

11341

INFORMATION FROM R.C.M.P.

Date 3/12/42

File No. 11341

Full Name Sutejiro YOSHIOKA
(Surname in Block Letters)

Registration No. 10308

Male - Female
(check)

Age Dec. 18, 1901

Former Address 944 West 8th Avenue, Vancouver, B. C.

Date Evacuated 22/8/42

Naturalized - Canadian-Born - National
RETURNED TO (check)

S. S. GENERAL MEIGS

2nd AUGUST, 1946

Present Address New Denver, B. C.

Married - Single
(check)

Name of Wife SHIMASAWA, Fumiko - #10309

Name of Husband _____

Name of Mother nee KANASE, Ino (dec'd) Name of Father Yoshioka, Katsutaro (in Canada)

Names of Children under 16 Frank Shigeru (M) 28/10/27

Harrison Misao (F) 4/5/30

Vivian Shisue (F) 20/11/31

Requested by E. Burraston

Registered with Custodian
(Yes or No)

Additional Information Waiter.

711 Stock Exchange Bldg.,
475 Howe Street,
Vancouver, B.C.,

Nov. 14/46

Custodian of Enemy Property,
Royal Bank Building,
Vancouver, B.C.

TREASURY DEPT. CLAIM \$ NIL

Dear Sir:

Re: YOSHIOKA, Sutejiro ¹¹³⁴¹ #10308

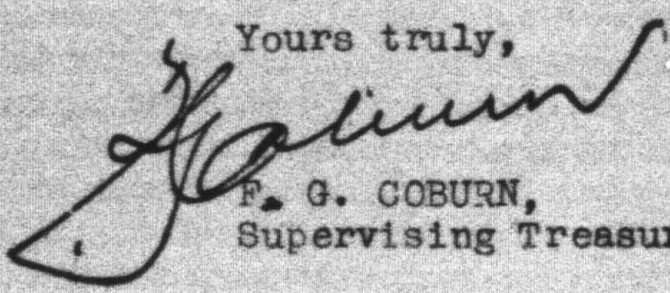
Please note that the above Japanese has been repatriated to Japan. The following is the status of his account with this Department, covering the repatriation transactions:

Money turned in - - - - - \$ 1347.91

Draft Issued- - - - - \$ 1347.91

It will be noted, therefore, that this party is not indebted to this Department in this connection. However, should any further monies come into your hands on this account it should be turned over to this office for transmission to the Japanese in question.

Yours truly,


F. G. COBURN,
Supervising Treasury Officer.

FGC/EJ.

11551/10302

N^o 679

DOMINION OF CANADA
DEPARTMENT OF FINANCE

Issued at Tokyo, J. S. S.
on June 26th, 1946

The Government of Canada acknowledges that TOKYO, Subj. 11551
has immovable property situated in Canada as described herein and agrees to remit the yen equivalent of the net proceeds
of such property immediately, or upon liquidation if such action is required, to Japan under arrangements made with,
and approved by, the United States Government and the Military Authorities in Japan; Provided that from the proceeds
of such property there shall be retained such amounts as are required to repay advances made by the Government of Ca-
nada by way of Repatriation Grant.

Estimated Proceeds - - - - - \$620.00

NOT RECORDED

1464

Alfred
for Comptroller of the Treasury

Tashue 12.

G-657-A

11341

DEPOSIT FORM

Reg. No. 10308

NAME:

YOSHIOKA SUTELIRO

(please print)

Surname

Given Name

Cheques (must be certified)		Cash	Dollars	Cents
List Bank Name and Branch	Amount	X 1		
		X 2		
		X 5		
		X 10		
		X 20		
		X 50		
		X 100		
		Total Bills		
		Silver		
		Copper		
		Total Cheques		
Total Cheques		Total Amount		
		Teller's Initials		

Herewith monies as shown above.

I wish to take all of these funds with me to Japan, plus \$ 620⁰⁰
 now on deposit with the Custodian. Yes: _____ No: _____

I wish to take with me only the amount of the Government Guarantee

Yes

No

Date: _____, 1946

OR

I have no money to turn in.

Date: _____, 1946

Signature

See Balance
 620⁰⁰
 June 26/1946
 OK [Signature]

C.T. JAP.2 - WORKSHEET

G-673

The following has been turned in by YOSHIOKA . SUTEMURO Reg. No. 10308 . .
for which C.T. Jap.2 is to be issued. C.T. Jap.2 issued . . . 679

Available for immediate
transfer on C.T. Jap. 1

To be Negotiated
by Custodian

Check Three Balance \$ 620⁰⁰

Jap No. 1464-620⁰⁰

(Independent)

11341

10309

N^o 890

DOMINION OF CANADA
DEPARTMENT OF FINANCE

Issued at London, July 2, 1944
Date July 2, 1944

The Government of Canada acknowledges that RENTS, Subsidies
has surrendered property situated in Canada as described herein and agrees to remit the yen equivalent of the net proceeds
of such property immediately, or upon liquidation if such action is required, to Japan under arrangements made with
and approved by, the United States Government and the Military Authorities in Japan; Provided that from the proceeds
of such property there shall be retained such amounts as are required to repay advances made by the Government of Ca-
nada by way of Reparation Grant.

