

11386

REAL ESTATE

FORM 112

BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 11386

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: KUWADA, Katsuzo

HOME ADDRESS: 433 Alexander St., Vancouver, B. C.
From Indian River, B. C.

REGISTRATION NUMBER 02862 SEX: male AGE: 58

OCCUPATION: Millhand

(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: Pacific Shingle Co., Indian River, 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: (A) Municipality of South Vancouver, B. C.
Block 23-25 inclusive, Lot d, Sub. Blks 3 to 7 inclusive, D. L. 657,
Map 2947. 418 Alexander St., Vancouver, B. C.
(B) Mun. S. V., Lot 4, North Portion, D. L. 718, Map 3687, Victoria St.,
Vancouver, B. C. Declarant states this property sold in May, 1942.
(C) Vancouver, B. C. Lot 9&10, Blk 41, D. L. 196, Group 1, New
Westminster District, Plan 196.

2. BUILDINGS AND OTHER IMPROVEMENTS: (a) No buildings, empty lot.

(B) Empty lot (Sold)

(A) 1 wooden frame dwelling house, 7 rooms.

1 shed

3. INSURANCE (Give particulars; state where policies are) Fire Insurance
Miller's National Insurance, Chicago, Vancouver agent Hobson Christie
& Co. \$2,000. Policy in possession of FUJITA, Sadashiro, 433
Alexander St., Vancouver, B. C. Insurance on house alone. Expire Oct/42.
4. TAXES (Amount and where payable) Three propertys \$168.68(1941). 1942 also
paid to date.

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

6. OCCUPANCY AND LEASES (If vacant so state)

418 Alexander St., Vancouver, B. C. rented to ~~persons~~ persons unknown.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In hands of Japan & Canada Trust Co., 398 Powell St., Vancouver, B. C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Joint ownership with MUKITA, Sadao, 423 Alexander St., Vancouver, B. C. (3 properties)
9. IF FARM LAND STATE CROPS SOWN: None.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Lives wooden frame, 3 storey rooming house at 423 Alexander St., Vancouver, B. C.
2. LANDLORD'S NAME AND ADDRESS: unknown.

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

unknown.

4. STATE WHEREABOUTS OF LEASE:

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: _____
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) _____
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
Seven \$5. War Savings certificates. In owner's possession.
8. BANK ACCOUNTS: \$400. savings account Bank of Montreal, Main & Hastings,
Vancouver, B. C.
9. LIFE INSURANCE: _____
10. INTEREST IN ANY ESTATES OR TRUSTS: _____
11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: _____
2. TRADE DEBTS: _____

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 14th day of July 1942.

(Signature) R. Kuwada

CCP [Signature]
Witness

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

DATE Apr. 14/43

File No. 11386

1 Name KUWADA
KAWADA, Katsuzo
(Surname in Block Letters)

Registration No. 02862

Male - Female
(Check)

Age Oct. 17, 1884

Died Sept 1/43

Former Address 433 Alexander St., City

c/o Yamamoto Camp. Pacific Shingle Co., Indian River, B. C.

Date Evacuated Aug. 1/42

Naturalized - Canadian-Born - National
(Check)

Present Address

Sendon, B. C.

Died at London B.C. Sept 1/43

Married - Single
(Check)

Name of Wife _____

Name of Husband _____

Name of Mother Dec'd

Name of Father Komazo (Dec'd)

Names of Children under 16 _____

Requested by ECT

Registered with Custodian

(Yes or No)

Additional Information Shingle. Millhand.

38

November 8, 1946.

GENERAL SUMMARY

File No. 11386

Katsuzo KUWADA, Deceased.

Reg. No. 02862.

Katsuzo KUWADA died at Sondon, B. C. on September 1, 1943, at the age of 59 years. According to our records, he was single and both his father and mother were dead.

KUWADA declared that he had a one-half interest with Sadashiro FUJITA, file #1472, in a seven-roomed frame dwelling at 418 Alexander St., Vancouver, B. C. and a vacant lot known as Lot "D" of Blocks 23 and 25, of Blocks 3 to 7, D.L. 657, Group 1, N.W.D. Plan 2947. He also stated that he had in his possession seven \$5.00 War Savings Certificates and that he had a bank account in the Bank of Montreal, Main and Hastings, Vancouver, amounting to \$400.00.

In his will, Katsuzo KUWADA named Sadashiro FUJITA as his Executor and sole heir. Sadashiro FUJITA requested Claude Macdonald, Official Administrator, Kasia to take out Letters of Administration, Certified copies of which were received in this office on February 7, 1944, and are now on file. The Official Administrator was notified of claims filed by the B. C. Security Commission against the Estate for funeral expenses of the deceased in the amount of \$80.00 and maintenance charges amounting to \$95.10.

The Official Administrator transferred the one-half interest of the deceased in the Real Property mentioned above to Sadashiro FUJITA, the owner of the other half interest and the sole heir under the Will of Katsuzo Kuwada. Certificates of Title and Deeds in the name of Sadashiro FUJITA were forwarded to the Custodian.

The cash residue in the estate, after Succession Duties, Claims and Legal Fees had been deducted, amounting to \$37.67, was remitted to this office for the credit of Sadashiro FUJITA. On the authorization of the Official Administrator, the joint account of Katsuzo KUWADA and Sadashiro FUJITA in this office, amounting to \$84.61, was transferred to the account of Sadashiro FUJITA.

All Real and Personal property of the deceased has been disbursed in accordance with the terms of the Will.

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

Alcaver

/AC

Katsuzo KUWADA's $\frac{1}{2}$ interest in 7300 Blk. Fraser Ave,
South Vancouver - Lot "D", Blk. 23 to 25 of Blk.s 3 to 7
D.L. 657 and 418 Alexander Street - Lots 9 & 10, Blk. 41,
D.L. 196. has been transferred to Sadashiro FUJITA, File
No. 1472 as KUWADA is now deceased.

