

10724

REAL ESTATE

BUREAU POWELL STREET

FILE NO. 10724

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: YADA, Isuye May, (Miss).
 HOME ADDRESS: 701 E. 4th St., North Vancouver, B. C.
 Now at 306 Jackson Ave. Vancouver.
 REGISTRATION NUMBER 05992 SEX: Female AGE: 25.
 OCCUPATION: Store Clerk.

(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: Gorozaemon Yada, 701 E. 4th St., North Vancouver, B. C.

MARRIED? No.

NAME OF WIFE OR HUSBAND: --

ADDRESS OF WIFE OR HUSBAND: ---

NAMES OF ANY LIVING CHILDREN: ---

ADDRESS OF CHILDREN: --

AGE OF CHILDREN: --

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

1. LOCATION AND DESCRIPTION: Nos. 5971, 5975, 5979, West Bvl. Kerrisdale, Vancouver, B. C. (Lot 17, Block 17; D. L. 15; Map 526;)
 (Improper legal description - wrong)

Lot 17, Block 17, D.L. 15, Map 526
 confirmed - lot 17, Subd 7, Bl 16, DL 526.

2. BUILDINGS AND OTHER IMPROVEMENTS: Three stores in one building.
 Valued at \$7,000.00. (1 Store wooden frame)

3. INSURANCE (Give particulars; state where policies are) \$3,000.00 Fire Ins. - Agent -
 Mr. S. E. Peters, 6090 W. Bvl, Kerrisdale, Vancouver, B. C.

4. TAXES (Amount and where payable) Abt. \$120.00 paid to Municipality of Kerrisdale.
 1942 paid.

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

6. OCCUPANCY AND LEASES (If vacant so state) One store vacant. 5975 rented to Mrs. Ebyone @ \$20.00 per month. 5979 rented to Mrs. Norman @ \$20.00 per month.
 Agent. Mrs. S. Peters, 6090 West Boulevard, Vancouver, B.C.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. Brother - Gorozasemon, who has put it in his Safety Deposit Box at Bank of Montreal, Hastings & Main, Van. 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: 306 Jackson Ave., Vancouver, B.C. :-

Block, three storied rooming house. Declarant has one room, shared with Sister Yaye.

2. LANDLORD'S NAME AND ADDRESS: Sakamoto, Same address.

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

Paid up to date. Declarant shares rent with Sister paying \$6.50.

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.

Left at - Mrs. P. Mortensen, 840 4th St., East, North Vancouver, B.C.

One Electric Sewing Machine.

Handwritten signature and date: 10/1/45

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: \$700.00 Canadian Bank of Commerce, North Van. B.C. #38 - Savings Acct. - \$1,000.00 Can. Bank of Commerce, Van. B.C. #106

9. LIFE INSURANCE: \$2,000.00 Sun Life Ins. Co. Vancouver, B. C. Pol #854457.

Pol. in Brother's Safety Deposit Box. Prem. \$88.70 p.a. paid to 1944.

20 yr. endowment. Beneficiary unknown.

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 15th day of June, 1942.

(Signature) Isaac Yasa

D.M. Chape

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.O.M.P.

10724

DATE JULY 29, 1943

Our File No. 10724

Full Name YADA, Irove May
(Surname in Block Letters)

Registration No. 05992 Male - Female Age June 11, 1916
(Check)

Former Address 701 E. 4th Ave., N. Vancouver, B. C.
1149 Semlin Drive, City. 306 Jackson Avenue, Vancouver, B. C.

Date Evacuated August 4, 1942. Naturalized - Canadian-Born - National
(Check)

Present Address 293 Park St. S., Hamilton, Ontario. 11/6/45: 1888 Dorchester St., Montreal, Que.
11/9/44: 141 Main St. E., Hamilton, Ont. 12/7/45: 3467 Ontario Ave., Montreal, Que.

Married - Single
(Check)

Name of Wife _____

Name of Husband _____

Name of Mother (Nee TONOKAI) Tama - dec'd Name of Father Sutejiro - #06460

Names of Children under 16 _____

Requested by ECT Registered with Custodian (Yes or No)

Additional Information Store clerk.

12724

September 11, 1945.

The Pemberton Realty Corporation Ltd.,
418 Howe Street,
Vancouver, B. C.

Dear Sirs

Re: Catalogue No. 294
5771-73-79 West Boulevard
Vancouver. 12/7/6/526

This will acknowledge receipt of your letter of September 8, 1945 in which you offer to purchase the above property for the sum of \$3,300.00. Please be advised that we are prepared to recommend the acceptance of this offer and request that you forward us a certified cheque for the full amount of the purchase price, namely, \$3,300.00.

Kindly advise the full name, address and occupation of the person in whose name this property is to be purchased and also state whether or not the proposed registered owner is a British Subject using the enclosed form for this information.

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.

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

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

Yours truly,

F. G. Shears,
Director.

[Handwritten signature]
F. G. Shears
12/7/6/526

MEMORANDUM

August 28th, 1945.

File No. 10724

TO: Mr. F. G. Shears

FROM: Mr. Douet

Re: Catalogue No. 294
5971-5-9 W. Boulevard, Vancouver, B. C.
Three stores - all adjoining.

