRESS: 2348 E. 5th Ave., Vancouver, B.C.

REGISTRATION NUMBER 03767 SEX: Female AGE: 47

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: YAMAOKA, Seitaro

ADDRESS OF WIFE OR HUSBAND: same as above

NAMES OF ANY LIVING CHILDREN: Sachiko (F) Yvonne (F)

ADDRESS OF CHILDREN: same as above

AGE OF CHILDREN: 13, 8,

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

1. LOCATION AND DESCRIPTION: Cert. of Title No. 55137L covering Subdivision L, of Lots 8 to 21, Subdivision "B" of Block 149, D.L. 264A, Plans 1857 & 1771, otherwise known as 2348 E. 5th Ave., Vancouver, B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 2 1/2 story frame dwelling

3. INSURANCE (Give particulars; state where policies are) Fire Policy C.47518 - \$1,000.00
all with Hawaiian Mutual Insurance Co., Vaner. Property 2,500.00
Policy in owner's possession. Furnishings 1,000.00
(see 3rd page)

4. TAXES (Amount and where payable) \$35.00 annually - payable to City Hall - paid for 1942.

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

6. OCCUPANCY AND LEASES (If vacant so state) Mr. & Mrs. KUKUKUKU Betts
Rented for duration to at monthly rental of \$30.00 payable to bank account in Royal Bank of Canada, Main & Hastings St. Branch.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Land Registrar's Office, Vancouver, B. C.

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: 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:

At 2348 East 5th Ave., Vancouver, B. C.

1-stove; 1-Kelvinator refrigerator; 1-Chesterfield suite;

1-rug; 1-bedroom suite. This property will be placed in

a room of the above address excepting the refrigerator and

stove which will be used by the tenant of house.

(left in care of tenant Mr. Belter)

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: \$1,000.00 Wawanesa Mutual Ind. Co.
 Policy #047518 in owner's possession

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: \$1197 Royal Bank of Canada, Hastings & Main, Vancouver, B. C.
 Amt. \$3234.50

9. LIFE INSURANCE: \$1000.00 Monarch Life Assurance, Policy # P103,097
 in owner's possession. Beneficiary-Scitaro(husband)

10. INTEREST IN ANY ESTATES OR TRUSTS. None

11. SAFETY DEPOSIT BOX: #92 Royal Bank of Canada, Main & Hastings, Vancouver, B. C.

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

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

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this ^(13th) 13th day of June 1942.

D. M. Chape.
 Witness

(Signature) H. Yasunaka

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date May 12/43

Our File No. 10655

Full Name VAMPOKA (Hatsu) Mrs. Seitaro
(Surname in Block Letters)

Registration No. 03767 Male - Female ☒
(check)

Age Jan. 6, 1896

Former Address 2348 E. 5th Ave., City

Date Evacuated 16/6/42 Naturalized - Canadian-Born - National ☒
(check)

Present Address Oyama B.C. P. 1111
Mc Gillivray Falls, B.C. 02/11/46
Comp Dec 4/46. Employed by Mr Joe Korntsky
Oyama, B.C.

☒ Married - Single
(check)

Name of Wife

Name of Husband Seitaro # 03766

Name of Mother ISHII, Yasu (Japan) Name of Father ISHII, Nobutaro (Keeid)

Names of Children under 16 See husband's sheet.

Requested by ED Registered with Custodian
(Yes or No)

Additional Information Owner of house & property

REAL PROPERTY SUMMARY

JAPANESE NAME: Hatsu YAMAOKA (Mrs. Seitaro) Reg. No. 03767 File No. 10655.

CATALOGUE NO: 346

PROPERTY ADDRESS: 2348 East 5th Avenue, Vancouver, B.C.

LEGAL DESCRIPTION: City of Vancouver, Subdivision "L" of Lots 8 to 21, Subdivision "B", Block 149, District Lot 264A, Group 1, N.W.D., Plans 1857 and 1771.

TITLE: Registered in the name of Hatsu YAMAOKA (Wife of Seitaro YAMAOKA)

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 35585, dated January 21st, 1943.

ASSESSED VALUES: Land - \$ 315.00
Improvements - \$2500.00 - \$2815.00. Taxes - \$85.25.

