

Relinquished custody of parents of parent with
children under 18 years

11598

REAL ESTATE

BUREAU POWELL STREET OFFICE OF THE CUSTODIAN JAPANESE SECTION

FILE NO. 11548

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: YAKURA, Yukitoshi.
HOME ADDRESS: 1737 W. 2nd Ave., Vancouver, B. C.
REGISTRATION NUMBER 01875 SEX: Male AGE: 37.
OCCUPATION: Gardener.

(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: Self.
MARRIED: Yes.

NAME OF WIFE OR HUSBAND: Chiyoeko.
ADDRESS OF WIFE OR HUSBAND: Same.

NAMES OF ANY LIVING CHILDREN: Toshiro (M), Ko (M), Sachie (F).

ADDRESS OF CHILDREN: Same.
AGE OF CHILDREN: 12, 9, 1 yr.

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

1. LOCATION AND DESCRIPTION: 1737 W. 2nd Ave., Vancouver, B. C. is
In the City of Vancouver, B.C. Lot, Block, etc. unknown by Declarant.
Lot 218. Block 218 Sub 526

2. BUILDINGS AND OTHER IMPROVEMENTS: One wooden frame, two storeyed,
seven roomed dwelling house. One wood-shed built onto garage.
Declarant's wife registered this property, giving all details.
(Declarant left Vancouver for camp on March 11th.)

3. INSURANCE (Give particulars; state where policies are) None.

4. TAXES (Amount and where payable) Abt. \$40.00 City of Vancouver, 1941 paid.

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

6. OCCUPANCY AND LEASES (If vacant so state) Declarant is leaving this property
in the care of J.L.Clark Realty Co., 2175 W. 4th Ave., Vancouver, B. C.
who will rent and pay taxes, water-rates, etc.

Title Deed in Wife's

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: possession.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None.

9. IF FARM LAND STATE CROPS SOWN: None.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None.

2. LANDLORD'S NAME AND ADDRESS: None.

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None.

4. STATE WHEREABOUTS OF LEASE: None.

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid): None.

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None.

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Declarant's wife has registered all furniture.

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) _____
Declarant's Wife registered all money owing to Declarant for gardening.7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
None.8. BANK ACCOUNTS: None.9. LIFE INSURANCE: \$1,000.00 Sun Life Ins., Co., Vancouver, B. C. Pol. No. 64,724
unknown, in Wife's possession. Beneficiary - Wife, Chiyoko. Prem. Abt. \$37.00
Expires next year, 1945. (Oct 1) 1945.40 p.c.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 21st day of July, 1942.

(Signature)

Yakura J. UchitoshD. M. Chope,
Witness

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

Date July 14/43
November 27, 1942

Our File No. 11598

Full Name YAKURA, Yukitoshi
(Surname in Block Letters)

Registration No. 01875 Male - Female
(check) Age Dec 23, 1904

Former Address 1737 West 2nd Avenue, Vancouver, B. C.

Date Evacuated July 2, 1942 Naturalized - Canadian-Born - National
(check)

Present Address Vernon, B. C. % Mr. J. Sherry, R.R. # 3, June 6/46

Married - Single
(check) Name of Wife YAKURA, Chiyoka - #07683

Name of Husband _____

Name of Mother (Nee: SASAKI) Chiyoko Name of Father _____

Names of Children under 16 Toshiro (M) 1/11/29; Ko (M) 23/11/42; Sachie (F) 16/3/41

Requested by Mrs. Burraston Registered with Custodian
(Yes or No)

Additional Information Gardener.

79
H

REAL PROPERTY SUMMARY

JAPANESE NAME: Yukitoshi YAKURA

Reg. No. 01875

File No. 11598.
Copy for File 11233.

CATALOGUE NO: 314.

PROPERTY ADDRESS: 1737 West 2nd Avenue, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 28, Block 218, District Lot 526, Group 1, N.W.D., Plan 590.

TITLE: Registered in the name of Yukitoshi YAKURA.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 34616 - August 11th, 1942.

ASSESSED VALUES: Land - \$450.00
Improvements - \$650.00 - \$1100.00. Taxes - \$40.69.

CLASSIFICATION: This is a 6 room frame house built on a 25' x 120' lot.
The valuator reports as follows: "This house is in a particularly poor state of repair. There are 3 rooms on the main floor and 3 upstairs. Plumbing consists of bathroom on the second floor and kitchen sink. There is no basement". Valuation - \$1,000.00.

HISTORY OF

ADMINISTRATION: This property was leased by J. L. Clark on instructions of Chiyoko YAKURA, File 11233, wife of Yukitoshi YAKURA, as from 1st September, 1942, on a monthly basis. Consideration being \$20.00 per month, payable in advance, to Frank Dyer, who vacated the property January 31st, 1943. Then, Arthur A. Ash leased the premises on the same terms as from 1st February, 1943. Adjustments made with the Purchaser as at July 12th, 1944.

Rents collected - \$419.05 against which were the following charges:

Repairs and decorating	\$52.05
Cleaning Flues	2.50
Insurance	5.00
Interest	1.60
Plumbing	8.70
Water Rates	39.80
Commissions	21.00 - \$130.65

Taxes - 1942-1943-1944 = \$120.50.

These were paid through General Account.

SOLD:

To Jeannette L. Lawler for \$1,000.00 as at July 12th, 1944.
Approval of Advisory Committee - June 22nd, 1944.

Funds released to the credit of Yukitoshi YAKURA as at November 1st, 1944, against which were charges for Real Estate Commission - \$50.00, Valuation - \$5.00, Advertising - \$4.00, Registration Fees - \$2.50 leaving a net credit of \$938.50 from said transaction.

transaction.

Page 2.

File No. 11598.
Copy for File 11233.

Adjustments as at July 12th, 1944, to the amounts of \$1.97 - Purchaser's share of unexpired Fire Insurance Premiums, \$19.18 - Purchaser's share of 1944 Taxes and \$6.54 - Purchaser's share of Water Rates - \$37.69, were placed to the credit of Yukitoshi YAKURA'S account.

The following Fire Insurance Policy:-

Halifax Insurance Co., No. FD-B-29-8693 - \$1,000.00, covering the dwelling, was transferred to Jeannette L. Lawler as at 24th August, 1944.

OLD CERTIFICATE OF TITLE

No. 94390-E: Yukitoshi YAKURA declared on his JP Form, signed 21st July, 1942, that the Title Documents were in his wife's possession. There is nothing on file to show that the Certificate of Title had been asked for by this office or that it had been deposited in the Land Registry Office, Vancouver.

Certificate of Title No. 108575-L in the name of Jeannette L. Lawler. Mrs. Lawler acknowledges receipt of Certificate of Title No. 108575-L as per memo on file dated November 6th, 1944.

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

July 26th, 1946.

DAC:JS

D. A. Cramer
D. A. CRAMER.

01875

NAME

YAKURA, Takitoshi

FILE
NO.

11598

COMPANY

POLICY NO.

AMOUNT

EXPIRATION

MONTH

DAY

YEAR

PROPERTY

Halifax Insurance
Co.

FD-R-29-8693

\$1,000.

Sept.

17 1945

Lot 28, B.L. 218, D.L. 526,
1737 West 2nd Ave.
Vancouver, B. C.

Halifax Insurance Co. Policy No. FD-R-29-8693
for \$1000.00 expiring Sept. 17, 1945, and
covering the real property known as 1737 W.
2nd Avenue, Vancouver, was transferred to the
new owner, J. L. Lawler, as at August 24th,
1944.

The above summary is certified to
be in accordance with the informa-
tion on file:

E. Robertson

E. Robertson.

July 24, 1946.

PERSONAL PROPERTY SUMMARY

File No. 11598

July 24, 1946

Re: Yukitoshi YAKURA (Mr.)
Registration No. 01875.

Chattels:

The above Japanese declared in his JP form dated July 21, 1942 that his wife registered all furniture. Chiyoko YAKURA (wife), declared a list of chattels in her JP form dated July 8, 1942, which chattels she stated were "stored in one room upstairs at 1737 W. 2nd Avenue, Vancouver, B. C." Correspondence relating to chattels appears on both the wife's and Husband's file and proceeds derived from auction sale of chattels has been credited to their joint account - 11233 & 11598. (See Supplementary Summary and Schedule attached).