Mrs. Harrop has requested me to make any further useful comments regarding this property. I find that since the attached memo of August 2nd was prepared there is an offer in from A. E. Austin & Co. Ltd. dated July 13th, 1945 of \$3100.00 cash for this property, and this is the highest offer we have yet received for the property.

When talking on the telephone recently to S. E. Peters & Company, our agents for these premises, he advised me that during the last few months there has been a demand for shop premises in Kerrisdale, and he was of the opinion that we should hold out for \$3250.00 to \$3500.00. Whether Mr. Peters spoke on these lines because he was anxious to stall any offer we may have with a view to his selling the property, I of course do not know. The fact remains, however, that Mr. Peters has not yet been able to put forward an offer near enough to our minimum acceptable price of \$3500.00.

I know this property fairly well and it certainly is in a dilapidated condition and feel that if we can get the Advisory Board to agree to a minimum acceptable price of \$3250.00 we should then approach A. E. Austin & Company to get their client to increase their offer by \$150.00, which I have little doubt they would do.

FD/ER



MEMORANDUM

File No. 10724

August 2nd, 1945.

TO: Mr. F. G. Shears

FROM: Mr. Doust

Re: Catalogue No. 294,
5971-5-9 W. Boulevard, Vancouver, B.C.
Lot 12 of Lot 7, Blk. 16, D.L. 526,
Sp. 1, N.W.D., Plan 2250.
Three stores - all adjoining.

With reference to my memo of May 1st, 1945, marked on the attached file, this property was originally valued at \$4000.00, re-valued in May of this year by Loewen & Harvey at \$3500.00, and again re-valued on July 19th, 1945 by Pembertons at \$3000.00.

I did not know that Pembertons valuation was in, having only just discovered the letter. I think the valuation was made on my verbal request to Mrs. Harrop in view of the offer of \$3000.00 cash we had from The Southard Motor Company Limited, which was rejected on June 21st, 1945.

This property, consisting of three terraced stores rented at \$20.00 each per month, is not in too good shape, and in view of this latest valuation and the feeling one has that, if anything, the market for this type of property is on the decline. I thought I would bring this matter to your notice in case it were possible to get the Advisory Committee to reduce their valuation slightly, as if it were brought down to \$3250.00 we might be able to get this figure from The Southard Motor Company Limited, or get our agents, S. E. Peters & Company, to endeavor to sell it at the above indicated figure instead of its present minimum price of \$3500.00.

FD/ER



MEMBERS OF VANCOUVER REAL ESTATE EXCHANGE

CABLE ADDRESS:
AUSTIN VANCOUVER
CODES
WESTERN UNION A1

**A. E. AUSTIN
& CO. LTD.**

833 HASTINGS STREET WEST
VANCOUVER,
CANADA

Rec'd	JUL 14 1945
File No.	10724
TELEPHONE	
MARINE 2431	
ESTABLISHED 1906	

July 13th, 1945.

The Japanese Custodian,
675 West Hastings St.,
Vancouver, B. C.

Dear Sir:

Re: Catalogue #294 - 5971-75-79 West
Boulevard, Lot 12, Bk. 7/16, D.L.526:

We have a client interested in the purchase of the above property and have been able to obtain an offer from him in the amount of \$3100.00 cash for the property and in this connection enclose herewith our cheque for \$200.00 as a deposit on account of the proposed purchase. If offer accepted, adjustments to be made as at July 15th, 1945. The name of our client and proposed purchaser is Ralph J. McKenzie (Director) of 525 North Boundary Road, Vancouver, B. C., who would wish the property in both his and his wife's names (Kathrine McKenzie) as joint tenants.

We might say that we made every effort to obtain a higher price for the property, but in view of the amount of money that needs to be spent on the property, we were unable to obtain any better offer than that above-mentioned. We were advised by the tenants at the time of inspecting the property that the roof at the rear of the building of three occupancies is leaking. The face of the building is badly in need of repair and the entire building is in a dirty state both inside and out and considerable money will have to be spent on decorating, not to mention the lack of plaster throughout the entire interior. We noticed also that the north side of the floor in the store on the north side of the building at 5971 has recently been repaired and this would lead one to believe that the joists at that particular spot are in bad shape owing to lack of air space on that side of the building.

Awaiting word of your acceptance of this offer, we
are,

Yours truly,

A. E. AUSTIN & CO. LIMITED.

Per

[Signature]

Enc.

HTW/P

REAL ESTATE - INSURANCE - FINANCIAL BROKERS - ESTATE AGENTS - BUSINESS PROPERTIES

844 East 4th Street
North Vancouver, B.C.

July 12th 1945

EVACUATION SECTION	
Rec'd	JUL 14 1945
File No.	
By	
Date	

Dear Sirs:

Re: File No: 10724 *Apair*

The "Electric Sewing Machine" has been
sent to the Japanese Miss Mae Yada
1888. Dorchester West
Montreal, Quebec.

Yours Truly
(Mrs) P. Mortensen.

TELEPHONE: PACIFIC 6433

"Homes a Specialty" FOR OVER 20 YEARS

J. R. REID
NOTARY PUBLIC



GENERAL INSURANCE

515 GRANVILLE STREET
VANCOUVER, CANADA

No. 294 5971 - 79 West Boulevard

This property comprises a lot with 50 ft. frontage by 125 ft. in depth to lane on which is erected a one-storey building approximately 50' x 50' in size of frame construction and stucco exterior with flat roof.

