

1704

Victoria B.C.

FORM "10"

FILE No. *1704*

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

1704

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: *YANAI, (Sumi) Hisakichi*

HOME ADDRESS: *Sidney, B. C.*

REGISTRATION NUMBER *09894* SEX: *Female* AGE: *50.*

OCCUPATION: *Housewife*

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: *None*

MARRIED? *Married.*

NAME OF WIFE OR HUSBAND: *YANAI, Hisakichi. 1493 yellow card*

ADDRESS OF WIFE OR HUSBAND: *Sidney, B. C.*

NAMES OF ANY LIVING CHILDREN: *Arimichi (M) 11 yrs. 2017 Narete (M) 13, 2125 Maei (F) 14. 2127 Narikichi (M) 27. 2125 Tomi (F) 22, 2125 Chiyo (F) 20, Satomi (F) 17.*

ADDRESS OF CHILDREN: *Arimichi, Narete, Maei, at Sidney, B. C.*

AGE OF CHILDREN: *See above.*

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

1. LOCATION AND DESCRIPTION: *4 roomed bungalow. Situated on Lots 1, 2, & 3. Blk. "D". Sec. 13 & 14, Range. 4 East, North Saanich. Dist. Plan #1197a. Province of B. C.*

2. BUILDINGS AND OTHER IMPROVEMENTS: *4 roomed bungalow & garage.*

3. INSURANCE (Give particulars; state where policies are) *\$800 Royal Scottish Ins Co #674585.*

4. TAXES (Amount and where payable) *\$17. paid for 1941.*

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

None

6. OCCUPANCY AND LEASES (If vacant so state) *Occupied by owner.*

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Safety deposit box, Bk. Montreal
Government St., Victoria, B. C. #301.
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:
See attached list. Goods packed & left in the
owner's house at Sidney B.C.
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
None
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY: None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

\$50. #H0084502 War Savings Certificate Mac1. - 1 x \$10, 1 x \$5
Narata, 1 x \$5. Arimichi - 1 x \$5. Sumi - 1 x \$5. On person.

8. BANK ACCOUNTS: Royal Bank of Canada, Fort. St. Savings. \$400.

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

REMARKS: Mrs. Douglas Kermode, c/o Mrs. Stenland, Harbour Rd. Sidney, B.C.
has been asked by the owner to keep an eye on the goods listed. Home to
be sent if possible with top list of goods left & has been
asked by the owner to find a tenant.

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 27th day of March 1942.

A. McCombie

Witness

(Signature)

Mrs. J. Yamai

FOR DEPARTMENTAL USE

1704

INFORMATION FROM R.C.M.P.

DATE Sept. 24/43

Our File No. 1704

Full Name YANAI (Sami) Mrs. Hisakichi
(Surname in Block Letters)

Registration No. 09894

Male - Female ☒
(Check)

Age Feb. 12, 1892

Former Address

Sidney, B.C.

Date Evacuated

May 30, 1942

Naturalized - Canadian-Born - National
(Check)

Present Address

Slocan B.C.
Ap. 17/11/47 - New Denver, B.C.

Married - Single ☒
(Check)

Name of Wife

Name of Husband Hisakichi # 09926

Name of Mother MIYAZAKI, Mito (decd)

Name of Father Yohai (decd)

Names of Children under 16

See husband's sheet.

Requested by

J.M.

Registered with Custodian

Yes
(Yes or No)

Additional Information

Housewife.

SUMMARY OF REAL PROPERTY OR INTEREST THEREIN:

OWNED BY Sumi (Mrs. Elakishi) YAMAI REG. NO. 99894

(1) Nature of Interest:

(a) Owner: Certificate of Title or unregistered Deed held by Owner.
(b) Part owner (joint or in common)

Co-owners _____

(c) Holder of the right to purchase _____ Equity \$ _____

Vendor _____

(d) Holder as Mortgagee _____ Equity \$ _____

Mortgagor _____

(2) Cert. of Title No. 121141-I In the name of Sumi YAMAI.

(3) Property address Cor. Marine Drive & Amelia St., Sidney. Mun Unorganised.