Accounts

Receivable: This Evacuee declared that his wife registered all the money owing to him for gardening. These are shown as follows on the wife's declaration form:

Mr. Ross, 1861 W. 61st Avenue (gardening wages) - \$35.35 pd.
Mr. Cromie, 1885 W. 61st Ave. (" ") - \$175.84 pd.
Mrs. H. W. Colgan, Fernie, B.C. (" ") - \$ 8.69 pd.
Mr. Ford, 3508 W. 47th Ave. (" ") - \$ 36.05

In a subsequent declaration dated September 9, 1942, Chiyoko YAKURA (wife) stated that Mr. Ross and Mr. Cromie had paid the amounts owing by them to her husband, also a Mr. Robert of 4088 E. Boulevard had paid them an amount of \$9.00 which he owed. At this date the amounts owing by Mr. Colgan and Mr. Ford remain unpaid.

Bank Account: Chiyoko Yakura, wife, declared in her JP form that Yukitoshi YAKURA had \$4.81 in the Canadian Bank of Commerce, Fairview Branch, Savings Account Y52. No action regarding this account has been taken by the Custodian.

Life Insurance:

Yukitoshi YAKURA declared a Sun Life Assurance Co. policy (No. 641504) in his wife's possession, beneficiary being wife, Chiyoko. In a letter to us dated September 17, 1943, the Sun Life advised that the above policy would mature as at October 1, 1943, in the amount of \$1006.40. We informed them that we had no objection to the above amount being remitted to the Japanese but requested that they forward their cheque in the above amount through this office. Accordingly, we received their cheque for \$1006.40 which we in turn forwarded to Yukitoshi Yakura under date of October 23, 1943.

Specified Articles: No Specified Articles are revealed on this file. See "over"

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.

Specified Articles:

According to information on file 11319, (Mrs. Y. Yasuda stated that two of the cameras surrendered by her husband belonged to Yukitoshi YAKURA and two belonged to Mr. Yoshikuni Adachi. As agreed by Yukitoshi YAKURA in a letter dated August 14, 1946, all four were shipped to Yukitoshi Yakura, two of which he would hand over to Mr. Adachi, his friend and next-door neighbor, and the cost of mailing which has been charged to Yakura's account would be settled between them at Vernon, B.C. The above camera equipment was shipped to Y. Yakura at Vernon, B. C. on August 28th, 1946.

E.R.

MEMORANDUM To File 11598

August 10, 1946.

Re: Yukitoshi YAKURA, Reg. No. 01875

The following cameras,

2 Hawk-eye	}	RCMP No. 639
1 Brownie Jr. 620		
1 Folding Camera F73652		
1 Camera Stand		

are now in the steel cabinet in the Enemy Section.

These cameras were surrendered by Yoshimitsu YASUDA, Reg. No. 04990, File 11319, who has sent us the receipt given to him at the time the cameras were surrendered.

YASUDA has informed us that two of these cameras belong to Yoshikuni ADACHI, File 12964, while the other two belong to "Y. YAKURA, formerly of 1735 Second Ave." YAKURA would appear to be Yukitoshi YAKURA, File 11598, who formerly lived at 1737 West Second, Vancouver. We do not know as YASUDA was not able to supply this information, which of the cameras belong to each of these men.

/M

G. Macdonald

*All the above were mailed to Yukitoshi
Yakura Aug 28/46 - See letter of August 29/46*

*G. Macdonald
Aug 29/46*

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name MR. YUKITOSHI YAKURA

Tachme B.C.

File No. 11598

Reg. No. *01875*

Company SUN LIFE

Agency VANCOUVER

Policy No. 641504

Premium - \$ 48.60

Payable: ☒ Annually, ☐ Semi-annually or ☐ monthly

Month October Day 1st

REMARKS:

*Matures Oct. 1/43
(\$1006.40 paid to Yakura Oct 23/43)*

Letter sent 23/10/43

MEMORANDUM

File No. 11592

December 14th, 1915.

SLATE

Re: Tadamasa YAMADA - No. 501573

Creditor:

S. C. Telephone Company - - - - - \$3.50.

He
2/11/16
J

RECEIVED

Yakura Tadahito

Chiyoeko YAKURA (Mrs. Tadahito)

Reg. No. 01575

Reg. No. 07583

File No. 11598

File No. 11233

Yakura Tadahito declared in his "JP" form dated July 21, 1942 that his wife registered all their furniture, which she did in her JP form under date of July 2, 1942. Mrs. Yakura declared that the chattels would be stored in one room upstairs at 1737 West 2nd Avenue, and the key brought to the agent, J. L. Clark. In subsequent declarations dated September 7th and September 9th, 1942, Chiyoeko Yakura gave us a list of articles (previously declared on her JP form) which she had sold and thereafter she was taking with her.

In a letter dated November 10, 1942 we requested the agent, J. L. Clark, to have the tenant acknowledge all the personal property left on the premises, either for his use or in storage. On file there appears an undated list signed by the tenant, Frank Dyer. (Filed behind letter of 27/11/42).

In Mr. Green's memo dated August 1, 1944, he points out that Mrs. Yakura also registered some belongings of the Japanese Gardening Association. He stated that the goods left after she sold some and took some with her were of little value and were covered by the undated list referred to above.

Mr. Green also states, in a memo dated September 1, 1944, that Mr. Wills reported that he went to remove the contents of 1737 West 2nd Avenue, on sale of real property, he was only able to find a few articles (shown under captioned inventory on schedule attached). He advised that the tenant at that time, Mr. Ash, gave him a receipt signed by Mr. Frank Dyer for \$275.00, representing the proceeds of sale of various items at the time he vacated the premises (copy of undated receipt on file - referred to in schedule). Mr. Ash also reported that Mr. Dyer made some sales to Jack Daniels. Mr. Green states that in the absence of any arrangement between Mr. Dyer and Yakura there would appear to be some irregularity here. Accordingly, Mr. Green wrote to Yakura under date of September 7, 1944 informing him that when he took steps to remove the chattels we were advised that he (Yakura) had sold practically all his chattels to Mr. Dyer. We asked him to advise us immediately if this information was incorrect, and at that time gave him a list of the few remaining articles found at 1737 W. 2nd Avenue. *No reply.*

As per Mr. Green's memorandum of November 17, 1944, it was assumed, for the purpose of record, as we did not receive a reply to our letter of September 7, 1944, that Yakura had sold the bulk of his chattels to the former tenant, Mr. Dyer, and the remaining old chattels were removed to storage and included in Vancouver Auction Co., therefore closing the matter of chattels.

Almost two years later, on June 6, 1944, Yakura wrote stating he received our letter advising him that only broken down toys remained at the property and said "in the very front" because in the attic of the house were a Japanese made ethnograph machine and a glass case belonging to the Japanese Gardening Association, also a number of other chattels belonging to themselves, some of which are shown as sold on the schedule and others as missing. In a letter dated July 4, 1944, Yakura said he was responsible for the "printing press" belonging to the Japanese Gardening Association and was very anxious that we locate Mr. Dyer. Mr. Spain endeavored to trace Mr. Dyer, and as Yakura's suggestion telephoned the Vancouver Machinery Depot at 1155 W. 4th Avenue, who advised that Mr. Dyer had never been on their payroll and that there was no "booklet" attached to the machinery depot.

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Mr. Spain advised Mr. Tamm that if he had replied to our letter of September 7, 1944 we could have contacted Mr. Tamm on his behalf, but he could not be located as he had moved away from his home. Mr. Spain also stated that he could not find any reference to a "business press" and no mention was made of it in their declaration.

Under date of November 27, 1945 there appears a statement signed by Mr. Mills revealing that "a box of luggage, etc." of the defendant's personal belongings were destroyed by water, and discarded.

According to Mr. Spain's letter to Tamm dated August 2, 1944, a further effort was made to locate Mr. Tamm, without success, and it was advised that there was nothing further the Commission could do to assist him in locating his printing equipment.

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

J. Edgar Hoover

NAME IMURA, Tadatoshi
IMURA, Tadatoshi (Mrs. Tadatoshi)

REGISTRATION NO. 07657

FILE NO. 1179

The following chattels were sold by public
auction at 1067 Bannock St., Vancouver, B.C. August 11, 1944.

- (1) Shovel
- (2) Shovel and short hose
- (3) Shovel and short hose
- (4) Shovel and broken shovel
- (5) Shovel
- (6) Shovel and 1 spare wheel
- (7) Shovel
- (8) Shovel

\$1.50
0.25
0.25
0.25
0.25
0.25
0.25
0.25

Total

Less Expenses: (Auctioneer's Fee) \$0.50
(Advertising) 0.16

Net Proceeds Credited:

\$ 5.20
\$ 0.74
\$ 5.06

Members of Custodian Staff Present. Mr. Smith

Extracted from Auctioneering List No. Vancouver 503

Remarks.

MEMORANDUM

November 17th, 1944.

TO: FILE NO. 11598

FROM: ADMINISTRATION DEPARTMENT

Re: CHATELS -
1737 W. 2nd Avenue, Vancouver.
Yukitoshi YAKURA - 01875.