This building is divided into 3 stores of equal size, 2 of which are used as living quarters and one with store front and living rooms in rear.

There is no basement and the only plumbing is a kitchen sink and toilet in each store.

The centre apartment has a bathtub.

Valuation \$4,000.

LOEWEN & HARVEY, LIMITED

RE. CASUALTY, BURGLARY
AUTOMOBILE, PLATE GLASS
INSURANCE
AGENTS FOR
EAGLE STAR AND BRITISH
DOMINIONS INSURANCE
COMPANY LIMITED
OF LONDON, ENG.

ESTATE AGENTS INSURANCE
MORTGAGES REAL ESTATE

TELEPHONE
MARINE 4341
CODES
A.B.C. 8TH EDITION
WESTERN UNION
CABLE ADDRESS
"LOWNAR"

751 DUNSMUIR STREET
VANCOUVER, B.C.

May 15th, 1945.

The Department of The Secretary of State,
Office of The Custodian
(Japanese Evacuation Section)
506 Royal Bank Building,
Hastings & Granville Streets,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 294, Lot 12, Blocks 7 to 16,
District Lot 526, 5971 - 75 - 79 West
Boulevard, Vancouver, B.C.

This lot is 50 x 130.6 feet at a 20 foot lane on the West side of the Boulevard between 43rd and 44th Avenues. The lot level is slightly below street level with a very slight grade up to the lane.

On this is a one storey frame building with brick veneer front 50 x 55 feet - divided into three (3) stores, approximately twenty (20) years old. Foundations are cement pillar with 6 x 6 beams and 2 x 10 stringers. Exterior side and rear walls are of drop siding and there does not appear to be any under wall, in other words there is single siding only. These have not been painted for many years and joints are patched in places with tin to prevent leaking.

Dry rot has set in on the North wall and foundations at this spot due, I believe to the accumulation of old tins between this wall and the adjoining building. A portion of this has been recently repaired - and the balance of the floors appear sound. The brick veneer pillars and store fronts have been stuccoed over and the stucco is off nearly all the lower portions. There is a five (5) foot verandah across the back of the whole building under the main roof, and a frame addition 8 x 8 feet has been added at the rear of 5979.

There is no plaster in the building - all walls and ceilings in the stores being of V-joint. The construction is unusual, 6 x 6 posts, standing on the foundation beams, with headers carrying the roof beams. The V-joint walls are between the posts leaving the posts visible. There are two (2) chimneys to the ground. Each store has toilet and sink with cold water - and the tenants have added boilers and hot water connections. Wiring appears to be satisfactory. The plate glass in the door of 5975 is cracked. Each store is one (1)

step above the sidewalk with cement entrance floor.

There is a low hip roof with very slight slope covered with well roofing. This appears to have been recovered on the South side, but the North side is not in good condition and I should consider it a poor roof.

At the rear of the property are two (2) garages of poor construction with earth floors.

In my opinion a fair valuation at this date is Thirty-five hundred (\$3,500.00) Dollars.

Yours faithfully,

Loeven and Harvey, Limited.

A. R. Harvey

Director.

ARR/T.

10724

July 3rd, 1942.

S.E. Peters & Co.,
6091 West Boulevard,
Vancouver, B.C.

Dear Sirs:-

Re YADA. Isove Way

We are in receipt of your letter of the 23rd June in connection with the property owned by the above.

In regard to your reference to the value of this property, the amount of \$7,000.00 was merely the amount declared by Mr. Yada on his registration form as being his idea of the approximate value. However, at the moment this question is not very material. It is not the policy of the Custodian to sell unless with the owner's consent or it is his wish so to do.

We note that two or three stores are rented. Will you please give us full particulars of rental arrangements, names of tenants, dates rent due, etc.

With regard to the information you give us as to your previous method of handling this property, we appreciate your remarks but it will be necessary for you to conform to our policy in connection with revenues from all Japanese properties. Reports and remittances will need to be sent to us each month and we will make all payments required out of available funds. We enclose herewith forms to be used in connection with monthly remittances. You will, therefore, kindly remit to us the current collections and keep us advised in regard to renting the vacant store when you are able to secure a tenant for same.

Yours truly,

F.G. Shears
Assistant Manager

FGS:EB.
Encl:

PHONES: KERRISDALE 0179
RES. KERRISDALE 0235

ESTABLISHED 1911

Shear
REPRESENTING:
CANADA PERMANENT MORTGAGE CORP.
AND PRIVATE MONEY FOR
MORTGAGES AND AGREEMENTS



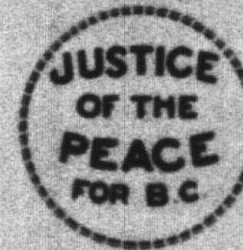
"Own your own Home"

SPECIALIZING IN
KERRISDALE, SHAUGHNESSY AND
DUNBAR HEIGHTS PROPERTY

S. E. PETERS & CO.

REAL ESTATE, INSURANCE, MORTGAGES
VALUATOR, RENTAL, FINANCIAL AGENTS

REFERENCE:
BANK OF MONTREAL
ROYAL BANK OF CANADA



6091 WEST BOULEVARD (AT WEST 48TH AVE.)
VANCOUVER, B.C.

June 23rd 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

JUN 24 1942

Dept. of the Sec. of State,
Office of the Custodian,
Japanese Evacuation Sec.,
City.