NOT NEGOTIABLE

-\$700.00

-1071

Al Deau
for Comptroller of the Treasury

Takane. 12.

G-657-A

11341

DEPOSIT FORM

Reg. No. 10308

NAME:

YOSHIOKA

SHITEJIRO

(please print)

Surname

Given Name

Cheques (must be certified)		Cash	Dollars	Cents
List Bank Name and Branch	Amount			
		X 1		
		X 2		
		X 5	12	70 ⁰⁰ ✓
		X 10	21	210 ⁰⁰ ✓
		X 20	21	420 ⁰⁰ ✓
		X 50		
		X 100		
Total Cheques		Total Bills		
		Silver		
		Copper		
		Total Cheques		
		Total Amount	\$ 100.00	
		Teller's Initials		

Herewith monies as shown above.

I wish to take all of these funds with me to Japan, plus \$ NIL.
now on deposit with the Custodian. Yes; _____ No: _____

I wish to take with me only the amount of the Government Guarantee
Yes _____ No _____

Date: _____, 1946

OR

I have no money to turn in.

Date: _____, 1946

[Signature]
Signature

Signature

C.T. JAP.2 - WORKSHEET

G-673

The following has been turned in by YOSHIOKA . . . SUTELIP Reg. No. 103.08 . . .
for which C.T. Jap.2 is to be issued. C.T. Jap.2 issued . . . 8.90 . . .

Available for immediate
transfer on C.T. Jap. 1

To be Negotiated
by Custodian

Cash 700.00

Dep 1 Dep. 2071 - 1320.00

(Dependent)

Dep 2 # 679 - 620.00
Dep 2 # 890 - 700.00

11344/10305

N^o 1018

DOMINION OF CANADA
DEPARTMENT OF FINANCE

Issued at Toronto, Ont.
Date August 1st, 1946

The Government of Canada acknowledges that TOKIO MITSUBISHI BANK, LTD.
has surrendered property situated in Canada as described herein and agrees to remit the yen equivalent of the net proceeds
of such property immediately, or upon liquidation if such action is required, to Japan under arrangements made with,
and approved by, the United States Government and the Military Authorities in Japan; Provided that from the proceeds
of such property there shall be retained such amounts as are required to repay advances made by the Government of Ca-
nada by way of Repatriation Loans.

Sum of Y56011 ----- \$27.91 ✓
401

E. Jackson
for Controller of the Treasury

G-657-A

Reg. No. 10308 - NAME: YOSHIOKA, SUTAIRO - - -
(please print) Surname Given Name

Cheques (must be certified)		Cash	Dollars	Cents
List Bank Name and Branch	A m o u n t	X 1		
		1 X 2 ✓	2	00
		1 X 5 ✓	5	00
		2 X 10 ✓	20	00
		X 20		
		X 50		
		X 100		
		Total Bills	27	00
		Silver		91
		Copper		
		Total Cheques		
Total Cheques		Total Amount	27	91
		Teller's Initials		

Herewith monies as shown above.

I wish to take all of these funds with me to Japan, plus \$ _____
 now on deposit with the Custodian. Yes; _____ No: _____

I wish to take with me only the amount of the Government Guarantee
Yes _____ No _____

Date: _____, 1946

Signature

OR

I have no money to turn in.

Date: _____ 1946

Signature _____

C.T. JAP.2 - WORKSHEET

G-673

The following has been turned in by YOSHIOKA, SUTETSU Reg. No. 10308..
for which C.T. Jap.2 is to be issued. C.T. Jap.2 issued . . . 1018

Available for immediate
transfer on C.T. Jap. 1

To be Negotiated
by Custodian

Back \$ 27.91

REAL PROPERTY SUMMARY

JAPANESE NAME: Sutejiro YOSHIOKA Reg. No. 10308 File No. 11341.

CATALOGUE NO: 373.

PROPERTY ADDRESS: 944 West 8th Avenue, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 6, Block 336, District Lot 526, Gp. 1, N.W.D., Plan 590.

TITLE: Registered in the name of Sutejiro YOSHIOKA.

ENCUMBRANCES: 85824 P. 27/5/14. 11.04. Credit Foncier Franco Canadien Mortgage for \$2750. Due 1/6/19. Int 8%. C. of C. 1597.

No indication of any unregistered charges.

Vesting Order filed No. 34772, dated August 28th, 1942.

ASSESSED VALUES: Land - \$ 750.00
Improvements - \$1200.00 - \$1950.00. Taxes - \$70.88.

CLASSIFICATION: This is a 2½ storey 7-room house with a large attic built on a 50' x 120' Lot. Hot air furnace.
Valuator reports that interior is in good condition but exterior is badly in need of paint, the shingles appear to be in poor condition and eaves-troughs need repairing.

HISTORY OF

ADMINISTRATION: This house was rented direct by the owner to Gordon York as from November 1st, 1942, on a monthly basis. Consideration - \$25.00 per month payable in advance. Mr. York was still occupying the house when the new owner, Gloria Comeault took possession.