For the purpose of record it is pointed out that as no reply was received to the Protection Department's letter of September 7th, 1944 to Yakura regarding the information we had received that the bulk of the chattels had been sold to the former tenant, Mr. Dwyer, it has been assumed that the above was the case and as the remaining odd chattels were removed to storage and included in Vancouver Auction No. 508 the matter of chattels is closed.


P. Doust.

PD/ER

MEMORANDUM

File No. 11598

September 15th, 1944

TO: FILE
FROM: Mr. G. B. Spain

Re: Yoshitoshi YAKURA
1737 West 2nd Ave.

All chattels were removed from the above address to
Willard's Auction Room where they were included in
Vancouver Auction No. 508.

GBS/MHG

Geo. B. Spain
Geo. B. Spain

MEMORANDUM

File Nos.: 11598
11293

September 1, 1944.

To: FILES

From: Mr. Green

Re: Mr. and Mrs. Yukitoshi YAKURA

Mr. Wills reports that when he went to remove the contents of 1737 West 2nd Avenue, he was only able to find the following.

- 1 Kiddy-car (broken)
- 2 Only bamboo rakes (instead of 4)
- 1 Grub hoe
- 1 Timber hook
- 2 Books of records belonging to the Japanese Gardening Association.

The present tenant, Mr. Ash, gave him a receipt signed by Mr. Frank Dwyer, the previous tenant, for \$275.00 being proceeds of sale of various items at the time he vacated the premises. Mr. Ash also reports that Mr. Dwyer made some sales to junk dealers.

A copy of this receipt has been taken and Mr. Ash is being asked to advise the present address of Mr. Dwyer who, it is understood, has left for the East.

It would appear, in the absence of any arrangement between Mr. Dwyer and the Japanese, that there has been some irregularity here.

Enc.
BFG:IF

Warehouse...992 Powell St.

FILE NO. 11233
11598
NAME... *Japan GARDENING ASSOC*
ADDRESS...

Date... 27/11/45

I have examined the undermentioned articles and
consider that they have no value.

1 Box of Ledgers etc

Destroyed By Water.

Everything had to be discarded

Auctioneer.....

The above mentioned articles have been abandoned

W. M. Wills

DECLARATION

I, the undersigned, of the registration of

Japan (Mrs. Tsubouchi),

Reg. No. 07623.

1237, W. 4th Avenue, Vancouver, B.C.

do hereby declare that of the personal property which she registered, she

has the following:

1. Married car.

2. Married car.

3. Married car.

4. Married car.

5. Married car.

I do hereby declare that she has rented the house at the above address to

Mr. Frank Dyer, 1237, W. 4th Avenue, Vancouver, for \$17.50 per month.

She is also in Mr. J. L. Clark, 2173, W. 4th Avenue, Vancouver.

September 10, 1942.

Signature

Chifuro Tsubouchi

DECLARATION

Showing particulars of the registration of:

THURMA CHILSON (Mrs. Thelma)
2857 1/2 4th Ave., Vancouver,

Reg. No. 07833

When declared registered on July 8, 1942 she has
sold a house. And she states she is taking the following
things:

1 box of china	1 garden fork
1 radio	1 case of books
11 shoes	1 kitchen stove

These things were registered as being left at the above
address. The rest of her personal property will be left
at the above address.

When declared also states that of the money owing the
following have been paid:

Mr. Robert, 4000 E. Boulevard	owing \$9.00
Mr. Ross, 1841 W. 51st Ave.	owing \$39.35
Mr. Green, 1845 W. 51st Ave.	owing \$25.04

September 8, 1942

THL

Thelma Chilson

Signature

AT 1937-40 2nd Ave

7 Radio Cans + 4 Canteen Books
1 Book Wrapping Paper + 4 part cane pen
1 Alarm Lamp + 1 Pistol 3 rd
4 ~~Bamboo Rattles~~ + 1 ~~Shovel~~
1 Old Suit Case + 1 box part for
1 ~~Black Horse~~ & gas stove + ~~Stove~~
+ ~~Tricycle~~
1 ~~Clack~~ Chair + 1 Old Rocking Chair
2 Chairs + 1 book Case
1 Bag Garden Seeds + 2 ~~Chairs~~ ^{Broken}
2 Roll Wall Paper + 1 child rocking ^{Chair}
1 Old Bannette Mattress + 1 writing desk
3 boxes Old Books + 1 old couch
1 Old Linoleum + 2 glass show cases
Books + Pictures + 1 old cupboard
1 Wash Basin + 1 old lawn mower
1 ~~Black Horse~~ + 1 single bed
1 ~~Tricycle~~
1 High Chair + 1 table
+ 1 old horse
1 ~~Primmer~~ + 1 bed spring
1 School Bag + 1 desk ladder
1 Spray Pump + Frank. Dwyer

AMERICAN AUTOMOBILE INSURANCE COMPANY

AMERICAN AUTOMOBILE FIRE INSURANCE COMPANY

C. ALBERT MITCHELL
GENERAL AGENT FOR
BRITISH COLUMBIA
PHONE: SEYMOUR 4528

555 HOWE STREET

VANCOUVER, B.C. July 27th/42.

OFFICE OF THE CUSTODIAN
JAPANESE SECT.

RECEIVED
JUL 28 1942

J. L. CLARK REALTY CO.
2173 WEST 4TH AVE.
VANCOUVER, B.C.
BAYVIEW 5147

Re File 11598, 190. Mrs Yakura.

Office of Custodian,
Japanese Evacuation Section,

Dear Sirs;

Yours of the 23rd to hand. Mrs Yakura has put her house in my hands to rent and look after during her absence.

The house is not a seven room house, it is six rooms, one of which she is locking making five rooms to be used by the tenant, the house is in a very dirty condition, and will need a thorough cleaning before tenant can move in, have a small deposit on it now, but may have to return it, have had to do this in other cases, they do not seem to have any idea when they are leaving, I am,

Yours truly,

J. L. Clark

*Aug 31/42
Phoned Clark.
Japanese still in occupancy.
He has deposit from tenant.
Will advise us when tenant
takes over. Pers*

*5/10/42
Mr. Clark said
by Clark to have
Particulars of Renting
Rumors*

**AMERICAN AUTOMOBILE INSURANCE
COMPANY****AMERICAN AUTOMOBILE FIRE
INSURANCE COMPANY**

C. ALBERT MITCHELL
GENERAL AGENT FOR
BRITISH COLUMBIA
PHONE: SEYMOUR 4226

555 HOWE STREET

VANCOUVER, B.C.

Nov 12th/42.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
 NOV 13 1942

J. L. CLARK REALTY CO.
2173 WEST 4TH AVE.
VANCOUVER, B.C.
BAYVIEW 5147

Office of the Custodian,
Granville & Hastings St.

File No 11598.

Dear Sir;

I have yours of the 10th, the monthly rent is \$ 20.00 as you state as from 19th Sept, the decorating account amounted to \$52.05, there was \$2.65 for paper that I supplied not charged on the former account.

Re the Insurance I enclosed herewith the Policy No 29-8693 for \$1000.00 in the Halifax Insurance Co as far as the value of the house is concerned, of course it would not amount to replacement, but ample as to selling value,

List of things left at 1737 W 2nd Ave by
Yukiteshi Yakura.

The \$13.00 balance re Kameda a/c 1864 W 8th this was amount I paid on roof in Sept over the amount I had on hand of their funds.

Re yours of 13th File #1582 I have not received any letter dated Oct 27th re Kameda registration "P" you mention in your letter,

Yours truly,

J. L. Clark

Make copy
for file
1582

11998

December 15th, 1943.

Mr. Yakitoshi Yakura,
Japanese Registration No. 01875,
Tashme, British Columbia.

Dear Sir: Re: 1737 W. 2nd Avenue, Vancouver

With reference to our letter of the 11th instant we find that our Accounting Department have prepared a statement of your account, which we now enclose. You will observe that at the moment you have a credit balance of \$17.93.

We now await your news regarding the claim of \$3.50 against you by the B. C. Telephone Company, and referred to in the last paragraph of our above mentioned letter.

Yours truly,

P. Douet,
Administration Department.

PD/ER

Enc. 1

EVACUATION SECTION

Rec'd JAN 18 1944

File No. 11598

Initialed *Donk*

308 3rd Avenue,
Vancouver, B. C.,
January 16, 1944.

The Custodian,
506 Royal Bank Building,
Hastings & Granville Streets,
VANCOUVER, B. C.

Gentlemen;

Re: 1737 West 2nd Avenue

Thank you for the statement of my account
and also for the cheque for \$80.00.