- - - - -

The Estate of Katsuzo KUWADA has been administered
by Claude Macdonald, Official Administrator at Kaslo. All
real estate and rentals from the joint account have been
transferred to Sadashiro FUJITA, File No. 1472.

This file requires no further
attention.

REAL PROPERTY SUMMARY

FUJITA, Sadashiro
KUNADA, Katsuo

Reg. No. 00863 (j-int.)
Reg. No. 02862 (j-int.)

File No. 1472
File No. 11386 (now dec'd)

Civic Address: 3687 Victoria Street, Vancouver, B. C.

Legal Description: Lot 4 in the Subdiv. of North half of District Lot 718,
Group 1, Map 3687.

Classification: Vacant Land.

- - - - - SOLD - - - - -

NOTE:

This property was sold by the above to Samuel Eckersley for \$500.00,
Deed dated May 15th, 1942, on file.

The deal took place prior to evacuation of the owners in July and
August 1942. Walter S. Young, Real Estate Broker, handled the matter on behalf
of the above Evacuees and the Custodian's Office did not object to the sale and
transfer of Title to the new owner upon being provided with necessary authori-
zation from the owners, which was done.

No funds from the sale were remitted to the Custodian.

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


P. Douet.

PD/ER
December 21st, 1945.

(Administration of the above property was handled
on File 1472)

Agents file

July 27th 1942.

File Number 11588

160

Registration Number 02882

KUNADA, Katsuo.

435 Alexander Street, Vancouver, B.C.
(Former address of Declarant)

LOCATION AND NATURE OF PROPERTY:-

- (a) Vacant Lot next to 7325 Fraser Avenue, Vancouver, B.C. - Lot "D" of 23 to 26, Sub. Blocks 5 to 7 incl. D.L. 687, Group 1, New Westminster District.
- (b) 3687 Victoria Street, Vancouver, B.C. (Vacant Lot) Lot 4, North Portion, D.L. 718, Group 1, New Westminster District.
- (c) 418 Alexander Street, Vancouver, B.C. Lots 9 and 10, Block 41, D.L. 196, Group 1, New Westminster District.

OWNERSHIP:

KUNADA, Katsuo and FUYITA, Sadasiro.

BUILDING:

- (c) This is the only piece of property of the above three parcels on which there is a building located. It is a small old type frame dwelling situated on the south side of Alexander Street between Dunlevy and Jackson Avenues. There is a small verandah at the front, hallway, living-room on the left which was formerly two rooms but is now made into one. At the rear of the hall there is a kitchen. The main portion of the building has been built on to by lean-to additions and off kitchen there is a laundry room and pantry with sink, also large storage room. Across the rear of the property there is a large galvanised iron woodshed. To the east adjoining the house there is a small lean-to which contains a Japanese bath. There is a toilet downstairs off kitchen, making a total of five rooms down, toilet and Japanese bath. Upstairs there are two bedrooms, one front and one rear. There is no basement in the dwelling, it is heated by stoves. The dwelling is situated on Lot 10, Lot 9 along side the dwelling being vacant. The galvanised iron shed runs across the rear of both lots.

LAND:

- (c) The Size of the Lot is:- Lot 9 - 25 x 110
Lot 10 - 25 x 110
- (a) This is a vacant Lot situated on the west side of Fraser Avenue immediately south of East 27th Avenue. It is a high location looking out across the Fraser River. The size of the Lot is 22 x 159 1/2
- (b) We have no Report on this piece of property as apparently same has been sold by the Japanese Owner, therefore we do not think you would wish us to proceed with the examination of same.

TAXES:

- (c) No Arrears.
1942 taxes, gross \$96.78, rebate \$3.75, nett \$93.01 (Paid)

- (a) No Arrears.
1942 taxes, gross \$21.79, rebate 67%, nett \$21.12. (Paid)

ASSESSMENT:

- | | |
|------------------------|-----------|
| (a) Assessment of Land | \$600.00 |
| Assessment of Building | 1800.00 |
| Total Assessment | \$2400.00 |

- (a) Assessment of Land \$520.00

INSURANCE:

- (a) On the Office of the Custodian Form we note that there is a Fire Insurance Policy in the Miller's National Insurance Company, Chicago, Agents Hobson, Christie & Co., in the amount of \$2000, policy in the possession of FUJITA, Sadaakiro. Then your Form states that the insurance on the house "alone" expires in October/42. This \$2000 insurance is apparently extended to cover dwelling and furniture, consequently it will be necessary for us to obtain full particulars of this policy from the Agents, as to how much on the dwelling and how much on the furniture and its exact expiry date, prior to advising you in this regard. This we will do and once again write your Department.

FINANCIAL POSITION:

- (a) The Certificate of Title is apparently in the hands of the Japan & Canada Trust Co., according to your form, and as there are no arrears of taxes and the 1942 taxes are paid, and the property is rented at a very fair rental, we consider the financial position of this particular piece of property good.
- (a) This property is a vacant lot, there are no arrears of taxes and the 1942 taxes have been paid. Therefore, we consider the financial position of this property fair. We presume that when the Office of the Custodian Form states that the title documents are in the hands of the Japan & Canada Trust Co. that this applies to all three parcels of land.
- (b) We understand that this Lot has been sold and it might be advisable to retain some of the proceeds from the sale to take care of taxes, etc. for the next two or three years on parcel known as (a).

FURNITURE:

- (a) The Form did not show any furniture listed in parcel (a) but we found the following on the premises:-

1 kitchen table
1 kitchen cabinet.