(4) Legal description Lots 1, 2 and 3 in Block 50th of Sections 13 and 14, Range 4 East, North Spanish District, Plan 1197-A. L.R.O. Victoria.

(5) Vested in the Custodian 51190. Certificate of Encumbrance 28/2/1944.

(6) If Agricultural Lands: Type of Farm _____

Acreage _____ Crops _____

S.S.B. No. _____

(7) ASSESSED VALUE: LAND \$ 600.00. IMPROVEMENTS \$ 400.00.

(8) Appraised value if any: Land \$ _____ Improvements \$ _____

(9) Taxes: Current \$ 19.00 (1944) paid. Arrears \$ _____

(10) Water or other rates: Current \$ _____ Arrears \$ _____

(11) Encumbrance: _____ Dated _____ Amount \$ _____ Matures _____

Payments: Prin. \$ _____ Due _____ Bal. owing \$ _____

Int. rate _____ Due _____ Total owing \$ _____ (R.2.)

(12) Judgments or other charges _____

(13) Leased or rented to Ross Davidson Amount \$ 12.00.

All or part All Chattels included _____

Terms month-to-month.

Total owing \$ _____

(14) Insurance: Agent Rager & Swayne Ltd. Company Atlas Assurance Company.

Pol. No. W214896. Amount \$ 500.00. Premium \$ 9.00. Exp. date 16/7/1945.

(15) If liquidated: Amt. realized \$ _____ Cash \$ _____ Outstanding \$ _____

(16) Agent Don Sparling, Sidney, B. C.

Dated this 13th day of July, A.D. 1944

Rec'd. by Accounting Dept.

Compiled by:

[Signature]

A.D. 1943.

✓

REAL PROPERTY SUMMARY

Catalogue No. 904.

File No. 1704.

Names Sumi (Mrs. Hisakichi) YANAI.

Reg. No. 09894.

Address: Corner Marine Drive and Amelia Street, Sidney, B. C.

Legal Description: Lots 1, 2 and 3 in Block "D" of Sections 13 and 14, Range 4 East,
North Saanich District, Plan 1197-A.

Classification: 4-room Bungalow and garage.

Registered in the name of: SUMI YANAI.

State of Title (No. 121141-I): Clear.

Sold to: JOSEPH MASON for \$750.00 (Cash).

(Assessed Value (1944): \$1000.00

(Appraised " (1944): \$750.00.

As at: July 25th, 1944.

Title sent direct by Land Registry Office, Victoria, to new Registered Owner (see
L.R.O. letter of Nov. 28/44).

Net proceeds (\$707.20) released to credit of Sumi YANAI on: February 17th, 1945.

Completed sales statement to Evacuee sent on: March 23rd, 1945.

Chattels: Sold (separately) to Purchaser of real property.

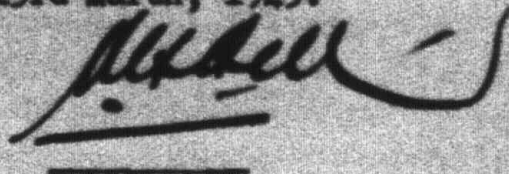
Insurance: Transferred to Purchaser (Sept. 22/44).

Administration: This property consists of a 4-room Bungalow and outhouses on 3 city
lots measuring 145' (on Marine Drive) x 120' (on Amelia Street), Sidney, V. I.

The property was rented from June 6th, 1942, to and through date of
sale @ \$12.00 per month.

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

23rd March, 1945.



RGB/P.

1724

HOB/P.

LIABILITIES SUMMARY

File 1704.

Sumi (Mrs. Hisakichi) YAMAI

Reg. No. 09894.

THERE ARE NO CLAIMS RECORDED IN THIS FILE.

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

14th November, 1947.



WEP.

CHATELAIN SCHEDULE

File 1704.

Mrs. Sami YANAI

Reg. No. 09894.

"JP" Form (Mar. 27/42):

Shipped

Sold

Stored

Remarks

- (1) "See attached list.
Goods packed and left
in the owners house at
Sidney, B. C."