With regard to the claim of \$3.50 by the
B. C. Telephone Company, I had asked Mr. Clark,
my agent, ^{to} pay the account for me after I left Van-
couver but he must have overlooked the matter. There-
fore, will you please pay this amount.

Yours truly,

Yukitoshi Yakura
Reg. No. 01875

Yukitoshi Yakura

hm
2/7/44.

TELEPHONE: PACIFIC 5525

"Home & Specialty" FOR OVER 20 YEARS

J. R. REID
NOTARY PUBLIC



GENERAL INSURANCE

515 GRANVILLE STREET
VANCOUVER, CANADA

February 14th, 1944.

6014

1737 West 2nd Ave.

This property comprises a 25 ft. lot on which is erected a six room wooden house in a particularly poor state of repair.

There are 3 rooms on the main floor and 3 up stairs. Plumbing consists of bathroom on the second floor and kitchen sink. There is no basement.

Valuation \$1,000.

THE
HALIFAX
INSURANCE
COMPANY

HEAD OFFICE - HALIFAX, N.S.

J. L. CLARK REALTY CO.
2173 WEST 4TH AVENUE
VANCOUVER, B.C.
DAYVIEW 5147

The Custodian,
Granville & Hastings.

C. ALBERT MITCHELL

555 HOWE STREET - TELEPHONE PAC. 5235
VANCOUVER, B.C.

April 14th/44.

Rec'd	APR 15 1944
File No.	11598
Ans.	
Referred	HARRIS

Re #314. 1737 W 2nd Ave.

Dear Sir;

We have just been tendered an offer of \$600.00 for this property, this seems rather low but when the condition of the house is looked into your appraiser will no doubt say as I do, the offer is not very far out, trusting to hear from you as soon as possible, We are,

Yours truly,

J L CLARK REALTY CO.

Per;



1198

15th April, 1944.

The J.L. Clark Realty Co.,
2177 West 4th Avenue,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 314
1737 West 2nd Avenue

We are in receipt of your letter of the 14th instant in which you submit an offer to purchase the above property for the sum of \$600.00.

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

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

Yours truly,

F. G. Shears,
Director.

FGE

11598

April 18th, 1944.

J. L. Clark Realty Co.,
2173 W. 4th Avenue,
Vancouver, B. C.

Dear Sirs:

Re: 1737 W. 2nd Avenue
Yakura, Yukitoshi

We thank you for your Rental Statement
and remittance.

We would point out that no receipt was
attached for the water rates account and would ap-
preciate it if you would send this to us by return
or attach it to your next month's Rental Statement,
as it is necessary for us to have these on file.

Thanking you,

Yours truly,

P. Douet,
Administration Department.

PD/ER

11598

27th April, 1944.

The J.L. Clark Realty Co.,
2173 West 4th Avenue,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 314
1737 West 2nd Ave.

Further to your letter of the 14th instant in which you submitted an offer to purchase the above property for the sum of \$600.00 and our reply of the 15th instant, this is to advise you that we are not able to accept this tender.

No acceptable tender has been received on this property and we are now prepared to consider revised offers. This property has been independently appraised and the Custodian will not be interested in any sum less than \$1,000.00.

If you should wish to submit another offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

Yours truly,

F. G. Shears,
Director.

AMERICAN AUTOMOBILE INSURANCE COMPANY

ORGANIZED 1911

SAINT LOUIS

Rec'd	JUN 15 1944
File No.	11508
Ans.	
Referred	HARROP

C. ALBERT MITCHELL
GENERAL AGENT FOR BRITISH COLUMBIA
850 WEST HASTINGS STREET
VANCOUVER

J L CLARK REALTY CO
2173 4th Ave West.

June 15th/44.

The Custodian,
Granville & Hastings,

Re No 314 1737 2nd Ave W,
Lot 28 - 218 - 526.

Dear Sir;

we herewith tender a price of \$1000.00 on
the above property, names of the purchasers Angus Harold
and Marion Veronica Johnston, both are British subjects,
Mr Johnston is a veteran of the last war and a pensioner,
as Joint tenants.

Yours truly,

J. L. Clark Realty Co.

J L Clark

1198

June 30th, 1944

The J.L. Clark Realty Co.,
2173 - 4th Avenue West,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 314,
1732 - 2nd Avenue East.

Your letter of June 15th written on behalf of your client Mr. Johnston, with offer to purchase the above property for the sum of \$1,000.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for \$1,000.00 this being the full amount of the purchase price.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the transferee is a British subject.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

A statement of adjustments of taxes, etc. will then be prepared, including registration fees, and forwarded to you, after which the documents will be submitted for registration.

The tenant will then be advised that the property has been sold, subject to the existing tenancy, and your client will then be in a position to assume control of this property.

Yours truly,

F.G. Shears,
Director

FGB:lm

THE
HALIFAX
INSURANCE
COMPANY

HEAD OFFICE - HALIFAX, N.S.

J. L. CLARK REALTY CO.
2175 WEST 4TH AVENUE
VANCOUVER, B.C.
BAYVIEW 5147

The Custodian,
Granville & Hastings.

Dear Sir;

Replying to your of the 30th of June, we
enclose herewith check for \$1000.00 in full payment of
this property.

Deed to be in the name of Jeannette L.
Lawler, wife of James H. Lawler, of 2224 Larch Street
Timber cruiser, British Subjects, we are,

Yours truly,

J L CLARK REALTY CO

Per;

J L Clark

Rec'd	JUL 12 1944
File No.	11508
Ans.	<i>Chuk</i>
Referred	<i>Hamp</i>

"CANADA'S OLDEST INSURANCE COMPANY"

July 10th/44.

Re No 314. 1737 W 2nd Ave.

Copy for Mrs. McArthur

Wm

1272

July 12th, 1944

The J.L. Clark Realty Co.,
173 West 4th Avenue,
New York, N.Y.

Dear Sirs:

Re: Catalogue No. 314
173 West 4th Ave.

This will acknowledge receipt of your letter of July 10th in which you enclose your certified check for \$1,000.00, being the full purchase price for the above property.

We note that you wish this property to be registered in the name of Jeanette L. Lawler, wife of James H. Lawler, Fisher engineer, 2224 Larch Street, and that they are both British subjects.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance and if accepted, adjustments will be calculated as of the date of this letter.

Yours truly,

F.A. Shure,
Director

Wm

Re Reid's valuation \$1,000⁰⁰
Committee approved June 31st

11598

July 14, 1944

Mr. Yukitoshi YAKURA,
Reg. No. 01575,
Yasuno, B.C.

Dear Sir:

Re: Catalogue No. 314,
1737 W. 2nd Ave., Vancouver.

Please be informed that your property consisting of 1737 W. 2nd Avenue, Vancouver is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A statement showing the result of this sale will be sent to you when the matter is concluded.

Kindly send either to this office or to the Land Registry Office, Vancouver, Title No. 94390-E covering this land.

Yours truly,

George Peters,
Administration Department.

GP:AS

11598

July 13, 1944.

The J.L. Clark Realty Company,
2173 - 4th Avenue West,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 314,
1737 S. 2nd Avenue, Vancouver.

This property, the rents for which you are collecting, is the subject of an expected sale through your agency, the effective date of which should be July 12, 1944.

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

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

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

Yours truly,

George Peters,
Administration Department.

GP:AS

11598
11233

August 31st, 1944.

Mr. and Mrs. Ash,
1737 W. 2nd Avenue,
Vancouver, B. C.

Dear Sir and Madam:-

Re: Mr. and Mrs. Yukitoshi YAKURA

We are returning herewith the receipt handed by you to our Mr. Wills the other day showing that you had purchased and paid for certain chattels on the above premises.

We are anxious to contact Mr. Dwyer and understand that you have, or may be able to discover, his present address. We should be very much obliged for any information you can give us in this connection.

Yours truly,

H. F. Green
Protection Department

Enc.
HFG:LF

copy

* Stove
* Kitchen Table & Chairs
Radio
* Dishes, Pots & Pans
Canary & Cage
* Chest Drawers, Odd Chairs &
Clothes Rack
Axe, Saw, Sawdust Shovel, Hammer,
Ice Box
* Bed Springs Mattress
Eight Pillows & Slips
Blankets, Quilts & Spread
Chest of Drawer, Dresser
Babies' Crib & Mattress
* Wardrobe
* Linoleum in Bed Room
Linoleum in Living Room
Linoleum in Upstairs
Curtains & Blinds
Wash Tubs
Clothes Line

Paid in full, \$275.00 -

Frank Dwyer,
1737 West 2nd.

11528
11233

September 7th, 1944

10711 Sam Spain
who agreed
assume all
debt

Mr. Yokitoshi YAKURA,
Registration No. 01875,
Tashme, B.C.