REMARKS:

- (a) The owner apparently rented this dwelling to Mr. Fred Mattersdorfer who works at Burrard Shipyards, on May 25th 1942. Mr. Mattersdorfer paid his rent to the Japanese owner on May 25th 1942 for the period May 25th to June 25th and paid the next rent on June 25th for the period from June 25th to July 25th to the London & Western Trusts Co. Ltd., 475 Howe Street, according to information received from him. The rent due on July 25th had not been paid at the time of our conversation with him. The rent he is paying for these premises is \$17.00 per month.

The tenant is apparently sub-letting the two upstairs rooms to a woman, one of which is being used as living-room and bedroom and the other as a kitchen. There is a stove in the room being used as a kitchen and it will be necessary to ascertain from the Insurance Company whether they will construe this a fire hazard; we believe they will.

Parcels (a) and (b) - There are no further remarks, other than made in the above Report, to make on either one of these pieces of property.

RECOMMENDATIONS:

We recommend that the arrangement made by the owner for the rental of these premises be allowed to stand, but that some steps be taken regarding the sub-letting of the above premises to ascertain whether this would be construed as a greater fire hazard to the property. We will cover this in our letter to the Insurance Company.

In view of the fact that we have made the report on this property, we think it would be advisable if we are authorized to collect the rents on behalf of the Office of the Custodian.

THE RENTAL VALUE:

(c) A fair rental value for the above property, in our opinion, would be \$15.00 to \$20.00 per month.

Parcels (a) and (b) nil.

THE SALE VALUE:

(c) The sale value of this property, including both Lots, in our opinion would be \$1500 gross.

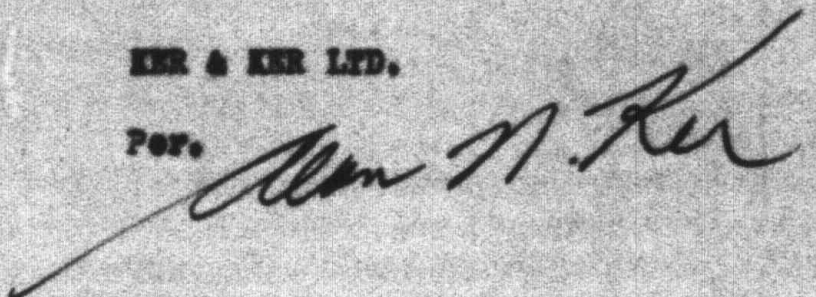
(a) Vacant Lot, practically unsaleable at the present time, say, \$250.00.

(b) This property has been sold, according to your Form.

This property was inspected by Mr. J.M. Anderson and the writer on July 28th 1942.

KER & KER LTD.

Per.



REAL ESTATE • RENTALS

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.

July 27th 1942.

Office of the Custodian
Loan Section

RECEIVED

INSURANCE

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

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

Attention Mr. R.P. Alexander

Dear Sir:-

Re: Your File Number 11386, Reg. No. 02862
KUNADA, Katsuzo.
433 Alexander Street, Vancouver, B.C.

In reply to letter under date of July 17th 1942 from
Mr. R.P. Alexander, Manager, Department of the Secretary of State,
Office of the Custodian, for a Report on the above, we herewith attach
our Report in duplicate as requested.

If there are any further instructions which you see
fit to give us arising out of the information contained in this Report,
we would be pleased to receive them at your earliest convenience.

We enclose our Statement in duplicate, covering the
cost of this Report.

Yours very truly,

KER & KER LTD.

Per.

ANK.DR
Encl.

11386

Aug. 1st, 1942.

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

Dear Sir:

Re: Katsuzo KUWADA

We beg to acknowledge, with thanks, your report on the above dated the 27th July.

As the property of the above is owned jointly with Sadashiro Fujita, we find that it has been reported on and the management placed with The London & Western Trusts Co. Ltd., and we, therefore, must ask you to kindly withdraw from this case.

Thanking you for your trouble in this matter, we remain,

Yours truly,

F. G. Shears
Assistant Manager


G.F. ND

1472 & 11386

Aug. 1st, 1942.

Messrs. The London & Western Trusts
Company Limited,
455 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Sadashiro FUJITA and
Katsuzo KUNADA

With reference to the properties registered
in the names of both the above, we would ask you when
making reference in the future to these properties to
report under both names and both file numbers.

Thanking you for your co-operation in this
matter, we remain,

Yours truly,

F. G. Shears
Assistant Manager

CHP:ND
[Signature]

DEPARTMENT OF
LABOUR



EVACUATION SECTION	
Rec'd	SEP 16 1943
File No.	11316
Ans.	Long
Referred	McLennan

BRITISH COLUMBIA SECURITY COMMISSION

15th September, 1943.

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

Dear Sir:

Re: Katsuzo KUWADA, #02862

We wish to make claim for recovery of the sum of \$80.00 from the estate of the above deceased, to cover the cost of funeral expenses paid by this Commission in connection with his burial.

For your information, Mr. Kuwada died at our Sandon project September 1st, 1943.

We have checked with our Treasury Department and find that request for a Custodian Report went forward to your office the latter part of August, but to date same has not come to hand. We would appreciate receiving advice from you, at your early convenience, as to what assets, if any, Mr. Kuwada had registered with the Custodian.

Yours very truly,

BRITISH COLUMBIA SECURITY COMMISSION

M. L. Brown
M. L. Brown,
Office Manager.

/MF

*Paid by
off Adm.*

1472 & 11386

September 20th, 1943

The B. C. Security Commission,
Dick Building,
360 Homer Street,
Vancouver, B. C.

Attention Mr. M.L. Brown.

Dear Sirs: Re: Katsuzo KUWADA, #02862.

Referring to your letter of September 15th, we beg to advise that we hold \$88.79 to the joint credit of Sadashiro FUJITA and Katsuzo KUWADA. These two parties own the property at 418 Alexander Street, which is rented for \$17.00 per month, and also a vacant lot on Fraser Ave. in South Vancouver.

We have placed your claim on file for consideration when the estate is settled.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH

1472 & 11386

October 7th, 1943

The B. C. Security Commission,
Dick Building,
360 Homer Street,
Vancouver, B. C.