Rents collected - \$625.00, against which were the following charges:

Repairs - Sundry to chimney	\$22.25
Water Rates	47.00
Sundry	.50
Commission	31.25
	<u>\$101.00</u>

SOLD: To Gloria Comeault for \$1550.00 as at August 8th, 1944.
Approval of Advisory Committee - July 21st, 1944.

Funds released to the credit of Sutejiro YOSHIOKA as at September 28th 1944, against which were the following charges: Real Estate Commission - \$77.50, Valuation - \$5.00, Advertising - \$4.00, Registration Fees - \$3.50, Mortgage - \$500.00
Interest - 26.00 - \$526.00 = \$616.00, leaving a net credit of \$934.00 from said transaction.

Adjustments as at August 8th, 1944, to the amount of \$9.12 - Purchaser's share of Unexpired Fire Insurance Premiums, \$28.16 - Purchaser's share of 1944 Taxes and \$5.95 - Purchaser's share of Water Rates = \$43.23, were placed to the credit of Sutejiro YOSHIOKA'S account.

account.

Page 2.

File No. 11341.

The following Fire Insurance Policies:

Liverpool & London & Globe Insurance Co., Policy No. 101348 -
\$1,000.00, covering on the dwelling and
Liverpool & London & Globe Insurance Co., Policy No. 101399 -
\$1,000.00, also covering on the dwelling, were transferred to
Gloria Comeault, October 18th, 1944.

OLD CERTIFICATE OF TITLE

No. 22383-K: Was on deposit in the Land Registry Office, Vancouver, B. C.

Certificate of Title No. 110988-L in the name of Gloria Comeault,
was handed to her December 18th, 1944. A signed receipt of even date
acknowledging same is on file.

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

November 1st, 1946.


D. A. CRAMER.

DAC:JS

YOSHIOKA, Sutejiro
944 W. 8th Ave., Vancouver, B. C.
File #11341



Picture Taken April 29th, 1943.

Done

September 22nd 1942.

File Number 1393

Registration Number 10705

YOSHIOKA, Asajiro

944 West 8th Avenue, Vancouver, B.C.

LOCATION AND NATURE OF PROPERTY:

944 West 8th Avenue, Vancouver, B.C.
Lot 6, Block 336, D.L. 526, Group 1.
New Westminster District.

OWNERSHIP:

YOSHIOKA, Sutihiro

BUILDING:

This is an old two storey house with attic, of frame and shingle construction, located on the south side of 8th Avenue, between Oak and Laurel Streets. The house sits quite high on the lot. The centre walk leads to a large verandah off which you step into a moderate size through entrance hall. To the right of the hall is a large living-room, at the rear of which is a dining-room. Straight through from the entrance hall is a kitchen and pantry. There is an open stairway going upstairs from the entrance hall to four large bedrooms, and another stairway from the second floor to a large open attic. There is a bathroom and separate toilet on the second floor. There is also a Japanese bath in the basement. The basement has cement foundation and wooden floor with hot air furnace for wood and coal. All the rooms are papered except the attic and are in quite good condition. At the back of the house there is a lean-to woodshed. The interior of the house is in good condition but the exterior is badly in need of paint, the shingles appear to be in poor condition and the eaves troughs need repairing.

LAND:

The size of the Lot is 50 x 117

TAXES:

No arrears:
1942 taxes unpaid, \$71.61

ASSESSMENT:

Assessment of Land	\$ 750.00
Assessment of Building	\$ 1250.00
Total Assessed Value	\$ 2000.00

INSURANCE:

Regarding insurance, we note from the J.P. Form that there is no insurance on this property, however, the Credit Foncier Franco-Canadien hold two insurance policies on this property, as they have a mortgage on same. There are two policies in the Liverpool & London & Globe Insurance Company, one policy #65712 in the amount of \$1,000 expiring November 23rd 1943 and the other policy #65776 in the amount of \$1,000 expiring April 13th 1944. We are obtaining certified copies of these policies which we will hold on our file. These policies are in the name of S. Yoshioka.

FINANCIAL POSITION:

Although the J.P. Form states that there are no encumbrances against this property we find that there is a mortgage on same in favor of Credit Foncier Franco-Canadien. The Credit Foncier Franco-Canadien wrote to the Custodian on April 16th 1942 setting forth the particulars of this mortgage and we were informed by the Credit Foncier Franco-Canadien that the amount owing on this mortgage as at June 1st 1942 was \$596.50 made up of \$500 owing on principal \$82.50 owing for interest and \$14.00 on insurance premiums.

Date..... August 2, 1944

REAL PROPERTY MEMORANDUM

File No. 11341

Name: YOSHIOKA, Sutejiro..... Registration No.... 10308

Re: Catalogue No. 373

Address: 944 W. 8th Ave., Vancouver, B. C.

Legal Description: Lot 6, Blk. 336, D.L. 526.
Dwelling.

TITLE AND ENCUMBRANCES.