Dear Sir:

With reference to the chattels
which you left in charge of the tenant, Mr. Frank
Dwyer at 1737 West 2nd Avenue.

We took steps to remove the
chattels only to be informed that you had sold prac-
tically all of your chattels to Mr. Dwyer. If this
information is incorrect, please advise us immediately
by return.

The only articles found remaining
at 1737 West 2nd Avenue were:-

- 1 Broken Kiddy Car
- 2 Bamboo Rakes
- 1 Grub Hoe
- 1 Timber Hook
- 2 Books Gardening Association.

Yours truly,

CBS/MHC

Geo. B. Spain,
Protection Department.

Catalogue No. 311
File No. 11528
1737 West 2nd Avenue
26/212/326/1/390

October 26, 1944.

MRS. JEANNETTE L. LAWLER
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at July 12, 1944)

	DEBIT	CREDIT
Purchase price	1,000.00	
Cheques received		1,000.00
(Amount of rental \$19.00)		
July 12th to July 31st - 19/31 x \$19.00		11.65
August 1st to August 31st)		
September 1st to September 31st) 3 x \$19.00		57.00
October 1st to October 31st)		
Registration fees on deed - \$1,000.00	6.00	
Insurance premium - 39.43 x \$5.00	1.97	
Water to December 31, 1944 - 172/124 x \$7.00	6.54	
Purchaser's proportion of 1944 taxes paid -		
172/365 x \$40.69	19.18	
Balance owing purchaser	34.96	
	<u>\$1,068.65</u>	<u>\$1,068.65</u>

BALANCE OWING TO PURCHASER \$34.96

11596

October 26, 1944.

J. L. Clark Realty Co.,
2173 West 4th Avenue,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 314
1737 West 2nd Avenue
28/738/526/1/599

Title to the above described property has now been received in the name of Jeannette Lawler, 2224 Larch Street, Vancouver, B. C., and is ready for delivery. Relevant insurance policy which has been assigned to the new owner of this property is also ready for delivery.

A letter, copy of which is enclosed, has been sent to the tenant of this property.

Adjustments as of July 12th, 1944 as shown on the enclosed sheet have been calculated and a balance of \$34.96 appears to the credit of the purchaser.

Will you please telephone this office for an appointment to conclude this matter. It would be desirable for the purchaser to attend in order that statement of adjustments may be approved and certain releases signed by her prior to delivery of title.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

cc to Mrs. Jeannette Lawler

11598

November 9, 1944.

J. L. Clark Realty Co.,
2173 West 4th Avenue,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 314
1737 West 2nd Avenue
28/238/526/1/590

Sale of property catalogued as No. 314 has been completed by delivery of title to the purchaser, Mrs. Jeannette Lawler, 2224 Larch Street, Vancouver. We enclose commission cheque for \$50.00 representing 5% of the sale price payable to your order.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

11598

December 2nd, 1944

Mr. Yukitoshi YAKURA,
Registration No. 01875,
Tashiro, B.C.

Re: Catalogue No. 314
1737 W 2nd Ave., Vancouver
28/218/526

Dear Sir:

Please be informed that the above property has been sold as of July 12th, 1944, for the sum of \$1,000.00. 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/MEI
encl. (2)
cc: B. C. Security Commission

STATEMENT RE SALE OF:

Name: YAKURA, Yukitoshi

Catalogue No: 314

File No: 11598

Street Address: 1737 W 2nd Ave.

Reg. No. 01875

Legal Description: 22/212/536

Date of Sale and Adjustments July 12th, 1944

Sale Price \$ 1,000.00

Real Estate Agent's Commission \$ 50.00

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

~~Insurance:~~~~Insurance~~~~Mortgage~~~~Amount of Taxes~~~~Other charges~~

Adjustments:

Fire Insurance 1.97

Taxes 19.18

Water 6.54

61.50 \$ 1,027.69

Net Proceeds credited to your account

966.19

Date: December 2nd, 1944

Compiled by: George Peters

Catalogue No. 314
File No. 11598

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

Dear Sirs:-

Re: 1737 West 2nd 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,

.....J. L. Lawler.....Signed

Vancouver Oct 27th/44.

The Custodian;
Granville & Hastings.

Dear Sir;

Kindly deliver to J. L. Clark any papers
in connection with 1737 W 2nd Ave, make any payments to
him for me as I have moved to Franklin River V. I. and he
is looking after my interest in Vancouver.

Yours truly,

Leannette Lawler

Catalogue No. 314
File No. 11598
1737 West 2nd Avenue
Vancouver - 28/218/526

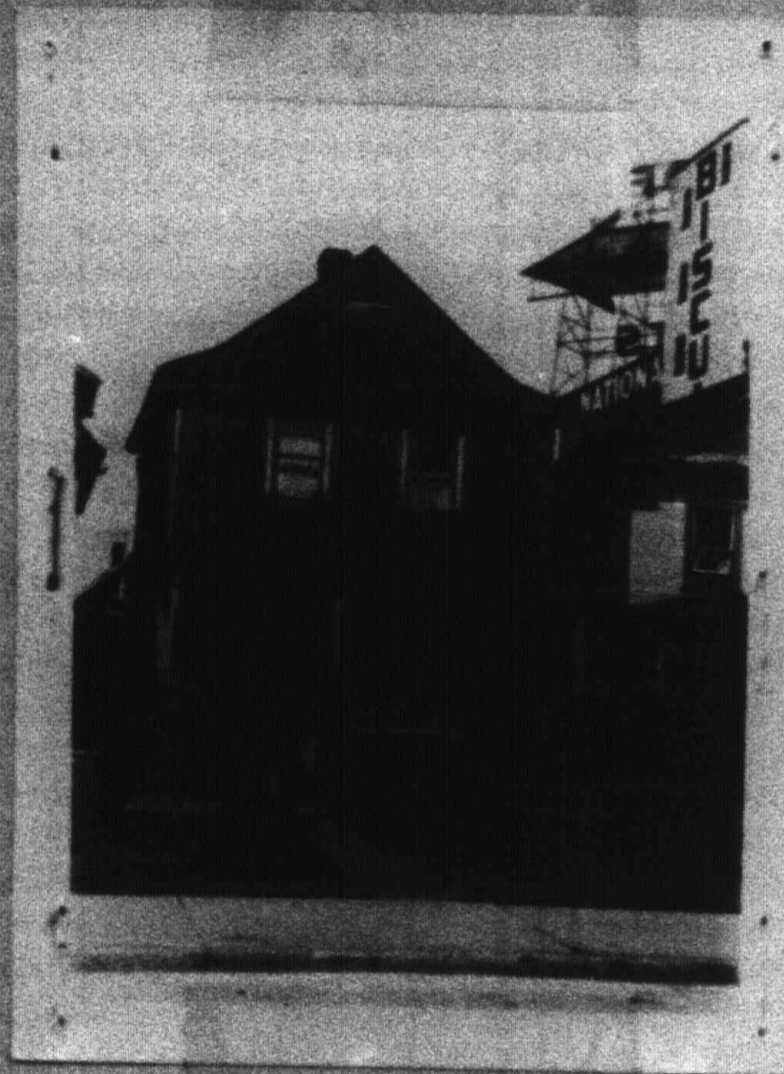
Receipt of Certificate of Title No. 108575-L is by me hereby acknowledged and I agree that all adjustments and incidents connected with the sale to me of property covered by the said certificate have been settled.

Receipt is also acknowledged of Halifax Insurance Company policy No. 29-8693 which has been assigned to me, and cheque for \$34.96 representing closing adjustments on sale to me of this property.

Dated at Vancouver, B. C., this 28 day of November, 1944.

J. L. Lawless

YAKURA, Yukitoshi
1737 W. 2nd Ave., Vancouver, B.C.
Evac. File 11598



Picture Taken April 29, 1943

22/12/44

FILE NO. 11598
CATALOGUE NO. 314

MEMORANDUM.....

Mr. Douet

Re: Sale of property.. *1737 West 2nd Ave. Vancouver*

Sale of the above property has been completed and relevant papers have been removed to a special real property file now sent to you with the master file. You will wish to review this for the proper continuation of your administration of the assets disclosed. This file is now restored to general circulation.

[Signature]

To Mr. J. Shumway.
R.R. No 3.
Vernon B.C.
June 6th 1946

Canada Department of the Secretary of State
Office of East Asiatic
Japanese Immigration Section

EVACUATION SECTION	
Rec'd JUN 9 1946	
No. 11598	
Ans.	Mr.
Referred	E. Shumway

Dear Sir,

In reference to your letter which I received at
Vancouver, you have mentioned that only the broken down
things are left in our house. Well, this is very funny because
in 1942 I had a letter should be (1. Japanese made
household machines) also 2 glass cases for specimens
like putting in all different kind of shrubs and leaves etc.
the other articles belong to the Japanese garden house
which I was responsible for you have to send it over.
because it is not over. Also the following article should
be sent to you.