Dear Sir:

Re: YADA, I. M. (Miss) - Reg. #05992
5971-75-79 W. Blvd. - File No. 10724

I beg to acknowledge your letter of the 17th instant in regards to agency of the above property. First, I might say that I have been the agent of this property ever since the building was erected, that is to say, approximately 15 to 18 years. The owner then, was the father of the present owner, and in taking the property over, she has continued my agency.

The present income is only \$40.00 per month, that is \$20.00 each for two stores and the other is now vacant. We are trying to secure a new tenant, but owing to the number of vacant stores in Vancouver, it is hard to get same. All tenants are on a monthly tenancy and the property is free of any encumbrances. I note that the value on your letter is \$7000.00. I might say that I have been offering the property for sale at \$5000.00.

I also note that you are asking for the monies to be paid monthly. As this is such a small collection, I have only reported every quarter, less necessary repairs and insurance, which is placed through this office. As we are located just in the next block from the property, I think it will be in the interest of all parties concerned to carry on as I have been for the past 15 to 18 years.

Trusting this will be satisfactory, I remain,

Yours very truly,

Stanley Peters
Agent.

SEP/PB

Case No. 294
5-79 West Boulevard
16/526/Vancouver.
No. 10724

EVACUATION SECTION	
Rec'd	DEC 21 1945
File No.	10724
Ans.	
Referred	<i>sent to you</i>

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

Receipt is also acknowledged of cheque for \$40.81 representing closing adjustments on sale to me of the above property.

Dated at Deer 8th B. C., this 8 day of _____ 1945.

William L. L.

Signed

Wm. L. L.

Return to the Custodian

POST OFFICE DEPARTMENT
ADMINISTRATION DES POSTES
CANADA

This also to be filed in the office of origin
La notice est à remplir par le bureau d'origine

REGISTERED ARTICLE

SENT BY AT THE OFFICE OF
19450

DATE _____
UNLESS NO

ADDRESS TO MR. RODERICK JACKERIELE, VANCOUVER, B. C.

WILLIAMS LEECH, B. C.

ST 100-10-1-16

ACKNOWLEDGMENT OF RECEIPT



To be filled in by the office who will
indicate the date of receipt
A receipt is to be filled in by the office who will
indicate the date of receipt

Received

RETURN TO: Office of the Customs,
506 Royal Bank Bldg.,
VANCOUVER, B. C. (10724-23)

STREET AND NUMBER

WILLIAMS LEECH, B. C.

PLACE OF ORIGIN BY REGISTERED ARTICLE

(1) IN REGISTERED CHARACTER

CANADA

REGISTERED A/R

December 22, 1945.

Mr. Frederick MacKenzie,
Williams Lake, B. C.

Dear Sir:

Re: Catalogue No. 294
5971-75-79 West Boulevard
12/7/46/526/Vancouver.

Enclosed herewith please find Certificate of Title
No. 135527-L, covering the above described property in your name.

We are also enclosing the Ohio Farmers Insurance Co.,
Policy No. B.C.26023, which has been assigned to you.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc. 2

T.S. 285-41

R.C.L. FORM NO. 1

This Indenture

Made in the Twenty-eighth day of July in the year of our Lord one thousand nine hundred and Forty-one.

IN PURSUANCE OF THE REAL PROPERTY CONVEYANCE ACT
BETWEEN

SUREJING YADA, Retired, of 701 4th Street East.
City of North Vancouver, in the Province of British
Columbia.

AND

(hereinafter called the Grantor)

MAY YADA, Spinster, of 701 4th Street East, in the
City of North Vancouver, Province of British Columbia.

1149 Remlin St.

(hereinafter called the Grantee).

WITNESSETH that in consideration of and for the sum of

One (\$1.00) Dollar and other valuable considerations

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

ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the City of Vancouver, Province of British Columbia, and more particularly known and described as Lot Twelve (12), in the Subdivision of Lot Seven (7), of Block Sixteen (16), in District Lot Five Hundred and Twenty-six (526), Group One (1), New Westminster District, according to the registered map or plan of the said subdivision deposited in the Land Registry Office, City of Vancouver Province aforesaid and numbered 2250.

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 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, provisions, and conditions expressed in the original grant thereof from the Crown; and subject to all taxes, rates, and local improvement assessments whether already or hereafter assessed.

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 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 acts to encumber the said lands.

AND the said Grantor RELEASES to the said Grantee ALL CLAIMS upon the said lands.

WHEREVER the singular and masculine are 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.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

State Full Name
Address and
Occupation of
Witness

Northy V. McWilliam
604, West 4th
Vancouver
Stenographer

Sutjiro Yoda

For Maker

I HEREBY CERTIFY that on the _____ day of _____ 19____
at _____ in the _____ of _____

(whose identity has been proved by the evidence on oath of
who is) personally known to me, appeared before me and acknowledged
to me that the person mentioned in the annexed instrument as the maker thereof,
and whose name subscribed thereto as part and that he know the contents thereof, and that
he executed the same voluntarily, and of the full age of twenty-one years.