✓ A. Certificate of Title No. 22383-K Whereabouts: Registrar, Court-house,
Vancouver, B. C.
Registered owner: Sutejiro YOSHIOKA Reg. No. 10308

✓ Property: City of Vancouver, Lot 6,
Block 336, District Lot 526,
Group 1, New Westminster District,
Plan 590.

● B. Charges.
Registered: 85824 F. 27/5/14. 11.04. Credit Foncier Franco-Canadien.
Mortgage for \$2750. Due 1/6/19. Int. 8% C. of C. 1597.
(Bal. of Principal \$500.00; Interest paid to June 1/44.
Credit Foncier have been written for final statement,
Aug. 2/44.) *on file, Aug 22.*

✓ Vesting: 34772. Aug. 28, 1942.

✓ Unregistered: No evidence found.

Taxes: \$70.88 gross. 1944 taxes not paid. (Statement attached)

Water: \$7.55 - Jan./June 1944 paid.

Insurance: \$1000.00. Expires Nov. 23, 1946.

Assessed Value: Land: \$750.00 Improvements: \$1200.00

✓ Valuation by Appraiser: \$1500.00

✓ Amount of Bid: \$1550.00

Approved by Advisory Committee: July 21st, 1944.

Paid as shown in attached letter: August 8, 1944 - \$1,550.00

Name of transferee as attached letter: Mrs. Gloria Comeault

ADMINISTRATION.

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

Monthly tenancy. Tenant: Mr. Gordon York
Rental: \$25.00 per month.

Leasehold: (State period, consideration & unusual clauses and whether
including or excluding furniture or equipment)

Nil

Chattels: Particulars of those stored on the premises.

Some chattels may still be on premises. (See Protection Department's
memos of 23/12/42 and 12/10/43.)

Named Agent:

This memorandum has been prepared by Mr. Douet.

No. 2524
DATED 11th day of May, A.D. 1914

ARTHUR WILFRED CHAMBERS

TO THE

CREDIT FONCIER FRANCO-CANADIEN
(B.C. Division)

MORTGAGE
(Short term).

of Lands in Vancouver, B.C.,
Securing \$2750.00 and interest.

DAVIS, MARSHALL, MACGILL & PUGH

LAND REGISTRY ACT

FOR MAKER OF A DEED

I HEREBY CERTIFY that, on the twenty-third day of May, A.D. 1914 at Vancouver, in the Province of British Columbia, ARTHUR WILFRED CHAMBERS, personally known to me, appeared before me and acknowledged to me that he is the person mentioned in the annexed instrument as the maker thereof, and whose name is subscribed thereto as party, that he knows the contents thereof, and that he executed the same voluntarily, and is of the full age of twenty-one years.

In testimony whereof I have hereto set my hand and Seal of Office at Vancouver, British Columbia, this 23rd day of May in the year of our Lord one thousand nine hundred and fourteen.

"G. B. MacNeill"

A Notary Public in and for the Province of British Columbia.

(Seal of Notary.)

THIS INDENTURE made the Eleventh day of May one thousand nine hundred and fourteen.

IN PURSUANCE OF THE ACT RESPECTING SHORT FORMS OF MORTGAGES

BETWEEN:

ARTHUR WILFRED CHAMBERS of 739 Homer Street, in the City of Vancouver, Province of British Columbia, Shipping Clerk

(hereinafter called the Mortgagor)

OF THE FIRST PART:

AND:

THE CREDIT FONCIER FRANCO-CANADIEN

(hereinafter called the Company)

OF THE SECOND PART:

WHEREAS the said Mortgagor is seized in fee simple of the lands hereinafter described, and has applied to the Company for a loan upon Mortgage thereof.

NOW THEREFORE THIS INDENTURE WITNESSETH that in consideration of TWO THOUSAND SEVEN HUNDRED AND FIFTY (\$2750.00) - - - - Dollars of lawful money of Canada now paid by the said Company to the said Mortgagor (the receipt of which is hereby acknowledged), the said Mortgagor DOth GRANT AND MORTGAGE unto the said Company, its successors and assigns, forever ALL that certain parcel or tract of land situate in the City of Vancouver, in the Province of British Columbia, more particularly known and described as Lot Six (6) in Block Three hundred and thirty-six (336) in the subdivision of District Lot Five hundred and twenty-six (526), Group One (1), New Westminster (now Vancouver) District, according to the registered map or plan of the said subdivision deposited in the Land Registry Office at the said City of Vancouver and numbered 590:

PROVIDED this Mortgage to be void on payment of TWO THOUSAND SEVEN HUNDRED AND FIFTY (\$2750.00) Dollars of lawful money of Canada, with interest at Eight (8%) per cent. as follows: The said principal sum shall bear interest from the date hereof until the 1st day of June, 1914, when the said interest shall be payable and thereafter the said principal sum shall become due and payable as follows: Two hundred and fifty (\$250.00) dollars on the 1st day of June, 1915, and the balance of - - - - -

The said principal sum on the first day of June one thousand nine hundred and Nineteen and interest half-yearly upon principal or interest on the first days of June and December in each year until the principal be fully paid, as well after as before maturity, the first half-yearly payment of interest to be

made on the first day of December one thousand nine hundred and fourteen. Arrears of both principal and interest to bear interest at the rate above mentioned, and such interest on arrears to be a charge on the land in the same manner as all other moneys hereby secured. The said several payments or principal and interest to be made in gold, if required, and to be made at the office of the Company in Vancouver. And taxes and performance of statute labor. And observance and performance of all covenants, provisos and conditions herein contained.