1. Sewing machine
2. Sewing machine
3. Spring pump
4. 3 children's robes
5. Baby chair
6. plating shears
7. Chain
8. 2 fork for hay
9. 2 bowls
10. 2 boxes of different kind of books.
- 11.

Also did you get me from Mr. Graydon J. Lord of 35.08
West 4th. Vernon of 25.00
Also from Mr. H. Colson of Vernon B.C. sheaves over 9.69
Mr. H. Colson is the brother of Mr. Lord. I worked as a
gardener in Vancouver.
Total. \$43.77

Please send us all the money and articles which
is in possession of the bank. Also the money of the
house of 1159. And also
also. All the articles about is worth over 200.00.

Very truly yours
E. Shumway
Vernon B.C.

P.S. I need this money while I am
pleased at the bank.

11598
11233

June 11th, 1946.

Mr. Yukiotschi YAKURA,
Reg. No. GL575,
a/c Mr. J. Sharnes,
R. R. #3,
VERNON, B.C.

Dear Sir:

We are in receipt of your letter of the 6th instant regarding your chattels said to have been left at 1737 West 2nd Avenue.

On September 7th, 1944, we wrote to you advising that we had removed the balance of chattels from that address and that the following were all that we found:

- 1 Broken kiddy car
- 2 Bamboo rakes
- 1 Grab hoe
- 1 Timber hook
- 2 Books on gardening

We also mentioned at that time that we had been informed that you had sold practically all of your chattels to Mr. Dwyer.

You did not reply to our letter and we naturally assumed that you had nothing to recover. Your present letter therefore comes as a surprise as we are unable to do anything at this late date.

Mr. Dwyer with whom you transacted the sale of chattels and lease of the house, moved away over two years ago and cannot be located now.

Yours truly,

G. B. Spain
Protection Department

GBS:LEW

July 4th 1946
Vancouver, B.C.

The Dept of the Secretary of State
Office of the Controller
506 Royal Bank Bldg.
Hastings and Main
Vancouver B.C.

EXECUTION SECTION	
Rec'd	JUL 8 1946
File No.	11538
Att.	Jeffery
Referred	Reagan

Dear Sir:-

I acknowledge your receipt of June 11th 1946.
Well, I can do anything about of clutter which
I mention in the previous letter except the Japanese
radio printing which does not belong to us as you
see in the "New Canadian" Japanese display
Newspaper. I have to have it because it belongs
to the Japanese "Federation Union" and it is not
responsibility. Mr. Dwyer he used to work in
Machinery Building called Vancouver Machinery
Dept. 1155 W. 6th. This is near Cambie bridge.
Please look into this matter if you can not find
him do something to help me out.

In your next letter please tell me the
first name of Mr. Dwyer. because I have the
list of Telephone Book of Vancouver which I
might be able to locate him and write him a line.

Also since we moved to Vernon I have
spent lots of money which I need right away.
I would like you to send me all the money
left for us right away. and about this stuff
left for us:

1 Broken Caddy car

2 Bunking rakes

1 Gun box

1 Gun box

2 Books on Gardening
Please sell these articles if you can and
send the money as soon as possible

Yours truly
Y. Yanna

P.S.

Please for heaven sake find me the
printing press or pay me the money this
is very serious matter

Y.Y.

11596
11239

July 9th, 1946.

Mr. Yukitoshi YAKURA,
Reg. No. 01875,
c/o Mr. J. Shernes,
R. R. #3,
Vernon, B.C.

Dear Sir:

We are in receipt of your letter of the 4th instant, and the present is to inform you that all articles recovered from your former address were sold at auction for the net sum of \$5.06, and this sum credited to your account with the Custodian.

In the concluding paragraph of your letter you mention a printing press, but we cannot find any reference to a printing press in your declaration.

On September 7th, 1944, we wrote to you mentioning the few articles found at 1737 West 2nd Avenue. If anything was missing at that time why did you not advise us immediately and we could then have interrogated Mr. Dyer on your behalf.

We have been in telephone communication with the Vancouver Machinery Depot, 1155 West 6th Avenue regarding Frank Dyer, but they state that he never was on their payroll. You also refer to a machinery foundry, but they do not have a foundry attached to the Machinery Depot.

Yours truly,

G. B. Spain
Protection Department

GBS:LEM

Manassas, Bl.
July 22nd 1946

Supervisor of the
Office of the Custodian
Japanese Evacuation Section

EVACUATION SECTION	
JUL 24 1946	
Rec'd	
File No.	11578
Also	
Referred	Chelista

Dear Sir:

Please send all the money credited to
my account with Custodian as earliest
I have couple of 10.00 to a person who is
going back to Japan. Please send the money
as your earliest. I think that the boat
will leave sometime in 1st week of August.

Also about the printing press please
ask as man in Stone repair because
Frankie Dargatzis knows this man and I think
he will know where Frank lives in
front of Tucker Store 1st ^{block} ~~street~~ across
the street. Near Henry Hudson School.

Yours truly
Y. Yabura
1076.58

P.S. again I want this
money as earliest
33

Canada
Dept of the Secretary of State
Office of the Custodian
(Japanese Evacuation Section)

Mr. John [unclear]
R.R. [unclear]
Vernon, B.C.

EVACUATION SECTION	
Rec'd	AUG 12 1945
File No.	145 77
App.	Aug 13/45
Referred	Robertson

Dear Sir:-

I acknowledge receipt of your letter of Aug 1st.
but, I did not have any report on my credit account
in your office. I have asked you to send me the money
because I have \$10.00 to a person who is going back
to Japan ^{with 3% interest} I am putting up a house and is digging
well here in Vernon, since you sold our house I
want a house of our own ^{I need money for that too} & maybe this is too much to
say but I never thought the custodian was so
unreliable to our previous letters. We trust
you let you handle our house and furniture
and took what we give nothing! not even a penny
for our house and goods, I hope you wouldn't like
if I did the same thing, do you?

Yours truly,
[unclear]

I am going to ask you again please send all
my money which was credited to my accounts to your office
I would be glad if you go could send the
money at your earliest, Trusting you

Yours Sincerely
Y. Y. Y.

V. Y. Y.

To Mr. John D. Y. Y.

R. R. No. 3.

Vernon B.

P.S. Because the printing press I am going
to put in the New Canadian scheduled
happen to clear any case, this printing
press was for Y. Y. Y.
Canadian Union which
I took responsible.

Y. Y.

11598

REGISTERED

July 27th, 1946

Mr. Yukitoshi YAKURA,
Reg. No. 01875,
Vernon, B. C.

Dear Sir:

We have for acknowledgement your letter of July 22nd requesting funds standing to your credit with this office. We are enclosing Custodian cheque in the sum of \$1000.00 from funds standing to your credit, leaving a balance of \$76.58 in your account. This balance will be sent to you as soon as a review of your file has been completed.

Referring to your letter of June 6th in connection with monies owing to you for gardening wages, please note that we have written to Mr. G. J. Ford and Mrs. H. W. Colgan regarding the amounts owing to you and will advise you as soon as possible of the outcome of this action.

The matter of the "printing press" has again been referred to our Protection Department for reply.

Yours truly,

A. G. McArthur,
Administration Department

Registration Book
July 29/46
Enc. 1

11598
11233

August 1, 1946.

Mr. Yukitoshi YAKURA,
Reg. No. 01875,
Vernon, B.C.

Dear Sir:

We acknowledge receipt of your letter of the 22nd instant and after following the directions given in your letter we located the stove repair shop. The place was closed but we were able to communicate with the place today by telephone. The information given to us by the owner of this shop was to the effect that Mr. Dwyer went east about two years ago and had not communicated with them since his departure. The wife of the owner of the shop further indicated that they would also like to know the present whereabouts of Mr. Dwyer as he went away owing them money which they would like to collect.

Under the circumstances we do not see how we can assist you further in the matter.

Yours truly,

G. B. Spain
Protection Department

GBS:LEW

11396 & 11319

August 10, 1946.

Mr. Yukitoshi YAKURA,
Reg. No. 01875,
VERNON, B. C.

Dear Sir:

We have been informed by Mrs. Yoshimitsu YASUDA that two of the four cameras surrendered by her husband were your property while the other two were the property of Mrs. Yoshikuni ADACHI.

On July 15th last, we wrote to Mr. ADACHI regarding these cameras and asking him if he wished to have his cameras shipped. So far we have received no reply.