} List mentioned
not on file.

Agent's (H. G. Hinton) Report
dated Apr. 10/42:

(2)	Canada Ideal Range				
(3)	Fir sideboard		17/1/45		
(4)	Round table		17/1/45		
(5)	Kitchen chairs (5)		17/1/45		
(6)	Baby's high chair		17/1/45		
(7)	Main kitchen table		17/1/45		
(8)	Cup set		17/1/45		
(9)	Chair		17/1/45		
(10)	Bed		17/1/45		
(11)	Chair		17/1/45		
(12)	Bed		17/1/45		
(13)	Chair		17/1/45		
(14)	Bed		17/1/45		
(15)	Chair		17/1/45		
(16)	Small coal heater				
(17)	Dishes, etc. (1 box)	See "B"			
(18)	Cups, saucers & bowls (54)		17/1/45		
(19)	Insulated plates (15)		17/1/45		
(20)	Mixing machine		17/1/45		
(21)	Jugs (2)		17/1/45		
(22)	Alum. bottles (2)		17/1/45		
(23)	Alum. pans (7)		17/1/45		
(24)	Iron fry pan		17/1/45		
(25)	Roasting pans (2)		17/1/45		
(26)	Tea pots (2)		17/1/45		
(27)	Hand grating machine		17/1/45		
(28)	Tablespoons (12)		17/1/45		
(29)	Teaspoons (15)		17/1/45		
(30)	Forks (15)		17/1/45		
(31)	Knives (11)		17/1/45		
(32)	Men's rubber boots (2 pr.)		17/1/45		
(33)	Women's rubber boots (1 pr.)		17/1/45		
(34)	Children's rubber boots (2 pr.)		17/1/45		
(35)	Gramophone records (1 box)		17/1/45		
(36)	Victor gramophone		17/1/45		
(37)	Gas pressure hanging lamp		17/1/45		
(38)	Coal oil lamps (5)		17/1/45		

See "A"

See "A"

(Over)

CHATEL SCHEDULE...Page 2.

File 1704.

Agent's (H. G. Hinton)
Report dated Apr. 10/42:

	<u>Shipped</u>	<u>Sold</u>	<u>Stored</u>	<u>Remarks</u>
(39) Cast iron heater				See "A"
(40) Crescent saw (2)				
and handles (3)		17/1/45		
(41) Crescent saw (6')		17/1/45		
(42) Iron wedges (4)		17/1/45		
(43) Sledge hammer		17/1/45		
(44) Auger		17/1/45		
(45) Assorted hammers (5)		17/1/45		
(46) Saw		17/1/45		
(47) Assorted screw drivers (6)		17/1/45		
(48) Pliers (4 prs.)		17/1/45		
(49) Extension metal box & tools		17/1/45		
(50) Stillson wrenches (5)		17/1/45		
(51) Crescent wrenches (7)		17/1/45		
(52) Saws and handle		17/1/45		
(53) Fork		17/1/45		
(54) Picks (2)		17/1/45		
(55) Bars (2)		17/1/45		
(56) Hand cultivators (2)		17/1/45		
(57) Sewing machine		17/1/45		
(58) Ladies Bicycle		17/1/45		
(59) Gent's Bicycle		12/4/43		

E. & O. E.
14th NOVEMBER, 1947.

RHB/P.

NOTES: "A" = These three stoves were traded in by tenant for a new range. The amount realized for all 3 was only \$10.00, and as the new stove cost \$27.50, there was a balance of \$17.50 paid by the tenant. This office allowed one month's rent (\$12.00) against this balance (see July 2nd & 7th, 1943) on the understanding that the stove became the property of the Japanese.

"B" = On June 15th, 1943, this evacuee requested that her "heavy wooden box containing kitchen goods and other articles" be shipped to her, and according to the Department of Labour's shipping records, this was done, as per Bill of Lading, dated February 3rd, 1944.

Jan. 17/45: Purchaser of real property, Joseph Mason, purchased all remaining chattels on premises, including kitchen range, for the lump-sum price of \$45.00.

✓

GENERAL SUMMARY

File 1704.