THE said Mortgagor covenants with the said Company that the Mortgagor will pay the Mortgage money and interest and observe the above proviso THAT the Mortgagor has a good title in fee simple to the said lands and that he has the right to convey the said lands to the said Company.

THAT on default the Company shall have quiet possession of the said lands free from all encumbrances.

THAT the said Mortgagor will execute such further assurances of the said lands as may be requisite.

THAT the said Mortgagor has done no act to encumber the said lands. THAT the said Mortgagor will insure the buildings on the said lands to the amount of not less than the full insurable value thereof in dollars currency

PROVIDED that the Company may cancel existing insurances and insure in a Company to be named by them. AND the said Mortgagor doth release to the said Company all his claims upon the said lands, subject to the said proviso. The said Mortgagor for himself his heirs, executors, administrators and assigns, covenants with the said Company, its successors and assigns, that he and they will keep the said lands and the buildings and improvements thereon in good condition and repair according to the nature and description thereof, respectively, and that in case of neglect to do so, or if the Mortgagor or those claiming under him commit any act of waste on the said lands or make default as to any of the covenants or provisos herein contained the principal hereby secured shall, at the option of the Company, forthwith become due and payable, and in default of payment the powers of sale hereby given may be exercised, or the Company may at its option make such repairs to the mortgaged premises as it may deem necessary and any and all sum or sums of money expended in such repairs shall be forthwith payable with interest at the rate aforesaid from the time or respective times of the payment of the said sum or sums until paid and until paid shall be a charge on the said lands in favour of the Company prior to all claims thereon subsequent to these

presents and added to the principal sum hereby secured as if the same had originally formed part thereof and in default the power of sale hereby given and all other powers thereunto enabling shall be forthwith exercisable. And the Mortgagor for himself his heirs, executors, administrators and assigns covenant with the said Company, its successors and assigns, that he will each and every year during the currency of this security pay to the Company, its successors and assigns, any Mortgage or Income Tax imposed or that may be imposed on the Company, in respect of this Mortgage or the money hereby secured, when and so soon as the same is payable PROVIDED that the said Company on default of payment for one month may, on one month's notice, enter on and lease or sell the said lands.

AND PROVIDED also that in case default be made in payment of either principal or interest for two months after any payment of either falls due the said power of sale and entry may be acted upon without any notice. And also that any contract of sale made under the said powers or either of them may be varied or rescinded. And also that the said Company, its successors and assigns, may buy in and resell the said lands or any part thereof without being responsible for any loss or deficiency on resale or expense thereby incurred. PROVIDED that the purchaser shall in no case be bound to ascertain that the default has happened under which the Company claim to lease or sell and that the remedy of the Mortgagor shall be in damages only, and the sale under the said power shall not be affected. PROVIDED that any demand or notice herein referred to may be given to the said Mortgagor his heirs, executors, administrators or assigns, by writing signed or purporting to be signed by or on behalf of the said Company or its assigns. And any writing so signed may be either delivered to the said Mortgagor his heirs, executors, administrators or assigns, or posted at the Post Office in the City of Vancouver in the said Province, under a registered cover, addressed

Arthur Wilfred Chambers, Esq.
739 Homer St.,
Vancouver, B.C.

and any demand or notice so given shall be deemed to have been duly given on the day on which it shall have been so delivered as aforesaid, or if posted as aforesaid then at the expiration of six days after it shall have been so posted PROVIDED that the Company may distrain for arrears of interest PROVIDED that in default of the payment of the interest hereby secured the principal hereby secured shall become payable PROVIDED that until default of payment the Mortgagor shall have quiet possession of the said lands AND IT IS HEREBY AGREED between the

parties hereto that the Company may pay any taxes, rates, levies, assessments, charges, moneys, liens, costs of suit, or matters relating to liens or encumbrances now or hereafter existing or to arise or to be claimed on said land, or pay property, mortgage or income tax imposed, or that may be imposed, on the Company or the Mortgagor in respect of this property or Mortgage or the moneys secured hereby and solicitors' and other charges in connection with this Mortgage, and valuator's fees, together with all costs and charges which may be incurred by taking proceedings of any nature in case of default by the Mortgagor, including all Solicitors' charges or commission for the collection of any overdue interest, instalment of principal, insurance premiums or any other moneys whatsoever payable by the Mortgagor hereunder as between Solicitor and client, and the amount so paid shall be a charge on the said lands in favor of the Company, and shall be forthwith payable with interest at the rate aforesaid until paid; and in default the power of sale hereby given, and all other powers thereunto enabling, shall be forthwith exercisable. And in the event of the Company satisfying any such charge or claim, either out of the money advanced on this security or otherwise, they shall be entitled to all the equities and securities of the person or persons so paid off.