CLASSIFICATION: This is a 1½ storey 6 room bungalow built on a 33' x 122' lot. The valuator reports in part as follows:- "This is a one and a half storey bungalow in very good condition. Has drop siding exterior, duroid roof, venetian blinds, oak floors, pembroke bath". "Full basement with furnace and laundry trays. Garage. Value for sale - \$3200.00. Pemberton Realty Corp. Ltd., W.G. Moore".

HISTORY OF ADMINISTRATION: This property was leased by Hatsu YAMAOKA as from June 15th, 1942, to Mr. & Mrs. W. Betts, on a monthly basis. Consideration - \$30.00 per month, payable in advance. Messrs. Ker & Ker Ltd., were appointed Rental Agents. The first month's rent was paid direct to Hatsu YAMAOKA.

Rents collected on account of Hatsu YAMAOKA - \$720.00, against which were the following charges:-

Water Rates	\$28.75
Fire Insurance Premiums	20.25
Commission	<u>36.00</u> - \$85.00.

A small portion of the foregoing rentals belonged to the new owner, Mark Zurba, and was taken into account when the adjustments were made.

SOLD: To Mark Zurba for \$3,305.00 as at July 5th, 1944.
Approval of Advisory Committee - June 28th, 1944.

Funds released to the credit of Hatsu YAMAOKA as at October 17th, 1944 against which were the following charges:- Real Estate Commission - \$165.25, Valuation - \$7.50, Advertising - \$4.00, Registration Fees - \$2.50, Vender's portion of 1944 Taxes - \$42.09 = \$221.34, leaving a net credit of \$3083.66 from said transaction.

Adjustments as at July 5th, 1944, to the amount of \$9.90 being Purchaser's share of Unearned Fire Insurance Premiums, and \$6.81 being Purchaser's share of Water Rates = \$16.71 were placed to the credit of Hatsu YAMAOKA'S account.

account.

Page 2.

File No. 10655.

The following Fire Insurance Policies:-

The Wawanesa Mutual Insurance Co., Policy No. C47518 - \$1,000.00 and
London Guarantee & Accident Co. Ltd., " " 567301 - \$2,500.00,
covering on the dwelling, were transferred to Mark Zurba, 24th
August, 1944.

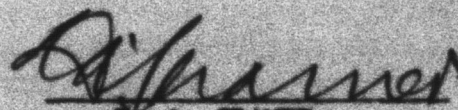
OLD CERTIFICATE OF TITLE

No. 55137-L: Hatsu YAMAOKA declared on her JP Form, signed 13th June, 1942, that
the Certificate of Title was on deposit in the Land Registry Office,
Vancouver, B.C.

Certificate of Title No. 108132-L, was left in the Land Registry
Office, Vancouver, as Mr. Zurba placed a Mortgage on this property.

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

September 12th, 1946.


D. A. CRAMER.

DAC:JS

SUMMARY of LIABILITIES

File No. 10655

December 4th, 1946

Re: Hatsu YAMAOKA (Mrs. Seitaro)
Registration No. 03767

This file reveals no claims against the above Japanese
person.

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



E. Robertson.

PERSONAL PROPERTY SUMMARY

File No. 10655

December 4th, 1946

Re: Hatsu YAMAOKA (Mrs. Seitaro)
Registration No. 03767

Chattels: A number of chattels were declared by Hatsu YAMAOKA as being left in care of Mr. & Mrs. Betts at 2348 E. 5th Avenue, Vancouver, B. C. (See Chattels Summary on file).

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

Bank Account: This Evacuee declared \$3234.50 as being in the Royal Bank of Canada, Hastings & Main Streets, Vancouver, B. C., under account No. 1197. No action regarding this account has been taken by the Custodian.

Life Insurance: Declared: \$1000.00 Monarch Life Assurance Policy No. P103,097 as being in owner's possession; beneficiary, Seitaro (Husband). No action regarding this policy has been taken by the Custodian.

Safety Deposit Box: Declared: "#92 Royal Bank of Canada, Main & Hastings, Vancouver, B. C." No action regarding this Safety Deposit Box has been taken by the Custodian.