Sumi (Mrs. Hisakichi) YANAI

Reg. No. 09694.

This 50-year old Naturalized-Canadian Housewife from Sidney, B. C., signed a Custodian "JP" declaration form on the 27th March, 1942. She was evacuated on the 30th May, 1942.

Her husband, Hisakichi, File 1483, signed a Custodian "No Property" card on the 27th March, 1942, and there is no evidence of any personal property interest in this file. He was evacuated on the 30th May, 1942.

The following is a summary of the contents of this file as disclosed by a review made today.

Real Property: See Real Property Summary for particulars of Sidney, V. I., property (Cat. 904) sold (July 25/44) for \$750.00, Cash. Net proceeds (\$707.20) were released to the credit of this account on February 17th, 1945.

Personal Property: See Chattels Schedule for particulars of chattels disclosed in this file, all of which have been accounted for either by shipment or sale to purchaser of real property.

Specified Articles: None.

Bills Receivable: None.

Bonds, Shares, etc.: A Victory Bond (\$50.00) and War Savings Certificates (one each in the names of 4 children) declared to be in evacuee's possession, did not come under our administration.

Bank Accounts: A balance of \$400.00 declared to be in Royal Bank of Canada, Fort Street, Victoria, did not come under the administration of this office.

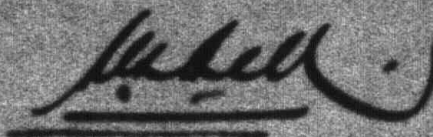
Life Insurance: None.

Liabilities: There are no claims recorded in this file.

Funds: There is a credit balance of \$570.00 in this account at the present time.

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

14th November, 1947.



RGB/P.

1704.

November 18th, 1947.

REGISTERED MAIL.

Mrs. Hisakichi YAMAI,
Registration No. 09894,
New Denver, B. C.

Dear Madam:

Your file is up for review in connection with the closing of inactive accounts, of which yours is now one, and we take advantage of this opportunity to give you a brief resume of our administration of your affairs.

As you know, the policies in regard to the management and subsequent liquidation of your property were decided upon by the Government of Canada, and while the problem was a difficult one for all concerned, we can assure you that it has been the aim of this office to carry out these policies in as careful and fair a manner as possible.

Real Property: As advised you at the time, your Sidney, V. I., property (Cat. No. 904) was sold (July 25/44) for \$750.00. Net proceeds (\$707.20) were released to the credit of your account on February 17th, 1945, a complete statement of the transaction being mailed to you on March 23rd, 1945.

Personal Property: Our records show some of the chattels left by you in your home were later shipped to you by a friend. The remainder was found to be of too poor quality and value to justify the expense of handling and shipment to Victoria for sale by auction, and they were therefore sold to the purchaser of your real property for the lump-sum price of \$45.00, which representatives from this office who inspected these chattels considered to be a higher price than they expected.

Bonds, Shares, etc.: A Victory Bond (\$50.00) and War Savings Certificates (one each in the names of your 4 children) declared by you to be in your possession, did not come under our administration.

Bank Accounts: A balance of \$400.00 declared to be in an account with the Royal Bank of Canada, Victoria, remained under your control and did not come under our administration.

Liabilities: No claims have been recorded against you.

Funds: The balance standing at the credit of your account has remained unchanged at \$570.00 since November 13th, 1945, and to enable us to close this inactive account we enclose our cheque in your favour for \$570.00.

(Over)

Mrs. Hisakichi YANAI.

Page 2.

November 18th, 1947.

We desire to have your acknowledgment of this remittance for our records and for your convenience in replying we enclose a stamped addressed envelope. A prompt acknowledgment will be appreciated.

Yours truly,

R. G. Bell,
Office of the Custodian.

RGB/P.
Encl.

Catalogue No. 904
File No. 1704
Marine Dr. & Amelia St.
Sidney, B. C.
1-3/D/13/14/RAE/1197-A

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

Dated at 21 FEB 1945 this day of 1945.