IN TESTIMONY WHEREOF, I have hereunto set my Hand and Seal of Office at
British Columbia, this _____ day
of _____ in the year of our Lord one thousand
nine hundred and _____

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

For the
Secretary
or other
Officer of a
Corporation

I HEREBY CERTIFY that on the _____ day of _____ 19____, at _____
in the _____ of _____

evidence on the oath of (whose identity has been proved by the
me and acknowledged to me that he is the who is) personally known to me, appeared before
of _____
annexed Instrument, as and that he is the person who subscribed his name to the
of the _____ and affixed the seal
to the said Instrument, that he was first duly authorized
to subscribe his name as aforesaid, and to affix the said seal to the said Instrument, and that such Corporation is
legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office,
at _____, British Columbia,
this _____ day of _____, in the year of our Lord
one thousand nine hundred and _____

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.

NOTE—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

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

day of
in the Province of British Columbia, this
A.D. 19

DECLARED before me at
force and effect as if made under oath, and by virtue of the CANADA EVIDENCE ACT.
AND I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same
revocation of the said Power of Attorney by death or otherwise.
2. At the time of the execution of the said instrument I had not received any notice or information of the
1. I am the attorney named in the Power of Attorney referred to in the acknowledgment attached hereto.
DO SOLEMNLY DECLARE THAT
of the
in the Province of British Columbia.

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

I HEREBY CERTIFY that on the
day of
in the
(whose identity has been proven by the evidence on oath
who is) personally known to me, appeared before me
and acknowledged to me that he is the person who subscribed the name of
to the annexed instrument as the maker thereof, that the said
is the same person mentioned in the said instrument as
the maker thereof, and is still alive to the best of his belief, and that he, the said
knows the contents of the said instrument and subscribed the name of the said
thereto voluntarily as the free act and deed of the said
under authority of a power of attorney which has not been revoked.
IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office at
British Columbia, this
day
of
in the year of our Lord one thousand
nine hundred and

Declaration
by Attorney

No.
Registered

For
Attorney

29/7/46 to 6/8/46
COPY
Dated July 28th 1941
SUTETIRO YADA
TO
MAY YADA
R.C.L. Form No. 1
Deed of Land
SITUATE IN
CITY OF VANCOUVER
Lot 12/16/526
5415-W. BOULEVARD
KERR, 179
S. E. PETERS & CO.
REAL ESTATE & INSURANCE
6091 W. BOULEVARD : VANCOUVER, B. C.
MOSE, COWAN & LATTI LTD. * LEGAL FORM PRINTERS
748 BETHOUR STREET, VANCOUVER, B. C.

A Commissioner for taking affidavits within British Columbia

day of
in the Province of British Columbia, this
SWORN before me at VANCOUVER, B.C.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.
5. I know the said part, and that he is
2. The said instrument was executed at VANCOUVER, B.C.
Sutetiro Yada
the part of
therefor, for the
1. I was personally present and did see the within instrument duly signed and executed by
of the
make oath and say:
Dorothy A. Morrison
at
VANCOUVER
in the Province of British Columbia.

Declaration
of Witness

November 1st, 1945.

REAL PROPERTY MEMORANDUM

FILE NO: 10724
NAME: May YADA
CATALOGUE NO: 294
RE: 5971-75-79 West Boulevard, Vancouver, B.C.
- 3 stores.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver Lot 12 of Lot 7,
Block 16, District Lot 526, Group
1, New Westminster District, Plan 2250.

Encumbrances: None.

Taxes: 1945 Taxes - \$155.13 paid.

Vested: No. 34815.

VALUATION BY APPRAISER:

\$4,000.00 (J.R. Reid)
\$3,500.00 (A.R. Harvey)
\$3,000.00 (W.A. Moore)

AMOUNT OF BID: \$3,300.00

APPROVED BY ADVISORY COMMITTEE: September 10th, 1945.

AMOUNT RECEIVED BY CUSTODIAN: \$3,300.00

NAME OF PURCHASER: Roderick Mackenzie.

Prepared by:

[Signature]
.....

Approved by:

[Signature]
.....

DAC:JS

Date.. September 11th, 1945.

REAL PROPERTY MEMORANDUM

File No. 10724

Name..... Isaye May YADARegistration No..... 05992

Re: Catalogue No. 294

Address: 5971-75-79 W. Boulevard, Vancouver, B. C.

Legal Description: Lot 12, Lot 7 of Blk. 16, D.L. 526.
3 stores.

TITLE AND ENCUMBRANCES

✓ A. Certificate of Title No. 64814 L Whereabouts: In "JP" form it is stated to be in Safety Dep. Box, Bank of Montreal, Main & Hastings, Reg. No. 05992

✓ Registered owner: May YADA (Spinster)

✓ Property: City of Vancouver,
Lot 12, of Lot 7, Block 16,
District Lot 526, Group 1,
New Westminster District,
Plan 2250.

Note: Evacuee written re whereabouts of Title (Sept. 11/45).

✓ B. Charges.

Registered: None.

✓ Vesting: 34815 - Sept. 8, 1942.

✓ Unregistered: No evidence found.

✓ Taxes: \$155.33 - 1945 taxes paid.

Water: Commercial Meter - \$5.40 paid to June 1/45

Insurance: \$3000.00 - expiring April 1, 1947

Assessed Value: Land: \$1870.00 Improvements: \$2350.00

Valuation by Appraiser: (\$4000.00 - J.R. Reid
(\$3500.00 - A.R. Harvey
(\$3000.00 - W.A. Moore

✓ Amount of Bid: \$3300.00

✓ Approved by Advisory Committee: September 10th, 1945.