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

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


E. Robertson.

CHATELS SUMMARY

File No. 10655

December 4th, 1946

Re: Hatsu YAMAOKA (Mrs. Seitaro)
Registration No. 03767

In her JP form dated June 13th, 1942, Mrs. Yamaoka declared the following chattels as being left in the care of Mr. Betts at 2348 East 5th Avenue, Vancouver, the stove and refrigerator of which would be used by the tenant:

1 Stove	1 Kalvinator Refrigerator	1 Rug
1 Chesterfield Suite		1 Bedroom Suite

On the agent's, Ker & Ker Limited, report dated June 29th, 1942, it was stated that the above articles were on the premises.

Under date of October 24th, 1942 Mr. Green stated that Miss Yamaoka called on October 22nd and reported that she had taken with her the rug and Chesterfield Suite and was leaving the following in charge of Mrs. Betts, at which time she stated that Mrs. Betts was a personal friend and she (Miss Yamaoka) requested that we do NOT ask her for a signed confirmation:

1 bed, dresser and chest of drawers
Additional complete bedroom suite
Stove
Fireplace Set (screen, combination fire irons) (taken by Nobuichi YAMAOKA)
Bed Spring)
Mirror) additional to complete sets above (taken by YAMAOKAS)
Dresser)
13 pcs. Linoleum (1 pc. sold with real property)
2 small hall rugs
Double gas plate

In accordance with Mrs. Yamaoka's wishes, the Custodian agreed to allow Mrs. Betts to take with her to her new place of residence the chattels she had in her care belonging to Mrs. Yamaoka. The Fireplace Set, however, was taken by Nobuichi YAMAOKA, son, (file 11168) as per instructions contained in Mrs. Yamaoka's letter on file dated February 22nd, 1943, and in Mr. Betts' letter to us of February 23, 1945 he advised that the Yamaokas had taken the Mirror with them. (The kitchen linoleum was sold with the real property)

In August 1946 Mrs. Yamaoka requested, through Messrs. Williams & Rae, shipment to her of the chattels left in the care of Mr. and Mrs. Betts, her authority being received under date of August 30th, 1946, attached to Messrs. Williams & Rae letter. At the request of Mrs. Betts in a letter to us dated August 25th, 1946 we advised her that the Custodian had no objection to the chattels held in her care being shipped to Mrs. Yamaoka but that they would be required to collect the shipping charges from Mrs. Yamaoka. We stated that unless we heard from them (Betts) to the contrary we would assume that the goods in her care were shipped to Mrs. Yamaoka and that nothing belonging to any Japanese would remain in her possession.

No further information on file, therefore it is assumed that all chattels have been shipped.

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

E. Robertson

E. Robertson.

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Buitable Fire & Marine Insurance Co.	908195	\$3500.00	April	14	1943	2348 East 5th Ave. Vancouver, B.C.
Business Mutual Insurance Company	047516	\$1000.00	May	22	1945	2348 E. 5th Ave. Vancouver, B. C.
London Guarantee & Accident Company Ltd.	567301	\$3500.00	April	14	1946	2348 East 5th Avenue, Vancouver, B. C.

Wawanesa Mutual Insurance Company Policy C47518 for \$1000.00 covering real property situate at 2348 E. 5th Avenue, was transferred to the new owner, Mark Zurba, as of August 24th, 1944.

coverage
\$2500.00/under London Guarantee & Accident Co. Ltd. Policy
No. 567301, covering the real property at 2348 E. 5th Avenue,
was transferred to the new owner, Mark Zurba, as of August
24th, 1944. That portion of the above policy covering the
furniture, namely \$1000.00, was allowed to expire.

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

E. Robertson,
Dec. 4, 1946

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Yamaoka Hatsu Mrs.

File No. 10655

McMillan Falls, B.C.

Reg. No. 03767

Company Monarch

Agency Vancouver

Policy No. 103097

Premium - \$ 46.75

Payable: Annually, Semi-annually or monthly

Month May Day 9

REMARKS:

Letter sent 19/9/63

YAMAOKA, Hatsu
2348 E. 5th Ave., Vancouver, B.C.
Evac. File 10655

2



Picture Taken May 3, 1943

22nd October, 1942.