AND IT IS AGREED AND DECLARED that every part or lot into which the mortgaged lands are or may hereafter be divided does and shall stand charged with the whole of the moneys hereby secured, and no person shall have any right to require the mortgage moneys to be apportioned upon or in respect of any such parts or lots, and the Company, its successors and assigns, may discharge any part or parts from time to time of the mortgaged lands for such consideration as they shall think proper, or without consideration if they see fit, and no such discharge shall diminish or prejudice this security as against the lands remaining undischarged or as against any person whomsoever.

AND IT IS HEREBY EXPRESSLY AGREED AND DECLARED that the Mortgagor shall not before the said first day of June, A.D. 1919, save as hereinbefore mentioned, compel the Company to receive the said principal sum or any part thereof AND IT IS FURTHER AGREED that in case default be made and the mortgage moneys be recovered or payment be obtained before maturity by action or ^{by} any other remedy or means, or in case of sale, the Company may collect and retain, whether out of the proceeds of sale or otherwise, an amount equal to three months' interest by way of indemnity at the rate aforesaid upon the capital so recovered, and that the like indemnity shall be payable in case of payment after the mortgage money or any part thereof has become due and has

X

not been paid at maturity, and except as hereinbefore provided no person shall have any right to pay off the mortgage moneys except upon payment of such indemnity. And also it is agreed that neither preparation nor registration of this mortgage shall bind the Company to advance the money hereby intended to be secured.

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisos and agreements, rights, powers, privileges and liabilities contained in this mortgage shall be read and held as made by and with, and granted to and imposed upon, the respective parties hereto and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places.

IN WITNESS whereof the said parties have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED and DELIVERED (

by the said Mortgagor

"A. W. Chambers"

(Seal)

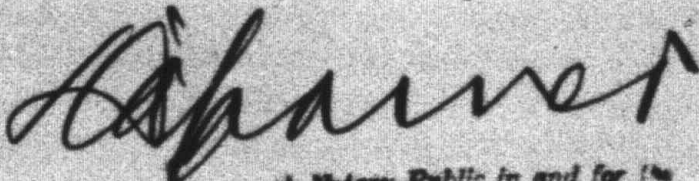
IN THE PRESENCE OF)

"C. B. MacNeill"
London Building
Pender Street,
Vancouver

Barrister

The attached mortgage is a true copy of the one held by Credit
Foncier Franco-Canadien dated 11st May, 1914.

October 6th, 1942.



A Notary Public in and for the
Province of British Columbia

1393

July 22, 1942

Mr. Asajiro Yoshioka,
944 West 8th Avenue,
Vancouver, B. C.

Dear Sir:

Re: 944 West 8th Avenue

We have received a letter from Mr. John H. Carman regarding the rental of the above property.

We have before us a registration made by Asajiro Yoshioka on the 2nd April last and reference is made to Mr. S. Yoshioka being the registered owner of this property but that four other members of the family are interested in it.

In order that this matter may be made clear to us will you kindly arrange to have someone call at our office and give us some further information. When doing so kindly bring this letter with you or refer to our file No. 1393.

Yours truly,

F. G. Shears,
Assistant Manager.

FGS/PMH

1393

August 19, 1942.

Mr., Mrs., or Miss Yoshioka,
944 West 8th Avenue,
Vancouver, B. C.

Dear Sir or Madam:

Re: 944 West 8th Avenue

On the 22nd of July we wrote to you regarding the renting of your house by a Mr. Carman, but we now understand that the transaction has fallen through, as you could not give any date for possession.

In our letter, we advised you that the registration made by Isajiro Yoshioka on the 2nd of April made reference to S. Yoshioka being the registered owner of the property, but that four other members of the family are interested in it.

As explained, we wish to be clear as to who is the actual owner of 944 West 8th Avenue, and shall be glad if you will kindly see that someone calls at this office at an early opportunity to explain matters.

Please see that this letter is brought with you, or refer to our file number, No. 1393.

Yours truly,

F. G. Shears,
Assistant Manager.

FD-101

11341

April 26, 1943.

Mr. Sutejiro Yoshioka,
Japanese Reg. No. 10308,
New Denver, B. C.

Dear Sir:

Re: 944 West 8th Avenue, Vancouver

We would advise that at the moment we have \$89.90 standing to your credit from rents received from your above mentioned property. Of this amount we have paid to the City of Vancouver \$35.00 on account of 1942 taxes amounting to \$71.61, and \$50.00 to the Credit Foncier Franco-Canadien in connection with the Mortgage outstanding with this company on your property.

We enclose copy of statement dated April 14th, 1943, from the Credit Foncier Franco-Canadien, which shows clearly the amount of Interest and Insurance due as at March 31st, 1943. You will see that after paying the \$50.00 above mentioned, there is still \$79.80 due, and we are writing you to know if you can let us have a cheque for say \$115.00 to enable us to pay the balance of taxes and Interest outstanding. If not, we shall be glad to know what contribution you can make towards these arrears, as you will appreciate that early July, 1943, taxes will be due amounting to approximately \$72.00.