Would you kindly let us know what cameras belonging to you were surrendered by Mr. Yoshimitsu YASUDA? Let us know also if you wish us to ship these to you.

We understand that yourself and Mr. ADACHI are close friends, and that you are both at Vernon. It would probably cost less to send the four cameras in one shipment by express than to send each of you a separate shipment. The shipment could be sent prepaid and the cost divided between you, as both of you have funds with this office. Or if you prefer, the shipment could be sent collect.

In addition to the four cameras, a camera stand was surrendered by Mr. YASUDA, we do not know whose property this is.

The cameras can be shipped as soon as we have heard from yourself and Mr. ADACHI.

Yours truly,

F. Matheson,
Protection Department.

/m

11598

August 13, 1946

Mr. Yukitoshi YAKURA,
Reg. No. 01875,
C/o Mr. J. Shernes,
R. R. No. 3,
Vernon, B. C.

Dear Sir:

Yesterday we received your undated letter in which you stated you had not received any money from the Custodian. Please note that under date of July 27th, 1946 we wrote you a letter enclosing a cheque for \$1000.00 from funds standing to your credit with this office. The above letter was forwarded by Registered Mail on July 29th and should have reached you by this time. However, we only addressed this letter to you at "Vernon, B.C." and not "c/o Mr. J. Shernes, R.R.No.3, Vernon, B.C.", therefore it is quite possible that this letter is waiting for you at the Post Office.

We have today written to the Postmaster, Vernon, B.C., asking him to kindly notify you if the above Registered Letter is still in his hands.

Kindly let us know by return if you have received this letter and cheque.

Yours truly,

A. G. McArthur,
Administration Department

/ER

To John Stearns
R.R. No 3
August 14th 1946
Vernon Bk.

Dept of the Secretary of State
Office of the Custodian
Protection Dept.

EVACUATION SECTION	
Rec'd	AUG 19 1946
File No.	11596
Ans.	
Returned	Matthew

Dear Sir,

I acknowledge receipt of August 10th.
I would like you to send us our cameras.
Mr. Adachi have already send the letter three
days ago I would like you to send with Mr. Adachi
camera please send the parcel to P.O. Box 1631
Vernon Bk. Mr. Adachi I think he wrote the
address as P.O. Box 1638. too but even if they didn't
it will be just some Mr. Adachi live north
near to us. About this our cameras this
belongs to My Cousin Mrs. Kurumi I think they
have also a radio too. Our cameras is box
camera. It will just the same if you send
four camera I will give this
camera to Cousin.

Yours Truly,
Y. Y. Y.

11598 & 12964

August 29, 1946.

Mr. Takitoshi YAKURA,
Reg. No. 01875,
c/o Mr. John Sherney,
R. R. No. 3,
VERNON, B. C.

Dear Sir:

On August 28th, we mailed to you by insured parcel post the following articles:

2 Hawk-eye Cameras
1 Brownie Jr. 620 Camera
1 Folding Camera #773652
1 Camera Stand.

The cost of mailing was fifty cents. This is being charged to your account with this office.

We did not know which of the cameras were yours and which belonged to Mr. Yoshikuni ADACHI. Therefore did not know how the cost was to be divided. Yourself and Mr. ADACHI being friends and neighbours will be able to settle this small matter between you. A copy of this letter is going to Mr. ADACHI.

If by any chance the cameras are not received within a reasonable time, let us know.

Yours truly,

F. Matheson,
Protection Department.

/FM

CC: Mr. Yoshikuni ADACHI, Reg. No. 00875

11596 - 11233

October 15th, 1946

REGISTERED MAIL

Mr. Yukitoshi YAKURA,
Reg. No. 01875,
c/o Mr. John Sherney,
R. R. No. 3,
Vernon, B. C.

Dear Sir:

We enclose herewith Custodian cheque in the sum of \$76.08 representing the balance of funds standing to your credit with the Custodian.

A statement of your account was sent to you with our letter of December 2, 1944 at which time you had a credit balance of \$1076.58. On July 27, 1946 the sum of \$1000.00 was forwarded to you and on August 29th, 1946 your account was charged with fifty cents, representing the cost of mailing camera equipment to you at Vernon, thus reducing your account with the Custodian to \$76.08, the amount of the enclosed cheque above-mentioned.

We are also enclosing Custodian cheque in the sum of \$5.06 made payable to your wife, Chiyoko Yakura, and yourself, which amount represents the net proceeds derived from sale of chattels, thus closing out your joint account with the Custodian.

With reference to the monies owing to you by Mr. Ford and Mrs. Colgan for gardening wages, we have again written to these people in an endeavor to collect the amounts due to you and shall advise you if we are successful.

On looking through your file we find we wrote to you on July 14, 1944 requesting you to send to this office the Certificate of Title No. 94390-X relating to the property situate at 1737 West 2nd Avenue, Vancouver. Since we do not appear to have received this Title and since the ownership of this document is in the Custodian, we now ask you to send it to this office without further delay.

It would now appear that we have accounted for all the property of every kind left by you in the protected area which came under the control of the Custodian and in order that you may confirm this and acknowledge the cheque we are enclosing a stamped and addressed envelope for your convenience in replying.

Yours truly,

A. G. McArthur,
Office of the Custodian

/ER
Enc.-Custodian cheques - \$76.08
- 5.06

Return envelope

11598

October 15th, 1946

Mrs. H. W. Colgan,
Fernie, B. C.

Dear Madam:

Re: YUKITOSHI YAKURA (Mr.)
Reg. No. 01875.

We wrote to you on July 29th with reference to an indebtedness of \$8.69 to the above Japanese for gardening wages. To date no reply has been received from you and we request that you make payment of the above sum by return.

Yours truly,

A. G. McArthur,
Office of the Custodian

/s/

11598

October 15, 1946

Mr. G. F. Ford,
3508 W. 47th Avenue,
Vancouver, B. C.

Dear Sir:

Re: YUKITOSHI YAKURA (Mr.)
Reg. No. 01875

On July 27th we wrote to you regarding an amount of \$36.03 owing by you to the above Japanese person for gardening wages but to date have not heard from you.

We must request you to send your cheque to this office without further delay, or call between the hours of 8.15 a.m. and 4.15 p.m. at the office at 506 Royal Bank Building.

Yours truly,

A. G. McArthur,
Office of the Custodian.

/ER

11590

January 16, 1947.

Mr. G. F. Ford,
3508 West 47th Avenue,
Vancouver, B. C.

Dear Sir:

Re: Mr. Yukitoshi YAKURA
Registration No. 01875.

You will recall that in your telephone conversation with this office on October 25th, 1945 you advised you would make a compromise offer regarding Mr. Yakura's claim against you in the amount of \$36.05. You were written in this connection on November 29th, 1946 and at that time were requested to outline in a letter to us your position regarding the above claim, which we in turn would pass on to Mr. Yakura.

We now request your prompt attention to the above matter.

Yours truly,

E. Robertson,
Office of the Custodian.

/E

11998

March 14, 1947.

Mr. Yukitoshi YAKURA,
Reg. No. 01875,
C/o Mr. John Sherney,
R. R. No. 3,
Vernon, B. C.

Dear Sir:

With reference to the monies owing to you by Mrs. H. W. Colgan and Mr. F. G. Ford, 3508 W. 47th Avenue, Vancouver, we wish to advise that we have been unable to get a reply to our letters addressed to Mrs. Colgan, and although we have been in telephone communication with Mr. Ford, as well as by letter, no money has been forthcoming. Mr. Ford advised that he was not satisfied with the work done in connection with laying a cement walk at his premises and that you had not completed the contract.