Attention Mr. M.L. Brown

Dear Sirs:

Re: Sadashiro FUJITA Reg. #00863

Referring to your letter of October 4th enclosing copy of a letter from your Supervisor at Sardon, if S. FUJITA will have the Will of Katsuza KUWADA probated, he can then arrange to have the properties in both names transferred to him.

At the present time we are managing the property at 418 Alexander Street, which is rented for \$17.00 per month and there is a credit balance with us of \$88.79, and in addition there is a vacant lot in both their names in South Vancouver, known as Lot D of Blocks 23 to 25, of Blocks 3 to 7, D. L. 657.

We see no reason why Sadashiro FUJITA should not receive the revenue from this property when it is transferred to his name and the estate is settled.

We know of no other assets belonging to either party.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH

11366

November 18, 1943.

Attention Mr. H. L. Brown

The British Columbia Security Commission,
360 Homer Street,
Vancouver, B. C.

Dear Sirs:

Re: Sadashiro FUJITA, #00863
Katsuzo KIWADA, Deceased -
Registration No. 02862

Referring to your letter of November 16th enclosing copy of a letter from your Supervisor at Sandoz, we have taken up with Mr. Young the matter of probating the Will of the late Katsuzo KIWADA and he has informed us that he has the matter in hand and that there is nothing we can do to expedite it.

Yours truly,

G. D. Wilson,
Administration Department.

GDE:BS

1472
11386

December 7th, 1943

Mr. Sadashiro FUJITA,
Registration No. 00865,
Sandon, B. C.

Dear Sir:

Re: Millers National
Policy #81791

The above numbered policy has been issued to cover for \$2,000.00 on the dwelling situate on your property described as being on Lot 19, Block 41, D.L. 196, No. 418 Alexander Street, Vancouver, B.C. This is a renewal of Policy No. 81214.

The premium for three years, amounting to \$12.00 is being paid to the Insurance Company and charged to the Joint Account in the name of yourself and Katsuzo KUNADA.

Yours truly,

S.M. Gibson
Insurance Department

SMG:KT

DEPARTMENT OF
LABOUR



CANADA

EVACUATION SECTION

Rec'd JAN 17 1944

File No. 11386

Ans. *AN*

Referred *Milson*

BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,
Vancouver, B.C.

15th January, 1944.

your file 11386

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

Attention Mr. Milson

Re: KUWADA, Katsuzo #02862
(deceased)

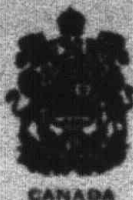
Confirming telephone conversation of yesterday,
the above man received maintenance from the Commission in the
amount of \$95.10. We understand there is a bank account of
\$426.91 together with some property and would therefore ask that
you place a claim for us against the estate in the amount of
\$95.10 covering this maintenance.

M. L. Brown

M. L. Brown,
Office Manager.

File 11386

DEPARTMENT OF
LABOUR



CANADA

EVACUATION SECTION

Rec'd FEB 7 1944

File No. 1472 & 11386

Ans.

Referred

Both files out to you.

BRITISH COLUMBIA SECURITY COMMISSION

5th February, 1944.

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

Dear Sir:

Re: Katsuzo KUWADA, #02862 (Dec'd.)
Your file refs. 1472 & 11386

In further of recent telephone conversation in connection with the above, we wish to confirm that Mr. Fujita, beneficiary in the Will of the deceased, has requested Letters of Probate from Mr. Claude Macdonald, Official Administrator, Kaslo.

We understand from your conversation that the Custodian will take the necessary steps to register with Mr. Macdonald any claims which you may have against the estate of the deceased, including this Commission's funeral expenses to the amount of \$80.00 and maintenance to the amount of \$95.10.

Yours very truly,

BRITISH COLUMBIA SECURITY COMMISSION

M. L. Brown,
Office Manager.

DWS:ME

c.c. Mr. E. R. Adams,
Supervisor, Sandon.

Treasury Dept., H. O.

1472 & 11386

February 9th, 1944

Mr. Claude Macdonald,
Official Administrator,
Kaslo, B. C.

Dear Sir:

Re: Katsuzo KIWADA. (Dec'd)

We have been informed by the B.C. Security Commission that Sadashiro FUJITA has requested Letters of Probate in connection with the Estate of Katsuzo KIWADA, Deceased. We beg to advise that the B. C. Security Commission has filed the following claims against the Estate:

Funeral expenses	\$80.00
Maintenance	95.10

Will you kindly see that the B. C. Security Commission is protected for these amounts.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

5-22-2-14

**Department of the Secretary of State
of Canada—Office of the Custodian**

**REAL PROPERTY FOR SALE
BY TENDER**

The Secretary of State of Canada acting in his capacity as Custodian under or by virtue of the Revised Regulations Respecting Trading With the Enemy (1943) hereby offers for sale by public tender such interests as are vested in him in the following commercial, residential and unimproved properties situate in the City of VANCOUVER:

Lot 15, Block 15, D.L. 185, Group 1, New Westminster District, Plan 92, being a Vacant Lot, 66 x 131 on the North Side of Pender Street West between Thurlow and Bute Streets.

Subdivisions 1 and 2, Lot 2 of Block 15, D.L. 185, Group 1, New Westminster District, Plan 3157, being Vacant Lots at the South East Corner of East Boulevard and 43rd Avenue.

Lot "D" of Block 23 to 25, of Blocks 3 to 7, D.L. 257, Group 1, New Westminster District, Plan 2947, being a Vacant Lot in the 7300 Block on Fraser Avenue.

Lot 12, Block 3, Subdivision "A," D.L. 182, Group 1, New Westminster District, Plan 176, known as 1254-1256-1258 Powell Street, being a 6-room frame dwelling and two storey frame warehouse.