We enclose a stamped and addressed envelope to facilitate an early reply from you in connection with this matter.

Yours truly,

P. Douet,
Administration Department.

PD:BT

Encls. 2

11341

August 2nd, 1944.

Attn: Mr. H. G. Hicks

Credit Foncier Franco-Canadien,
Credit Foncier Building,
850 West Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Loan No. 1252
Sutejiro YOSHIOKA
944 W. 8th Avenue,
Vancouver, B. C.

The above property is in the course of being sold and we shall be glad therefore if you will kindly let us have a short statement showing the original amount of the Mortgage, less the amount paid to date, which we understand leaves a balance outstanding of \$500.00. Please show the Interest to August 15th, 1944, together with the usual charge for the Release of Mortgage, that we may be in a position to send you a cheque for the total amount due. This account should be in duplicate.

Thanking you,

Yours truly,

P. Douet,
Administration Department

PD/ER

*10/11/44 says
replied 3 Aug.
521 T
10/15/44
copy required
17/5/44*

Credit Foncier Franco-Canadien

Credit Foncier Building

850 Hastings Street West

Vanconder, B.C.

Aug. 3rd

1934

In Accordance with

Administration Dept.,

Office of the Custodian

506 Royal Bank Bldg.,

675 West Hastings

TANCOUVER.

1252 - S. Yoshioka. Your File #11341

Original amount of principal	2,750.	
Less paid on account	<u>2,250.</u>	500.
Interest to 15th August 1944		8.22
Indemnity for repayment of past due mortgage - 3 months' interest		10.
Release fees		<u>3.50</u>
		<u>521.72</u>

9

2802

END

Catalogue No. 373
File No. 11341
944 West 8th Avenue
Vancouver, B. C.
6/336/526/1/NWD/590

Receipt of Certificate of Title No. 110988-L is by me hereby acknowledged and I agree that all adjustments and incidents connected with the sale to me of property covered by the said certificate have been settled.

Receipt is also acknowledged of Liverpool & London & Globe insurance policies Nos. 101348 and 101399 which have been assigned to me, and cheque for \$38.50 representing closing adjustments on sale to me of this property.

Dated at Vancouver, B. C., this 18th day of December 1944.

Mrs G. Comanet

File No. 373
File No. 11341

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

Dear Sirs:-

Re: 944 West 8th 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,

Mrs. G. Corneault
.....Signed

11341

Jan. 12th, 1945.

Mr. Satajiro YOSHIOKA,
Registration No. 10308,
New Denver, B.C.

Dear Sir:

Re: Catalogue No. 373
944 West 8th Ave.
Vancouver, B.C.
6/335/526

Please be informed that the above property has been sold as of August 8th, 1944, for the sum of \$1,550.00. 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:PR
Enc. (2)

c.c. B.C. Security Commission.

STATEMENT RE SALE OF:

Name: YOSHIOKA, Satejiro

Catalogue No: 373

File No: 11341

Street Address: 944 West 8th Ave.

Reg. No. 10308

Legal Description: Vancouver, B.C.
6/356/526

Date of Sale and Adjustments August 8th, 1944.....

Sale Price \$ 1,580.00

Real Estate Agent's Commission \$ 77.50

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 3.50

Encumbrances:

~~Mortgage~~

Mortgage & Int. release 526.00

~~Amount of Bond~~~~Other charges~~

Adjustments:

Fire Insurance 4.71

Taxes 4.21

Water 28.16

5.95

616.00 \$ 1593.23

Net Proceeds credited to your account

977.23 6

Date: January 12th, 1945.....

Compiled by: George Peters.....

File No. 11361
Reg. No. 10306

Settling Account

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 October 9	Land Registry Office - Certificate of Discharge	\$ 1.00		
December 11	Rents collected - 2 months @ \$25.00 Commission Disbursements	2.90 16.80	50.00	
1943 July 3	1943 taxes	73.42		
October 22	1943 taxes Mortgage, Interest & Insurance	70.31 70.00		
December 1	Fire Insurance premium	5.90		
December 11	Rents collected - 11 months @ \$25.00 Disbursements	48.85	275.00	
1944 March 24	Fire Insurance premium	5.90		
May 3	Mortgage, Interest & Insurance	129.16		
August 1	1944 taxes Rents collected - 6 months @ \$25.00 Disbursements	70.86 27.85	200.00	
August 8	Balance rents to date net		6.13	
December 21	Credit re Sale of Property Cheque to you		977.23 50.00	
		\$ 571.77	\$1,506.36	

525-

Catalogue No. 373
File No. 11341
944 West 8th Ave., Vancouver
Lot 6, Blk. 336, D.L. 526

December 2nd, 1944

MRS. GLORIA COMBULT

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at August 8, 1944)

	<u>DEBIT</u>	<u>CREDIT</u>
Purchase price	1,550.00	
Cheques received		1,550.00
Amount of rentals:		
Aug. 8 to Aug. 31 - 23/31 x \$23.75		17.62
Sept. 1 to Sept. 30		
Oct. 1 to Oct. 31 } 3 x \$23.75		71.25
Nov. 1 to Nov. 30 }		.21
Over payment on purchase price		
Registration fees on deed - \$1,550.00	7.35	
Insurance premiums - 89.3% x \$5.50 (expiry date 13/1/47)	4.91	
76.5% x \$5.50 (expiry date 23/11/46)	4.21	
145/184 x \$7.55 - purchaser's proportion water paid to Dec. 31/44	5.95	
145/365 x \$70.88 - purchaser's proportion of '44 taxes paid	38.16	
Balance owing to purchaser	38.50	
	<u>81,639.08</u>	<u>81,639.08</u>

BALANCE OWING TO PURCHASER - \$38.50

11341

January 11th, 1945.