✓ Paid as shown in attached letter: \$3,300.00 - September 21/45.

✓ Name of transferee as attached letter: Roderick Mackenzie,
Williams Lake, B. C.

ADMINISTRATION.

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

Monthly tenancy. Tenants: Miss Y. Bachand - \$20.00 month (5975 W. Blvd.)
Mrs. D. Norman - \$20.00 " (5979 ")
Mrs. M. Stewart - \$20.00 " (5971 ")

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:

P. Doucet
P. Doucet.

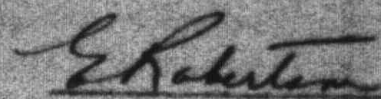
YADA, Isaac May

10724

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Farmers Ins. Co.	B.C. 2282642	\$2,500.00	April 1	1944		5971-5979 on West side of West Boulevard, Vancouver
	<i>Transferred to BC 26023. Ohio Farmers</i>					
Ohio Farmers Insurance Company	B.C. 26023	\$3,000.00	April 1	1947		5971-5979 West Boulevard, Vancouver, B. C.
	<i>Transferred to BC 26023 - Nov 22/45</i>					

Ohio Farmers Assurance Co. Policy No. BC 26023 for \$3000.00 covering the real property at 5971-5979 W. Boulevard, Vancouver, B.C. was transferred to the new owner of the above property, Roderick Mackenzie, as of November 22, 1945.

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



E. Robertson.
November 21, 1946

NO.
NO.

05992

NAME

Isak, Isaya May

FILE
NO.

10724

ASSURED

THE SECRETARY OF STATE OF CANADA, acting in his capacity of Custodian of Alien Property, ~~Superintendent of Insurance~~

COMPANY

Ohio Farmers Insurance Company

POLICY NO.

B.C. 26023

AMOUNT

\$3,000.00

PREMIUM

\$72.00

RATE

2.40

TERM

3
1 Yr.

EXPIRATION

April 1, 1947

PROPERTY INSURED

\$3,000.00 on the 1 story, frame, patent roofed bldg. occupied as Retail Stores.

LOCATION

5971 & 5979 West Boulevard,
Vancouver, B. C.

LOSS PAYABLE

Assured

INSURANCE AGENT

Blane Fullerton & White

RENTAL AGENT

S.E. Peters & Co.

ENDORSEMENTS

Trans. & Ins. Co. No. 22/44-

LIABILITY SUMMARY

Miss Isobe May YADA

Reg. #05992

File No. 10724

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

APR 23/46

PERSONAL PROPERTY SUMMARY

File No. 10724

November 21, 1946

Re: Miss Isoye May YADA
Reg. No. 05992.

Chattels:

The above Japanese person declared an electric Sewing Machine as being left with a Mrs. P. Mortensen at 840 E. 4th Street, North Vancouver, B. C. Mrs. Mortensen acknowledged to the Custodian under date of December 18, 1942, that she was holding this machine on behalf of Miss Yada. On July 12, 1945 we were advised by Mrs. Mortensen that she had shipped the above machine to Miss Yada at Montreal, Quebec. No other chattels were declared by Miss Yada and a review of this file does not reveal any other chattels belonging to the above person in the protected area of British Columbia.

Bank Account:

In her JP form dated June 15th, 1942, the above Evacuee declared the following:

\$700.00 Canadian Bank of Commerce, North Vancouver, No. 38, Savings Account.
\$1000.00 Canadian Bank of Commerce, Vancouver, B. C., #106.

No action regarding these accounts has been taken by this office.

Life Insurance:

Miss Isoye May Yada declared in her JP form a \$2000.00 Sun Life Assurance Company Policy, No. 854457, as being in her brother's Safety Deposit Box; 20-year endowment, beneficiary unknown. No further reference is made on file to the above policy and no action regarding same has been taken by the Custodian.

Specified Articles:

No Specified Articles are revealed on this file.

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
E. Robertson.

File No. 10724.
Catalogue No. 294.

December 14th, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

May YADA
City of Vancouver
Lot 12 of Lot 7, Blk. 16, D.L.
526, Gp. 1, N.W.D., Plan 2250.

With reference to the above property which was recorded in the Vancouver Land Registry Office, November 21st, 1945, we attach herewith the following documents in connection therewith.

1. Copy of application number 135526-L, dated November 21st, 1945, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 135527-L, dated November 21st, 1945, registering the property in the name of Roderick Mackenzie (Deed).
3. Duplicate of Transmission dated November 10th, 1945.
4. Duplicate of Deed dated November 10th, 1945 - Secretary of State to Roderick Mackenzie.
5. Certificate of Indefeasible Title number 135527-L, dated December 10th, 1945, covering the above property in the name of Roderick Mackenzie.

D. A. Cramer
per J.S.

DAC:JS
Atch.

REAL PROPERTY SUMMARY

JAPANESE NAME: Isoyo May YADA

Reg. No. 05992

File No. 10724.

CATALOGUE NO: 294.

PROPERTY ADDRESS: 5971 - 75 - 79 West Boulevard, Vancouver, B. C.

LEGAL DESCRIPTION: City of Vancouver, Lot 12, of Lot 7, Block 16, District Lot 526, Group 1, New Westminster District, Plan 2250.