Lot 4, Block 28, D.L. 184, Group 1, New Westminster District, Plan 178, known as 1834 Triumph Street, being a 2-storey, 12-room frame school building.

Lot 16, Block 249, D.L. 526, Group 1, New Westminster District, Plans 580 and 583, known as 1854 West Fourth Avenue, being a 2 storey frame building with store and 2 rooms on the ground floor and 3 rooms above.

Lot 9 of Block 101, D.L. 301, Group 1, New Westminster District, Plan 1888, known as 888 Kingsway, being a frame store building.

Lots 7 and 8, Block 218, D.L. 526, Group 1, New Westminster District, Plan 590, known as 1884 West First Avenue, being a 5-room frame dwelling.

North Half of the North Half of Lots 23 and 24, Block 21, D.L. 200 A, Group 1, New Westminster District, Plan 197, known as 3024 Columbia Street, being a 7-room frame dwelling with garage.

West Half of Lot 15, Block 21, D.L. 200A, Group 1, New Westminster District, Plan 197, known as 122 West Fifth Avenue, being an 8-room frame dwelling and garage.

Lot 3, Block 15, District Lot 302, Group 1, New Westminster District, Plan 5832, known as 222-224-226 West 5th Avenue (To be sold en bloc), 352 West 5th Avenue being a six-room frame dwelling; 334 West 5th Avenue being a two-storey frame building with eight three-room cabins and one two-room cabin; 336 West 5th Avenue being a six-room frame house.

Lot 1, Subdivision of Block 65, D.L. 2027, Group 1, New Westminster District, being unimproved land in the 3200 Block West 31st Avenue.

Subdivisions 5, 6 and 7 of Lot 3 in the East Half of Block 28, D.L. 201, Group 1, New Westminster District, being Vacant Lots in the 1100 Block East 26th Avenue.

Lot 12, Block 1, North East Quarter of D.L. 338, Group 1, Map 2494, New Westminster District, being a Vacant Lot in the 2000 Block on East 45th Avenue.

Lot 9 of the Resubdivision of Blocks 1, 2 and 3, North East Quarter of D.L. 338, Group 1, Map 2168, New Westminster District, being a Vacant Lot in the 7000 Block Boundary Road.

Lot 13 (except the E. 33 feet) and Lot 14 (except the W. 33 feet), Block 22, D.L. 200A, Group 1, New Westminster District, Plan 197, known as 48 West 5th Avenue, being a 6-room frame dwelling.

Lots 19 and 20, Block 3, D.L. 637, Group 1, Map 1192, New Westminster District, being Vacant Lots in the 5100 Block Main Street.

Lot 23, Block 4, D.L. 735, Group 1, Plan 2994, New Westminster District, being a Vacant Lot in the 800 Block Victoria Drive.

Lot 11, Subdivision "C," Block 154, D.L. 264A, Group 1, Plans 2142 and 1771, being a Vacant Lot in the 1500 Block East 8th Avenue.

AND

Lot 11, Block 23, D.L. 273, Group 1, Map 1063, New Westminster District, being a Vacant Lot on Fourth Street, between Moody and Queensbury Avenues, in North Vancouver.

Tenders for the purchase of such interests in the above described property as are vested in the Custodian will be received subject to the following terms and conditions:

1. Each tender must be for one of the parcels described, but a separate tender may be filed for each of several parcels.
2. A tender offering for parcels in the alternative will be considered an offer only for the parcel first named.
3. A certified cheque payable to the order of the Secretary of State as Custodian for ten per cent (10%) of the amount offered must accompany each tender. The deposit will be forfeited as liquidated damages if the tender is accepted and not completed by the purchaser immediately upon his being required to do so by the Custodian.
4. Each tender must be in a separate sealed envelope addressed to The Office of the Custodian, 509 Royal Bank Building, 875 West Hastings Street, Vancouver, B.C., and each envelope must be marked on the outside "Tender for Real Estate."
5. The balance of the purchase price shall be paid in cash.
6. All adjustments shall be made as of the date of conveyance.
7. The property is sold subject to existing leases and encumbrances, if any.
8. The property is offered for sale without any warranty whatsoever by the Custodian as to location or condition of buildings or improvements or the existence or non-existence of any encroachments.
9. The Custodian reserves the right to cancel any accepted tender and to refund the deposit at any time prior to delivery by him of the conveyance or transfer.
10. Neither the highest nor any tender will necessarily be accepted.

Cheques in respect of unaccepted tenders will be returned in due course.

Tenders will be received by the undersigned up to Noon, Pacific Daylight Saving Time on the Twentieth Day of April, 1944. Further particulars may be obtained during office hours any day up to Noon on the Nineteenth Day of April, 1944, and arrangements made with the undersigned to inspect the said premises.

DATED at Vancouver, British Columbia, this 23rd day of March, 1944.

THE CUSTODIAN,

509 Royal Bank Building,
875 West Hastings Street,
Vancouver, B.C.

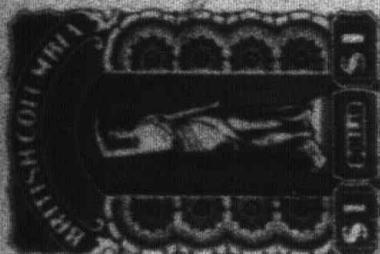
In the Supreme Court British Columbia

In the matter of Katsuzo Kuwada, deceased,

and

In the matter of the "Administration Act."

348
1944



DATED THE 8th DAY OF March, A.D. 19 44

Re: Claude S.
604

UPON reading the affidavits of Claude Macdonald

, it is ordered,

that Claude Macdonald

, Official Administrator for the

~~County of~~ Kaslo-Slocan Electoral District

With the will annexed
, shall be Administrator of all and singular

the estate of Katsuzo Kuwada

, deceased,* who died on the

1st day of September, A. D. 1943

and that notice of this Order be published, once in

the Kaslo Kootenaiian.