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

Dear Sirs:-

Attention Mr. Alan Ker

Re: London Guarantee & Accident Policy
#561329- Hatsu (Mrs. Seitero) YAMAOKA

At the time you made an inspection of this property on June 29th, there were three fire insurance policies listed. The only one that you could definitely trace was No. C-47518, Hawanese Mutual, and as you could find nothing definite on the others mentioned, the above numbered policy was issued through your office, for which we paid to you the premium of \$12.95 on August 26th.

On September 12th, in response to our Form Letter No. 69, the following policy was sent to this office by Mr. W.W. Lefaux:-

Equitable Fire & Marine No. 908195,
Expiry date: April 14, 1943.
Coverage: \$2,500.00 on Dwelling at 2348 East 5th
Avenue, City of Vancouver.
\$1,000.00 on Household furniture, etc.
contained therein.

In view of this duplication and as this last named policy was in force, would you kindly cancel the London Guarantee & Accident Policy No. 561329. We would appreciate it if it could be cancelled flat, but if that is impossible kindly date the cancellation back as far as you are able.

I think you must have the policy in your office as there is nothing on file to indicate that it was sent here. If you will send it over, we will have the cancellation signed.

Yours very truly,

S.M. Gibson,
Insurance Department

SMG:FM

10655.

14th January, 1944.

REGISTERED.

Mr. & Mrs. W. Betts,
2348 East 5th Avenue,
Vancouver, B.C.

Dear Sir & Madam:

re: Mrs. Hatsu (Seitaro) YAMAGUCHI.

We have been advised by our Agents Messrs. Ker & Ker Ltd., that you have refused to let them show prospective purchasers through the house which you presently occupy.

It is the desire of the Custodian that this property be sold and we, therefore, ask your co-operation by admitting our Agents representative at such reasonable times as he may require.

The property will be sold subject to any interest which you may have as Tenant and you will, therefore, only be changing Landlords should our Agent be successful in obtaining a purchaser.

Thanking you herein, we are,

Yours truly,

W.J. Johnston.
Administration Department.

WJJ/NB.

Mr W J Johnston

EVACUATION SECTION	
Case	JAN 17 1944
File No.	15255
Ans.	15/1/44
Referred	W Johnston

2368-E-5th Ave
Vane,
15/1/44

Dear Sir

In receipt of your letter of 14th Inst. You state in your letter that your agents (Hunt & Kerr) advised you that we refused to let them show prospective buyers through this house. That is not true. On Dec 23/43 I told the salesman for H&K that it was O.K. if he brought any prospects. On one occasion it is true that admission was refused, & rightly so. A man came here alone, & wanted to see through the house, my wife being alone, refused him, then he asked if he could use the phone which request was also refused. He said he had been sent by H&K. I might state here now that no one will be admitted unless accompanied by the agents or their representatives.

Yours Truly

W^m Betts

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.

January 15th, 1947

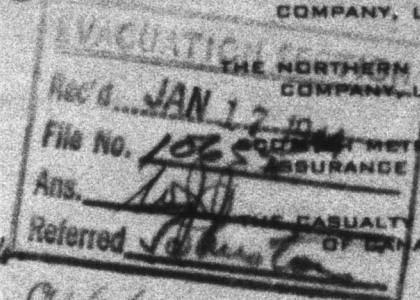
AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

METROPOLITAN
INSURANCE CO., LTD.

CASUALTY COMPANY
OF CANADA



To the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

YOUR FILE 10655
Attention Mr.
W. J. Johnston

Dear Sir:

Re: 2348 East 5th Avenue
Mrs. Hatsu (Seitaro) YAMAOKA

We herewith acknowledge receipt of your letter dated January 14th, together with copy of letter mailed to Mr. and Mrs. W. Betts.

We would refer to the last paragraph of your letter to Mr. and Mrs. Betts, and point out that this fact prevents us from selling this property to a buyer who would wish to occupy this property themselves. We would therefore, ask you to clarify this point, as it is our opinion that the type of agreement entered into between Mr. and Mrs. Betts and the former Japanese owner can be nullified.