TITLE: Registered in the name of May YADA (Spinster).

ENCUMBRANCES: None registered. No indication of any unregistered charges.

Vesting Order filed No. 34815, dated September 8th, 1942.

ASSESSED VALUES: Land \$1870.00
Improvements \$2350.00 - \$4220.00 Taxes \$155.33.

CLASSIFICATION: This is a block of 3 small stores built on a 50' x 130' Lot -
The valuator reports as follows:- "This building is divided into 3 small stores of equal size, 2 of which are used as living quarters, and one with store front and living rooms in rear.
There is no basement and the only plumbing is a kitchen sink and toilet in each store."
"The centre apartment has a bathtub." Valuation \$4,000.00. "J.R. Rail

HISTORY OF ADMINISTRATION:

These stores were leased through the office of S.E. Peters & Co., some time before evacuation, acting as agent of Isoyo May YADA. Two of the stores were leased by Miss I. BACHAND and Mrs. B. NORMAN, the third had been leased by KATAYAMA, but was vacated May 31st, 1942. All stores were leased on a monthly basis with a rental of \$20.00 each payable in advance. The 3rd store was vacant until October 1st, 1942, when it leased to Mrs. M. Stewart at \$20.00 per month payable in advance.
Rents collected on account of Isoyo May YADA, \$2400.00, against which were the following charges.

Water Rates	\$81.15	
Repairs Toilets & Tanks	37.70	
New Roof	116.50	
Electric Wiring	30.20	
New Floor	29.60	
Repairing Range	6.85	
Fire Insurance Premium	72.00	\$374.00
Commission		128.00
		<u>\$502.00.</u>

SOLD:

To Roderick MacKenzie for \$3,300.00 as at September 21st, 1945.
Approval of Advisory Committee September 10th, 1945.

Funds released to the credit of Isoyo May YADA as at December 7th, 1945; against which were the following charges:- Real Estate Commission \$165.00, valuation \$20.00, advertising \$4.00, registration fees \$2.50, leaving a net credit of \$3,108.50 from said transaction.

transaction.

Page 2.

File No. 10724.

Adjustments as at September 21st, 1945 to the amount of \$36.56 being Purchaser's share of Unexpired Fire Insurance Premiums - and \$43.83 purchasers share of Taxes, also .70 purchasers share of water rates = \$81.09 were placed to the credit of Isoye May YADA'S account.

The following Fire Insurance Policy - Ohio Farmers Insurance Company, Policy No. B.C. 26023 - \$3000.00 was transferred to Roderick MacKensie November 22nd, 1945.

**OLD CERTIFICATE OF TITLE
NO. 64814-L:**

Miss Isoye May YADA declared on her JP form signed 15th June 1942, that she had given her Title to her brother, Gorosaemon YADA to put in his Safety Deposit Box - Bank of Montreal, Hastings and Main Streets Branch.

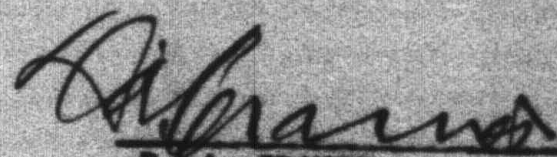
George Peters wrote Miss YADA at Montreal on November 14th, 1945, to please send in her Title. To this she replied asking us to write to her brother, Gorosaemon YADA, c/o Shalath General Store, Shalath, B.C., asking him to send it to us. He was written to by George Peters on December 5th, 1945. We quote from the letter:-

"Miss Isoye May YADA has requested us to write you for the title of the above property. Would you kindly let us have this title by return mail." So far we have heard nothing further from him on this subject.

Certificate of Title No. 135527-L in the name of Roderick MacKensie was sent to him by registered mail, P.O. Receipt No. 19460 on file.

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

August 24th, 1946.


D. A. CRAMER.

DAC:ML

File No. 10724
Reg. No. 05992

Miss Isobe May YADA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 July 15	Miss Y. Bachand - June & July rent Mrs. B. Norman Katayama to 31st May Peters & Co. - commission	\$ 5.00	\$ 40.00 40.00 20.00	
August 8	Miss Y. Bachand - rent Mrs. B. Norman Commission	2.00	20.00 20.00	
September 11	Miss Y. Bachand - rent due Sept. 1 Mrs. B. Norman Commission Water rates to July 1/42	2.00 7.90	20.00 20.00	
October 13	Miss Y. Bachand - rent Mrs. B. Norman Commission	2.00	20.00 20.00	
October 9	Certificate of Encumbrance	1.00		
November 14	Rents collected Commission Repairs & Maintenance	4.00 33.70	80.00	
December 11	Rents collected Commission Repairs & Maintenance Sundry	3.00 73.95 4.80	60.00	
1943 January 13	Rents collected Commission	3.00	60.00	
February 13	Rents collected Commission	3.00	60.00	
March 12	Rents collected Commission Repairs & Maintenance	7.00 2.20	60.00	
April 12	Rents collected Commission Sundry	3.00 10.30	60.00	