"W. A. Hisbet"

L.J.

Certified a true copy


District Registrar.

★ Insert

This Grant is made upon the condition that no portion of the assets shall be distributed or paid during the War to any beneficiary or creditor who is a National of the German Reich or Italy wherever resident, or to any one on his behalf, or to or on behalf of any person resident in the German Reich or Italy of whatever nationality, or to or on behalf of any subject or citizen of any country at war with His Majesty, without the express sanction of the Crown acting through the Minister of Finance; and if any distribution or payment is made contrary to this condition the grant of probate or letters of administration will be forthwith revoked.

I, KATSUZO KUWADA, of Vancouver, British Columbia,
Logger, declare this to be my last will and testament.
I do hereby give unto SADASHIRO FUJITA of the same
address, all my real and personal estate whatever and
wheresoever, to hold unto him, his heirs, executors and
administrators absolutely and forever. And I hereby
appoint the said SADASHIRO FUJITA sole executor of this
my will, at the same time revoking all former wills, codi-
cils, testamentary dispositions and appointments
whosoever by me at any time heretofore made.
In witness whereof I, the said KATSUZO KUWADA, the
testator, have to this my last will and testament con-
tained in this sheet of paper, set my hand and seal
this twenty seventh day of August A. D. 1925.

K. Kuwada (Seal)

Signed by the said testator as, and for his
last will and testament, in the presence of us,
present at the same time, who, at his request,
in his presence, and in the presence of each
other, have subscribed our names as witnesses.

R. Ito

Walter S. Young

Both of Vancouver B. C.

OUR FILE.....

YOUR FILE.....

ADDRESS YOUR REPLY

TO.....



Office of Official Administrator,
Kaslo, B.C., March 15th, 1944

EVACUATION SECTION	
Rec'd	MAR 20 1944
File No.	11386
Ans.	
Referred	<i>Mr. Arthur</i>

The Administration Department,
Alien Enemy Property Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:-

Re Estate of Katsuzo Kuwada - Deceased

With further reference to the above, your Files #1472 and #11386, please find herewith certified copy of Letters of Administration with Will Annexed just received from the Registrar of the Supreme Court, for your records.

Would it be possible to have your consent to the distribution of the residue to the beneficiary after the bills have been paid and the release from the Probate and Succession Duty Department obtained? Both the Deceased and the beneficiary are Japanese Nationals so I was wondering whether your office would approve of distribution being made following payments of the accounts against the estate or whether you wish to have the residue held in my name as Administrator until after the war.

I would greatly appreciate hearing from you with respect to the above. Thanking you,

Yours Faithfully,

Claude Macdonald
Claude Macdonald,
Official Administrator.

OUR FILE.....

YOUR FILE.....

ADDRESS YOUR REPLY.....

TO.....



Office of Official Administrator,
Kaslo, B.C., April 19th, 1944

The Administration Department,
Alien Enemy Property Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B.C.

EVACUATION SECTION

Rec'd APR 24 1944

File No. 1472, 11386

Ans.

Referred *Mr. Arthur*

out to you

Dear Sir:-

Re Estate of Katsuzo Kuwada

With further reference to the above, your Files Nos. 1472 and 11386, and my letter of March 15th, 1944 relative thereto, I would like to know whether it would be in order for me to transfer the real estate to the beneficiary, Mr. Sadashiro Fujita, Sardon, B.C., who already has a half-interest in same. This real estate was recently registered in my name as Official Administrator in the Land Registry Office, Vancouver.

The funds in the Bank of Montreal, Vancouver, are now being transferred to our Official Administrator Account following the receipt of the releases from the Provincial and Dominion Succession Duty Departments. When these funds are in my hands I will arrange for settlement of the B.C. Security Commission's account against the estate. Whatever is left after settling the legal expenses, etc., can be paid over to the beneficiary if this step is approved by your office.

Thanking you for a reply at your early convenience,

Yours Faithfully,

Claude Macdonald
Claude Macdonald,
Official Administrator.

OUR FILE.....

YOUR FILE.....

ADDRESS YOUR REPLY

TO.....



Office of Official Administrator,
Kaslo, B.C., June 26th, 1944

The Administration Department,
Alien Enemy Property Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	JUN 29 1944
File No.	11386 + 1472
Ans.	
Referred	McArthur

Dear Sir:-

Re Estate of Katsuzo Kuwada

With further reference to my letter of March 15th, 1944, your Files #1472 and #11386, relative to the above, I would like to know whether or not there would be any objection to my letting the beneficiary under the Deceased's Will have the property that was bequeathed to him. All bills against the estate have now been settled so we are ready for distribution of the residue except to obtain your sanction.

The residue consists of \$49.27 cash in the Provincial Treasury, Victoria, and one-half interest in property in Vancouver described as Block 41, District Lot 196, Plan 196, and also one half-interest in property in Vancouver described as Blocks 3 to 7, Subdivision of Blocks 23 to 25, Lot "D", D.L.657, Map 2947.

I would very much appreciate hearing from you in respect to the above. Thanking you in advance,

Yours Faithfully,

Claude Macdonald
Claude Macdonald,
Official Administrator.

11386.

August 14th, 1944.

Claude MacDonald, Esq.,
Official Administrator,
Halo, B. C.

Dear Sir:

Re: Estate of Katsuo KUWADA, #02862 (Deceased).

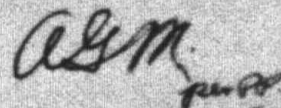
We have to acknowledge copy of Letters of Administration with Will annexed and note that all bills against the Estate of the above Japanese person have been settled and that you are desirous of transferring the residue of the Estate to the beneficiary, Sadashiro FUJITA.