We would appreciate hearing from you further in this connection.

Yours truly,

KER & KER LIMITED

Per

JMA:EC

10655

January 20th, 1944

J. Poudierke, Esq.,
318 Glen Drive,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 346,
2345 East 5th Avenue

We are in receipt of your letter of the 19th instant in which you submit an offer to purchase the above property for the sum of \$1565.00.

As we did not receive any tenders on this particular property, we are prepared to give consideration to any offer which we may now receive, based upon an independent valuation.

At the moment this property has not been appraised but we will endeavour to have this done as soon as possible and then advise you in regard to the offer to which you refer.

We are also in receipt of your two money orders, amounting to \$156.50.

Yours truly,

F.G. Shears,
Director.

FGG/AN

10655

July 11, 1944.

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

Dear Sirs:

Re: Catalogue No. 346,
2348 E. 5th Avenue,
Vancouver, B. C.

This property, the rents for which you are collecting, is the subject of an expected sale through The Pemberton Realty Corporation Limited, 418 Howe Street, Vancouver, the effective date of which should be July 5th, 1944.

Will you be good enough to continue collecting rents and reporting to this office pending completion of current arrangements. It will be appreciated, however, if you will report as promptly as possible and at the same time will keep us up to date on all charges against the property which are disbursed through your office.

No further extraordinary charges should be incurred without consultation but current levies usually payable on behalf of the landlord (such as water, for example) may be continued.

You will be further notified when the sale is finally completed so that whatever arrangements are desired may be made with the prospective transferee.

Yours truly,

George Peters,
Administration Department.

GP:AS

Catalogue No. 346
File No. 10555
2348 East 5th Avenue
L/S-21/9/149/264A

October 5th, 1944

MARK ZURBA

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at July 5, 1944)

	DEBIT	CREDIT
Purchase Price	3,305.00	
Cheques received		3,305.00
186/365 x \$82.61 sellers proportion of '44 taxes		42.09
Amount of rental:		
July 5 to July 14 - 9/31 x \$28.50		8.27
July 15 to Aug. 14		28.50
August 15 to Sept. 14		28.50
Registration fees on deed - \$3,305.00	11.10	
Fee re mortgage	3.70	
Insurance premiums		
59.25 x \$13.75 (expiry date Apr. 14/46)	8.14	
29.35 x \$ 6.00 (expiry date May 22/45)	1.76	
Water paid to Dec. 31/44 - 179/184 x \$7.00	6.81	
Balance owing to purchaser	75.85	
	<u>\$3,412.36</u>	<u>\$3,412.36</u>

BALANCE OWING TO PURCHASER - \$75.85

10555

November 9th, 1944.

Mrs. Hetsu YAMAGUCHI,
Reg. Number 3767,
McGillivray Falls, N. C.

Dear Madam:

Re: Catalogue No. 346
2345 E. 5th Avenue
1/8-21/8/149/2644.

Please be informed that the above property has been sold as of July 5th, 1944, for the sum of \$3,505.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

Rents, less expenses, up to the mentioned date, have been credited to your account and adjustments of unearned taxes and any insurance premiums have also been credited to you.

The net result of this sale appears on an attached statement, and the proceeds have been credited to your account. We are also enclosing a general statement of your account up to date which includes the net figure to which reference has already been made.

Yours truly,

George Peters,
Administration Department.

GP:AM
Encs.

STATEMENT RE SALE OF:

Name: YAMAGUCHI, Hatsu

Catalogue No: 346

File No: 10655

Reg. No: 03767

Street Address: 2348 East 5th Ave.,
Vancouver, B. C.

Legal Description: Lots 5 to 21, Subdiv. "B", Blk. 149, P.L. 264 "A".

Date of Sale and Adjustments July 5th, 1944.

Sale Price \$3,305.00

Real Estate Agent's Commission \$165.25

Charge for Valuation 7.50

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

Encumbrances:

~~Unpaid Vendor~~

~~Mortgage~~

~~Arrears of Taxes~~

~~Other charges~~

Adjustments:

Fire Insurance 9.90

Taxes to July 5th, 1944. 42.09

Water 6.81

221.34

3,321.71

\$3,100.37

Net Proceeds credited to your account

November 9th, 1944.