We are afraid there is nothing further the Custodian can do to assist you and as we are not a collection agency we would suggest that you get in touch with the above people direct in an effort to obtain settlement.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER

File No. 11598
Reg. No. 01675

Indebted YAKUHA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 January 19 1943	Rents collected Commission Repairs & Maintenance Insurance	\$ 5.96 54.55 5.00	\$ 67.25	
January 27	Ck 1591 - Certificate of Encumbrance - Vancouver	1.00		
March 11	Rents collected Commission Sundry per rental statement	2.00 7.00	40.00	
April 14	Rents collected Commission	1.00	20.00	
April 15	Ck 2732 - City of Vancouver - 1942 taxes - 1737 W. 2nd	41.06		
June 11	Rents collected Commission	2.00	40.00	
July 3	Ck 3998 - City of Vancouver - 1943 taxes	36.75		
August 3	Rents collected Commission	2.00	40.00	
October 8	Rents collected Commission Sundry disbursements	2.00 7.00	40.00	
December 7	Ck 6717 - Y. YAKUHA	80.00		

CR @ 17.93

File No. 11598
Reg. No. 01575

Particulars

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
December 7 '43	Balance as per statement sent	\$	\$ 17.93	\$ 17.93 CR
December 16	Rents collected Commission	2.00	40.00	
January 21 1944	B. C. Telegraphs Co. - account paid	3.50		
February 12	Rents collected Commission	2.00	40.00	
April 13	Rents collected Less commission & water rates	14.90	40.00	
July 12	1944 taxes Balance rents to date sent Credit re Sale of Property	40.69	35.55 966.19	
			<u>\$1,139.67</u>	
July 27/46	Cheque to you	\$ 1000.00		
Aug. 29/46	Postage to cover mailing of cameras to Takura	.50		
Oct. 15/46	Cheque to you	<u>76.58</u>		
		\$ 1076.58		

CR \$ 1,076.58

CR \$ NIL

ANALYSIS OF CLAIM

relative to real property formerly owned by
Yukitoshi YAKURA, File 11598

1737 W. 2nd Avenue, Vancouver, B. C. - Lot 28
Block 218, D. L. 526, Group 1, N.W.D., Plan 590

CATALOGUE No.

314. (Tenders closed October 4, 1943).

APPRAISAL

1 only.

\$1,000.00 - by J.R.Reid & Co. on February 14, 1944.

TENDERS

No tenders received.

OFFERS

\$600.00 - J. L. Clark on behalf of a client. April 14, 1944.
REJECTED.

\$1000.00 - J.L.Clark Realty Co. on behalf of Angus Harold and
Marion Veronica JOHNSTON, June 15, 1944.
ACCEPTED.

Approved by Advisory Committee June 21st, 1944
Custodian letters of acceptance, dated June 30th
and July 12th, 1944, on Claim File.

SOLD BY CUSTODIAN

\$1000.00 to Jeannette L. Lawler. (Mr. Clark advised the Custodian
in a letter of July 10, 1944 when enclosing purchase
price of property, that Deed was to be made out in
name of Jeannette L. Lawler.)

Date of Adjustments - July 12th, 1944

Statement of Adjustments on Claim File

Japanese advised of sale of real property on July 14,
1944 and further information re sale given to
him on December 2, 1944.

Actual Net Credit from sale - \$966.19, as per state-
ment of sale on Claim File.

NOTE; Estimated value of property given by Japanese on Claim File	\$ 2000.00
Less amount at which Japanese states property was sold by Custodian (This is net figure; was sold for \$1000.00 gross)	966.19

Amount being claimed relative to) real property)	- - - - \$ 1033.81
---	--------------------

CONDITION OF PROPERTY:

In particularly poor state of repair - according to J.R.Reid &
Company's appraisal report of February 14, 1944.

Repairs and decorating amounting to a little over \$63.00 were
done on this property.

E. L. Johnston

January 23/48

Name of Claimant YAKURA, Yukitoshi

Case 230

Custodian File

11598

<u>REAL PROPERTY</u>										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
1300	50.00 12.50									62.50
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										62.50

11598

October 24th, 1950.

Mr. Takitoshi YAKURA,
Box 336,
Vernon, B. C.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 230

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... \$62.50.

Cheque in your favour is enclosed for \$59.36 and we have paid the Co-Operative Committee .. \$ 3.14 for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FCS/js
1 encl.

B R I E F

Vernon
May 3, 1948

Notes in Defence

Yukitoshi YAKURA

File No. 11598

Case No. 230

Claims:

1. Real Property, being City of Vancouver,
Lot 28, Block 21B, District Lot 526, Group 1,
New Westminster District, Plan 590.
2. Personality

Claim 1:-

Claim reduced from \$2000.00 to \$1500.00. See Page 2 of Transcript.

Nearly all the items which the claimant claims as improvements are merely upkeep.

It appears that he wants to claim not only the full price which he paid for the property in 1933 but also the upkeep and repairs during the time he lived there, and also the enhanced value of the property during the war. His idea of how much the value was enhanced would, moreover, seem to be exaggerated.

Appraised by J.R. Reid and Co. Feb. 14, 1944. See Ex.3.

Mr. Cobus admits the assessed value subject to proof. See p.4.
The tax statements are now in claim file for proof.

The claimant says that his house was in a "residential area near Kitsilano Beach". I would submit that it is in a heavy industrial area near False Creek.

This will be a straight question of value.

Claim 2:-

Personality

Claim abandoned. See page 2 of Transcript.

FRS/mw
June 8/48

IN THE MATTER OF THE "INQUIRIES ACT,"
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 22

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E
 (HIS HONOUR, JUDGE H.M. COLQUHOUN, SUB-COMMISSIONER)

19

Vernon, B.C.

May 3, 1948

IN THE MATTER OF THE CLAIM OF
YUKITOSHI YAKURA

PROCEEDINGS AT HEARING

20

APPEARANCES:

D.M. McTAVISH, Esq.,

appearing for the
 Dominion Government.

A.E. COBUS, Esq.,

appearing for the
 Claimant.

T.J. MARRION, Esq.,

Secretary to Vernon
 Sub-Commission.

MRS. I.C. SMITH,

Official Interpreter.

G. HAMBLETON, Esq.,

Official Reporter.

20

MR. COBUS: Your honour, I would call the first claim,
that of Yukitoshi Yakura, originally No. 237.

YUKITOSHI YAKURA, the Claimant herein, being
first duly sworn, testified
through the official inter-
preter as follows:

MR. COBUS: Your honour, I would ask, first, to amend
the claim form. For \$2,000.00 read \$1500.00, and
for the amount credited to the Custodian, \$1,000.00,
leaving a net claim of \$500.00. The claim for
personalty is being abandoned.

10

DIRECT EXAMINATION BY MR. COBUS:

Q: Now, witness, I am showing you a statement. Did
you ask Mr. Leckie to prepare this statement for
you? A: Yes.

Q: And the statements contained therein, are they true
to the best of your knowledge and recollection?
A: Yes.

Q: And is that your signature? A: Yes.

20 MR. COBUS: I would ask to file this as Exhibit No. 1
in this case.

(STATEMENT MARKED EXHIBIT NO. 1)

Q: Witness, I am showing you a picture. Can you
identify that picture? A: This was my
house.

Q: What is the address of that house?

A: 1737 West End, Vancouver, B.C.

Q: In what year was that picture taken, witness?

A: 1937

30

(PHOTOGRAPH MARKED EXHIBIT NO. 2)

T. Takura
In Chief.

MR. COBUS: Now, referring to Exhibit 1, your honour,
the subject matter of the claim is a dwelling
house, a six room dwelling house which was pur-
chased by the claimant in 1933 for \$750.00. It is,
as stated, located at 1737 West End Avenue. The
claimant lists seven improvements which were
made to this property, totalling \$912.00. In his
comments, the claimant points out that this pro-
perty was rented for him by one Clark, a real
estate agent, for \$20.00 per month, and that such
rents were collected by the Custodian, and he con-
siders that the appraisal in 1944 of \$1,000.00
was low considering the rental value of the property,
the improvements made, and the increased demand
and enhanced value of property by the mid-summer
of 1944.

I would ask my learned friend to produce the
appraisal on this property.

(Handed to Mr. Cobus)

This is the appraisal of J.R. Reid and Company
dated February 14, 1944, respecting this subject
realty. I would ask that this be filed on be-
half of my learned friend.

(APPRAISAL MARKED EXHIBIT NO1 B)

MR. COBUS: I would ask my learned friend to admit
that the rental was \$20.00 per month.

MR. McTAVISH: That is correct, your honour.

MR. COBUS: And I would ask my learned friend to dis-
close to whom the property was sold.

MR. McTAVISH: It was sold to Jeannette Lawler.

MR. COBUS: Can my learned friend indicate whether that person was the tenant of the house?

MR. McTAVISH: They were not the tenants, your honour, Jeannette Lawler, and James H. Lawler, as joint tenants.

MR. COBUS: Your witness.

MR. McTAVISH: It is submitted, your honour, that the real property was sold for its fair market value.

10 I would ask my friend to admit the 1944 assessment on the property -- the land being assessed at \$450.00, and the improvements at \$650.00.

MR. COBUS: Have you the tax certificate, Mr. McTavish?

MR. McTAVISH: No, no tax certificate.

MR. COBUS: Subject to proof, your honour.

MR. McTAVISH: No further questions, your honour; it is purely a question of value.

THE COMMISSIONER: Thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINCE DUE)

20 I hereby certify the foregoing to be a true and accurate transcript of the proceedings herein.

Gordon Hambleton
G. Hambleton
Official Reporter.

I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.

W. H. Colquhoun
Sub-Commissioner.