Since it is the policy of the Custodian to liquidate all interests of Japanese in property which lies within the protected area of British Columbia and Fujita's interest in this particular property has already been advertised for sale by public tender, we would suggest that you execute the usual conveyances covering Kuwada's share and forward these to this office. The Custodian will acknowledge these on behalf of Fujita, and upon sale of these properties the proceeds will be credited to him. Our records indicate that the two parcels of real property involved are described as Lots 9 and 10, Block 41, District Lot 196, Group 1, N.W.D., Plan 196 and Lot "D" of Blocks 23 to 25, of Blocks 3 to 7, District Lot 657, Group 1, N.W.D., Plan 2947.

The cash residue referred to in your letter should be sent to this office to be credited to Fujita's account, the cheque being made payable to The Custodian of Enemy Property.

Thanking you for your co-operation in this matter.

Yours truly,



A. G. McArthur,
Administration Department.

AGM/P.

OUR FILE.....

YOUR FILE.....

ADDRESS YOUR REPLY

TO.....



EVACUATION SECTION

Rec'd. AUG 21 1944

File No. 11386

Ans. *LPM*

Referred *Molson*

Office of Official Administrator,
Kaslo, B.C., August 17th, 1944

The Administration Department,
Japanese Evacuation Section,
Custodian of Enemy Property,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sirs:-

Re Estate of Katsuzo Kuwada - Deceased - #02862

I have to acknowledge receipt of your letter of 14th inst, Your File No. 11386, in further reference to the above, for which I thank you very much.

In reply I am enclosing two conveyances covering the Deceased's undivided one-half interest in the properties described as Lots 9 and 10, Block 41, District Lot 196, Group, One, N.W.D., Plan 196, and Lot "D" of Blocks 23-25, of Blocks 3 to 7, District Lot 657, Group 1, N.W.D., Plan 2947, for your kind attention and disposal. Certificates of Title Nos. 100165-L and 100166-L for these same parcels are also enclosed. I received these from the Land Registry Office, Vancouver, a few months ago.

When sending in our returns to the Provincial Treasury, Victoria, at the end of the month I will include a voucher in your favour for the sum of \$49.27 being the cash residue left in the estate on our books and you will receive a cheque for same from the Treasury in settlement on or about September 15th, 1944. We are not permitted to pay accounts in estates or balances left in estates direct from this office. Everything has to go through the Treasury at Victoria which will account for the fact that the cheque will reach you from there instead of from Kaslo. On receipt of the \$49.27 you might be so kind as to let me have an acknowledgment of same for our records. Thanking you and trusting that the foregoing will meet your requirements,

Yours Faithfully,

Claude Macdonald
Claude Macdonald,
Official Administrator.

OUR FILE.....

YOUR FILE.....

ADDRESS YOUR REPLY

TO.....



Office of Official Administrator,
Kaslo, B.C., October 13th, 1944

The Administration Department,
Japanese Evacuation Section,
Custodian of Enemy Property,
506 Royal Bank Building,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	OCT 15 1944
File No.	11386-1472
Ans.	For
Referred	Thilson

Dear Sirs:-

Re Estate of Katsuzo Kuwada - No. 02862

With further reference to the above, your File No. 11386, I beg to advise that you will receive from the Provincial Treasury, Victoria, a cheque in your favour for the sum of \$37.67 within the next few days. This is the residue left in the above estate after all expenses have been paid.

In my letter of August 17th, 1944, I stated that the residue in the estate was \$49.27. At that time I overlooked including among the expenses the sum of \$11.60 for fees in connection with the transmission of the real estate. This reduces the residue to \$37.67.

I am attaching herewith statement of receipts and disbursements in this estate in the event of your requiring same for your records. I trust that you will find it in order.

I would appreciate receiving your acknowledgment for the \$37.67 in due course as this is required for our files. Thanking you,

Yours Faithfully,

Claude Macdonald
Claude Macdonald,
Official Administrator.

*paid
Oct 11/44
84*

*credit
Oct 14/44*

ESTATE OF KATSUZO KUWADA

Statement of Receipts and Disbursements

Receipts:-

Bank of Montreal - Vancouver - Balance in Bank	\$427.60
Receiver-General - Ottawa - Redemption of War Savings Certificates	<u>37.27</u>
Total	<u><u>\$464.87</u></u>

Disbursements:-

Collector Probate & Succession Duty - Victoria - Probate & Succession Duties	\$86.22
Kootenaiian - Kaslo - Re Notice to Creditors	7.32
B.C. Security Commission - Vancouver - Funeral and Maintenance A/C	175.10
A.H. Young - Vancouver - Legal Services	19.00
Brown & Dawson - Nelson, B.C. - Legal Services	110.90
Deputy Minister of Finance - Victoria - Transmission Fees re real estate	11.60
Official Administrator - Kaslo, B.C. Commission	17.06
Custodian of Enemy Property- Vancouver - Residue in estate	<u>37.67</u>
Total	<u><u>\$464.87</u></u>

11386 & 1472

October 20th, 1944

Claude Macdonald, Esq.,
Office of Official Administrator,
Kaslo, B. C.

Dear Sir:

Re: Estate of Katsuzo KUWADA

Referring to your letter of October 13th we have received from the Provincial Treasurer a cheque for \$37.67 which we have credited to the account of Sadashiro FUJITA.

For your information, we would state that we are holding the sum of \$84.61 in a joint account under the names of Sadashiro FUJITA and Katsuzo KUWADA, Deceased. This money is derived from the rentals of their property. We can transfer one-half of this amount to S. FUJITA, and would you please give us the necessary authority to transfer the other half to FUJITA, as Administrator or Beneficiary.