Date:

George Peters.

Compiled by:

Antoni YAMAKA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 June 7	Balance as per statement sent	\$	\$ 136.05	\$ 136.05 CR
July 3	1943 taxes	81.99		
July 7	Cheque to you	40.00		
August 5	Cheque to you	40.00		
September 4	Cheque to you	30.00		
October 7	Cheque to you	20.00		
November 4	Cheque to you	40.00		
December 16	Rents collected		210.00	
	Less disbursements	17.50		
1944 January 6	Cheque to you	40.00		
February 7	Cheque to you	40.00		
March 8	Cheque to you	30.00		
April 6	Cheque to you	30.00		
May 10	Cheque to you	30.00		
July 6	Cheque to you	20.00		
June 19	Rents collected		180.00	
	Less disbursements	16.00		
July 5	Balance rents to date		13.23	
	Credit re Sale of Property		3,100.37	
		<u>\$ 475.49</u>	<u>\$3,639.65</u>	

CR \$ 3,164.16

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

Dear Sirs:-

Re: 2348 East 5th Avenue, Vancouver

I understand that any Japanese effects and furniture on the premises are not included in the sale. These will be removed by the Custodian as soon as possible but in cases where the furniture is included in the lease to the present tenant it cannot, of course, be removed until he is ready to vacate the premises. I undertake to give the Custodian at least two weeks notice of the date on which the tenant is vacating the premises and to allow the Custodian access to the premises in order to remove the furniture at a reasonable and convenient time following the termination of the lease.

Yours faithfully,

M. Gurba
.....Signed

Catalogue No. 346
File No. 10655
2348 East 5th Avenue
Vancouver
L/8-21/B/149/264A

Control of 2348 East 5th Avenue, Vancouver, is by me hereby acknowledged and I agree that all adjustments and incidents connected with the sale to me of this property have been settled.

Receipt is acknowledged of Wawanesa Mutual Insurance Company policy No. C47518 and London Guarantee & Accident Company Ltd. policy No. 567301. and cheque for \$75.85 representing closing adjustments.

Dated at Vancouver, B. C., this 17th day of Oct 1944.

m. Zurba

December 5th, 1946

REGISTERED MAIL

Mrs. Hatsu YAMAOKA,
Reg. No. 03767,
c/o Mr. Joe Kornitaky,
OYAMA, B. C.

Dear Madam:

We enclose herewith Custodian cheque in the sum of \$3164.16 representing your entire credit with this office.

A statement relative to the sale of Lots 8 to 21, known as 2348 East 5th Avenue, Vancouver, which property was owned by you, together with a statement of your general account, was sent to you with our letter of November 9th, 1944. The credit balance at that time was shown as \$3164.16 and no entries have been made in your account since.

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 \$3164.16
- Return Envelope

10655
10783

June 19, 1948.

Mr. and Mrs. Seitaro YAMAOKA,
Reg. Nos. 03766, & 03767,
Box 1638,
Vernon, B. C.

Dear Sir and Madam:

As requested in your letter of the 14th instant, we enclose Custodian cheque in favour of Mrs. Hatsu YAMAOKA, for \$3,164.16, which is the balance of her account and represents the proceeds from the cheque sent to her in our letter of December 5th, 1946, which cheque was refused at that time and returned to the Custodian for re-deposit to her account.

The account of Seitaro YAMAOKA was closed on December 4th, 1946, and a cheque for the balance of this account was sent to him on that date.

Kindly acknowledge receipt of the enclosed cheque.

Yours truly,

C. H. Reed,
Office of the Custodian.

CHR/fm
enc. (1)

Agents file

160

June 29th 1942.

COPY

File Number 10655

Registration Number 05767

YAMAKA, HATSU (MRS. SEITARO)

2548 E. 5th Avenue, Vancouver, B.C.

LOCATION AND NATURE OF PROPERTY:

2548 E. 5th Avenue, Vancouver, B. C.
Subdivision "L" of Lots 8 to 21, Subdivision
"B" of Block 149, D.L. 264A, Group 1, New
Westminster District, Plans 1857 & 1771.