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 May 13	Rents collected Commission Repairs & Maintenance	\$ 3.00 1.40	\$ 60.00	
June 14	Rents collected Commission Repairs & Maintenance	3.00 10.90	60.00	
July 3	Ck 3998 - City of Vancouver - 1943 taxes	151.00		
July 13	Rents collected Commission Repairs & Maintenance	3.00 1.30	60.00	
August 12	Rents collected Commission Sundry	3.00 8.35	60.00	
September 17	Rents collected Commission	3.00	60.00	
October 14	Rents collected Commission Repairs & Maintenance	3.00 2.00	60.00	
November 15	Rents collected Commission	3.00	60.00	
December 11	Rents collected " " " " Commission Repairs & Maintenance Sundry	3.00 6.85 6.85	20.00 20.00 20.00	
January 11	Rents collected - 5975 Boulevard " " 5979 " " 5971 Commission	3.00	20.00 20.00 20.00	
February 10	Rents collected - 5975 Boulevard " " 5979 " " 5971 Commission	3.00	20.00 20.00 20.00	
		3.00		

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 March 9	Rents collected - 5975 Boulevard " " 5979 " " 5971 Commission		20.00 20.00 20.00	
April 13	Rents collected Commission Sundry	3.00 3.00 10.30	60.00	
May 5	Rents collected Commission Ohio Farmers Insurance Policy # B.C 26023	3.00 72.00	60.00	
June 8	Rents collected Commission Repairs & Maintenance	3.00 1.10	60.00	
June 30	Ck 769 - City of Vancouver - 1944 taxes	151.98		
July 8	Rents collected Commission	3.00	60.00	
August 8	Rents collected - 5975 Boulevard " " 5979 " " 5971 Commission Sundry		20.00 20.00 20.00	
August 18	Valuation Fee Cat # 294 Advertising " "	3.00 13.00 7.50 4.00		
September 11	Rents collected - 5975 Boulevard " " 5979 " " 5971 Commission		20.00 20.00 20.00	

CR \$ 952.62

File No. 10724
Reg. No. 05992

Miss Leona May YADA

Date	Particulars	Debit	Credit	Balance
1944 September 11	Balance as per statement sent		\$ 952.62	
October 16	Rents collected Commission	3.00	60.00	
November 21	Rents collected - 5975 W. Blvd. Commission	1.00	20.00	
	Rents collected - 5979 W. Blvd. Commission	1.00	20.00	
	Repairs & Maintenance	9.00		
	Rents collected - 5971 W. Blvd. Commission	1.00	20.00	
	Repairs & Maintenance	40.00		
December 9	Rents collected Commission Sundry	3.00 8.10	60.00	
1945 January 5	Rents collected Commission	3.00	60.00	
February 13	Rents collected Commission Repairs & Maintenance	3.00 21.45	60.00	
March 12	Rents collected Commission	3.00	60.00	
April 11	Rents collected Commission Sundry	3.00 6.15	60.00	
May 12	Rents collected Commission	3.00	60.00	
June 8	Rents collected Commission	3.00	60.00	

CR \$ 1,380.92

File No. 10724
Reg. No. 05732

Income Tax

Balance

Credit

Debit

Particulars

Date

1945 June 8

Balance as per statement sent
Cancel entries Aug. 1944 re advertising &
valuation (now included in Property Sale Statement)

81,380.92

11.50

195.33

June 27

Taxes 1945

120.00

August 12

Rents collected
Agent's commission
Water rates
Repairs

6.00

5.40

17.00

38.00

September 21

Balance rents to date, net
Water to 1st October, 1945

8.55

3,189.59

Credit re Sale of Property

October 13

Cheque to you

90.00

October 23

Cheque to you

100.00

November 22

Cheque to you

100.00

December 20

Cheque to you

100.00

\$ 992.25

84,740.01

84,740.01

atalogue No. 294
File No. 10724
5971-75-79 West Boulevard,
Vancouver/12/7/16/526

December 3, 1945.

RODERICK MacKENZIE
(purchaser)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at September 21, 1945)

	DEBIT	CREDIT
Purchase price	\$3,300.00	
Cheques received		\$3,300.00
<u>Amount of rent collected</u>		
September 1st to September 30th - 10/30 x \$57.00		19.00
October 1st to October 31st)		
November 1st to November 30th) 2 mos. @ \$57.00		114.00
Registration fees on deed - \$3,300.00	11.10	
Insurance premium \$72.00 - unearned premium	36.56	
Water paid to October 1, 1945 - 10 days @ 7¢ a day	.70	
Purchaser's proportion of 1945 taxes paid - 103/365 x \$155.33	43.83	
Balance owing to purchaser	40.81	
	<u>\$3,433.00</u>	<u>\$3,433.00</u>

BALANCE OWING TO PURCHASER \$40.81

STATEMENT RE SALE OF:

Catalogue No:

294

Name:

YADA, Isaac

File No:

10724

Street Address:

5971-75-79 W. Boulevard, Reg. No: 05992

Legal Description:

Vancouver, B.C.

12, 7/16/526

Date of Sale and Adjustments September 21, 1945

	Debit	Credit
Sale Price		\$ 3300.00
Real Estate Agents Commission	165.00	
Charge for Valuation	20.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	2.50	
Encumbrances:		
Unpaid Vendor		
Mortgage		
Arrears of Taxes		
Other Charges		
Adjustments:		
Fire Insurance		36.56
Taxes		43.53
Water		.70
	191.50	3381.09
Net Proceeds credited to your account		3189.59

Date:....February 5th, 1946.....

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