Yours truly,

G. D. Milson
Administration Department

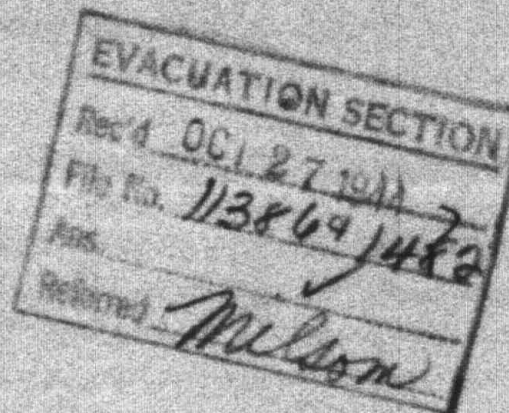
GDM/GH



THE GOVERNMENT OF
THE PROVINCE OF BRITISH COLUMBIA

Office of Official Administrator,
Kaslo, B.C., October 20th, 1944

The Office of the Custodian,
The Administration Department,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
Vancouver, B.C.



Dear Sirs:-

Re Estate of Katsuzo Kuwada

I have to acknowledge receipt of your letter of 20th inst, Files Nos. 11386 and 1482, advising that you had received a cheque from the Provincial Treasury, Victoria, for the sum of \$37.67 being the residue in the above estate to be credited to the account of the beneficiary, Sadashiro Fujita, for which I thank you very much.

With reference to the rentals being paid on the property and placed in a joint account under the names of Sadashiro Fujita and Katsuzo Kuwada, it will be quite in order to transfer the Deceased's half interest in the amount in this joint account to Sadashiro Fujita as the latter is the beneficiary under the Will of Katsuzo Kuwada. When this is done the whole amount will be in the name of Sadashiro Fujita.

Trusting that this will be satisfactory,

Yours Faithfully,

Claude Macdonald
Claude Macdonald,
Official Administrator.

File 1472 & 11386

February 27th, 1945.

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

Dear Sir:-

Ret- Catalogue No. 10,
418 Alexander Street,
Lots 9 & 10, Blk. 41, D.C. 196,
Co. 1. NWD. Plan 196

Attached you will find our Official receipt for \$1,450.00, being the balance of the purchase price for the above property.

Yours truly,

GP/DD.
Enc. 1.

George Peters,
Administration Department.

OUR FILE.....

YOUR FILE.....

ADDRESS YOUR REPLY.....

TO.....



Office of Official Administrator,
Kaslo, B.C., August 29th, 1945

The Office of the Custodian,
Administration Department,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	SEP 4 1945
File No.	113869/1472
Ans.	✓
Referred	Pitco

Dear Sirs:-

Re Estate of Katsuzo Kuwada

With reference to your letter of October 20th, 1944, File No. 11386 and 1472, and my reply thereto of October 24th, 1944, relative to the above, it has been found through a recent audit of our books that we overlooked collecting commission to the extent of \$6.17 on this estate.

I have, therefore, been requested by the Auditor to write you on the subject with a view of finding out whether it would be possible for you to remit to this office the sum of \$6.17 from the proceeds of the estate in your custody so that the question of this commission can be settled.

Thanking you in advance for anything you can do with respect to the matter,

Yours Faithfully,

Claude Macdonald
Claude Macdonald,
Official Administrator.

OUR FILE.....

YOUR FILE.....

ADDRESS YOUR REPLY

TO.....



Office of Official Administrator,
Kaslo, B.C., September 11th, 1945

The Administration Department,
Japanese Evacuation Section,
Custodian of Enemy Property,
506 Royal Bank Building,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	SEP 15 1945
File No.	11386
Ans.	
Referred	

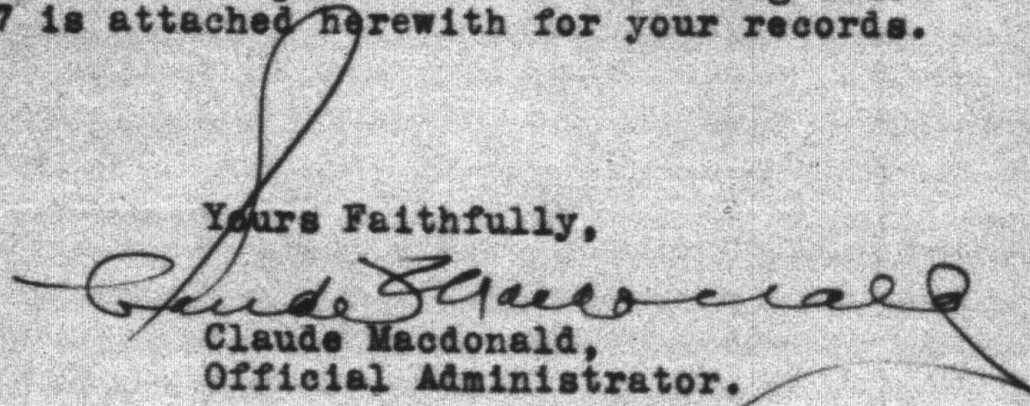
Dear Sir:-

Re Estate of Katsuzo Kuwada

I have to acknowledge receipt of your letter of 5th inst, File Nos. 11386 and 1472, enclosing your cheque for the sum of \$6.17 being refund of commission which we overlooked collecting when turning the residue in the above estate over to your office, for which please accept my thanks.

Our Official Receipt No. 11498D covering this remittance of \$6.17 is attached herewith for your records.

Yours Faithfully,


Claude Macdonald,
Official Administrator.

1472/11366

8th April, 1946

Messrs. Brandon Bros., Ltd.,
6181 Fraser Street,
Vancouver, B.C.

Dear Sirs:

Re: Lot D of Blks. 23 to 25 of
Blks. 3 to 7, D.L. 677.

We are in receipt of your letter of April 5th in which you submit an offer on behalf of Mrs. Amy Loherty to purchase the above property for the sum of \$275.- and enclosed cheque for \$17.50.

This matter is receiving our consideration and we will be writing you again in due course.

Our official receipt for \$17.50 is enclosed herein.

Yours truly,

F. G. Shears,
Director.

FMH

encl.