OWNERSHIP:

YAMAKA, HATSU

BUILDING:

This is a modern 1½ storey dwelling located on the South side of 5th Avenue between Garden Drive and Mainline Street. The exterior is in very good condition and the interior of the dwelling is in excellent shape. There is a small verandah across the front of the building, entrance hall and living-room with hardwood floors, both sections are panelled in fir approximately 5 ft. high. The living-room has a natural brick fireplace. There is a large kitchen with pantry and tile sink off. On the other side of the house there are two bedrooms with bathroom between, bathroom has Pembroke tub and is modern. There is an open stairway to landing hall on Second Floor and two fair size bedrooms. The front bedroom is being utilized as storage space at the present time by the owner. There is a full concrete basement, hot air heating plant, laundry tubs, etc. Frame garage on the rear of the property.

LAND:

The size of the Lot is 33 x 122. The rear of the Lot is not fenced; there is fencing on either side.

TAXES:

No arrears.

1942 Taxes paid, Gross \$85.25, rebate \$3.26, nett \$81.99.

ASSESSMENT:

Assessment of Land	\$ 515.00
Assessment of Building	\$ 2500.00
Total Assessed Value	\$ 3015.00

INSURANCE:

Regarding Insurance, you show on your J.P. Form the following:-

"Fire Policy C.47518 - \$1,000.00
2,500.00
1,000.00 "

and you say "all with Wawanesa Mutual Insurance Co., Vancouver." and a note to see page 5 where you show a \$1,000 policy in the Wawanesa Mutual Insurance Co. C.47518. The owner has been evicted and we are only able to trace one fire insurance Policy, that is, Wawanesa Fire Insurance Company Policy C.47518 in the amount of \$1,000, expiring May 22nd 1945, according to verbal advice from Wawanesa Fire Insurance Company. Therefore in view of this fact, as we cannot trace any other insurance, we are issuing another \$2,000 on the dwelling and \$300 on the furniture contained therein,

at once, until such time as we are sure that there are no other policies in existence.

FINANCIAL POSITION:

As the owner has left the City it was impossible to check the financial position of the property, but we presume it is clear title and that the Certificate of Title is in the Land Registry Office as shown on your Form.

Regarding her personal financial position it was also impossible to check this.

FURNITURE:

We checked the list of furniture as shown on the Office of the Custodian Form and found all articles to be on the property.

The following are in use by the Tenant:

- 1 stove, sawdust burner attachment.
- 1 Kelvinator refrigerator.

Stored in the front bedroom:

- 1 chesterfield suite
- 1 bedroom suite
- 1 rug.

REMARKS:

These premises are occupied at the present time by Mr. and Mrs. Betts, for the duration. Mr. Betts is an employee of the Burrard Shipyards. They are paying a rental of \$30.00 per month and they paid their first rental direct to Mrs. Yamacka on June 15th for the period from June 15th 1942 to July 14th 1942. Their next rent, therefore, will be due on July 15th 1942. Mrs. Yamacka instructed them to pay their rent into the Hastings Street Branch of the Royal Bank of Canada.

RECOMMENDATIONS:

We recommend that the above arrangement be allowed to stand and that we be instructed to inform the Tenant that his rent should be paid to this office, as Agents for the Office of the Custodian. We think it would be highly unsatisfactory not only from the owner's standpoint but also the Office of the Custodian, to have the rent deposited in the Royal Bank of Canada. There is always the question as to when the rent will be deposited. It is undoubtedly necessary to have an Agent in these cases.

THE RENTAL VALUE:

In our opinion the rental value of the property is \$35.00 per month.

THE SALE VALUE: The sale of the property in its present condition would be approximately \$3500 gross.

This property was inspected on June 29th 1942 by Mr. J.M. Anderson and the writer.

KER & KER LTD.

Per. 

10783 & 10655.

November 3rd, 1950.

Mr. & Mrs. Seitaro YAMACKA,
R. R. #3,
Vernon, B. C.

& Madam:

221

\$177.75.

\$167.47

\$ 10.28

FOS/jo
1 encl.