Mr. Sutejiro YOSHIOKA,
Reg. No. 10308,
New Denver, B. C.

Dear Sir:

We are in receipt of your letter of the 6th instant and would say that our Accounting Department have in course of preparation a statement giving details of the sale of your property and net proceeds obtained, and also an additional statement of your whole account showing the present credit balance.

We would take this opportunity of reminding you of the correspondence we had with you in 1942 and 1943 regarding our inability to send you remittances at that time due to heavy arrears of taxes, interest on mortgage, etc., all of which arrears we eventually paid up as funds became available from rentals. There were also sundry repairs and water charges to be taken care of, plus five per cent commission to the agents for collection of rent. It was not until May 1944 that there were any funds available in the account and of course a reserve had to be held to take care of 1944 taxes. We mention the above facts in view of what you say that no money was received by you from rents, and we were under the impression that you were already aware why no funds were available.

The statements which will be sent to you shortly, together with the remarks above, will we feel sure give you all the information you require.

Yours truly,

P. Doust,
Administration Department.

PD/ER

11941

January 18th, 1945.

Attn: Mr. H. L. Brown

B. C. Security Commission,
360 Homer Street,
Vancouver, B. C.

Dear Sirs:

Re: Satellite TOSHIOKA - #10308

We enclose copy of letter received from the above and would advise that at an early date we shall be writing fully to this evansee respecting the first paragraph of his letter as a statement showing the net proceeds of the sale of this house, together with a statement of his joint account, will be forwarded to him as soon as it is prepared.

Dealing with the second paragraph of his letter, as you are aware from our letter to Yoshioka on December 19th, 1944 in line with your letter of December 16th we sent him \$50.00 from his account for December and are arranging to forward him \$50.00 per month till his credit balance is reduced to \$630.00. It would appear, however, that he requires an additional \$80.00 for the reasons given in his letter, but before forwarding this we would like to know your wishes in the matter.

As this appears to be an urgent matter your early reply will be appreciated.

Yours truly,

P. Doust,
Administration Department

PD/ER
Enc.

10308

YOSHIOKA, Sutejiro
(See File 1393 also)

11341

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Liverpool & London Globe Insurance Co	<i>Renewed Pol. # 101399 - Liverpool & London - Globe</i> 65712	\$1000.00	Nov.	23	1943	Lot 6, Block 336, D.L. 526 944-8th Ave W., Van., B.C.
Liverpool & London Globe Insurance Co	<i>Renewed Pol. # 101395 - Administration - Trust</i> 65778	\$1000.00	Apr.	13	1944	Lot 6, Block 336, D.L. 526 944-8th Ave W., Van., B.C.
Liverpool & London & Globe Ins. Co.	<i>Transferred to J. H. Jones, Vancouver - 10/10/44</i> 101399	\$1000.00	Nov.	23	1946	Lt. 6, Bk. 336, D.L. 526, 944 W. 8th Ave., Vancouver.
Administration & Trust Company	<i>Transferred to J. H. Jones, Vancouver - 10/10/44</i> 101348	\$1,000.	April	13	1947	Lt. 6, Bk. 336, D.L. 526, 944 W. 8th Ave., Vancouver, B. C.

SUMMARY of LIABILITIES

File No. 11342

June 22nd, 1946

Re: Satojiro YOSHIOKA (Mr.)
Reg. No. 10306

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
E. Robertson.

/s/

We can find no evidence of any claims having been filed
against the above named Japanese.

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

November 1st, 1946.

B. E. CRAMER
B. E. CRAMER.

DAG:JS

PERSONAL PROPERTY SUMMARY

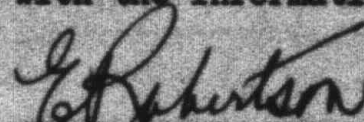
Name: Satejiro YOSHIOKA

Reg. No. 10308

File No. 11341

NO 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,
June 22, 1946.

File Nos. 1391

October 12, 1943.

1392
115 ✓

MEMORANDUM

TO: File

FROM: Mr. G. B. Spain.

Re: 944 West 8th. Avenue

The attic at the above address was opened in the presence of Messrs G. B. Spain and D. A. Smith.

There is little of value and hardly sufficient to justify transfer charges moving to storage or auction.

Mrs. York, the tenant, has offered \$15.00 for the best articles, (see separate letter to owner) on file.

GBS/HMS

324