Joseph Mason

Return to the Custodian

STATEMENT RE SALE OF:

Name: YANAI, Sumi

Catalogue No: 904

File No: 1704

Street Address: Sidney, B.C.

Reg. #09894

Legal Description: 1-3/D/13,14/R4B/1197-A

Date of Sale and Adjustments July 25/44

Sale Price \$ 750.00

Real Estate Agents Commission \$ 37.50

Charge for Valuation 10.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

Encumbrances:
Unpaid Vendor

Mortgage

Arrears of Taxes

Other charges

Adjustments:

Fire Insurance 2.92

Taxes 8.28

Water

~~54.00~~ ~~51.20~~

Net Proceeds credited to your account \$ 707.20

Date: March 23rd, 1945.

Compiled by: Mr. George Peters

Catalogue No. 904,
 File No. 1704,
 Marine Dr. & Amelia St. Sidney, B.C.
 Lots 1, 2, 3, Blk. "B", Sec. 13 & 14,
 N. Spanish District, Range 4 East,
 Plan 1197A.

February 15th, 1945.

JOSEPH MASON

(Purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at July 25, 1944)

	DEBIT	CREDIT
Purchase price	\$750.00	
Cheques received		750.00
<u>Amount of rent collected</u>		
July 25th to July 31st 6/31 x \$11.40		2.20
Aug. - Sept. - Oct. - Nov. - Dec. - Jan 1945		
6 months @ \$11.40		68.40
Registration fees on deed - \$750.00	5.50	
Insurance premium - 32.25 @ \$9.00	2.92	
Purchaser's proportion of 1944 taxes		
159/365 x \$19.00	8.28	
Balance owing to purchaser	53.90	
	<u>\$620.60</u>	<u>\$820.60</u>

BALANCE OWING TO PURCHASER - \$53.90

File No. 1704.
Catalogue No. 904.

January 19th, 1945.

MEMORANDUM

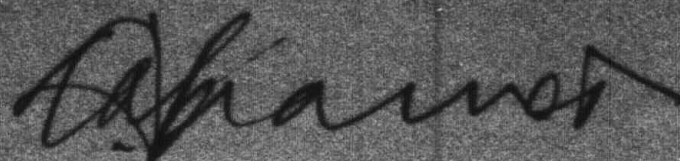
TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Sumi YANAI
Lots 1, 2 & 3 in Blk. "D" of
Secs. 13 & 14, Range 4 E.,
North Sannich Dist.. Plan 1197A.

With reference to the above property which was recorded in
the Victoria Land Registry Office, dated September 12th, 1944,
we attach herewith the following documents in connection therewith.

1. Copy of application number 145933, dated September 7th,
1944, registering the property in the name of the Custodian
(Transmission).
2. Copy of application number 145934, dated September 7th,
1944, registering the property in the name of Joseph Mason
(Deed).
3. Duplicate of Transmission dated August 4th, 1944.
4. Duplicate of Deed dated August 4th, 1944 - Secretary of
State to Joseph Mason.
5. Extract from a letter dated November 28th, 1944, received
from the Victoria Land Registry Office, stating that the
title was mailed to Joseph Mason direct.



DAC:JS
Atch.

29th July, 1944.

REAL PROPERTY MEMORANDUM

FILE NO: 1704

NAME: Sumi Yanai

CATALOGUE NO: 904

RE: Marine Drive & Amelia Street, Sidney, B.C.
- Dwelling.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: Lots 1, 2 and 3 in Block "D"
of Sections 13 and 14, Range
4 East, North Saanich District,
Plan 1197-A.

Encumbrances: None

Taxes: \$19.00 (1944) - no arrears or
consolidated.

Vested: (D.F.) 51190.

VALUATION BY APPRAISER: \$750.00

AMOUNT OF BID: \$750.00

APPROVED BY ADVISORY COMMITTEE: July 7th, 1944.

AMOUNT RECEIVED BY CUSTODIAN: \$750.00

NAME OF PURCHASER: Joseph Mason.

K.W. WRIGHT

KWW/DG
Attach

Rec'd	JUL 21 1944
File No.	1704
Ans.	
Referred	Harris

Sidney B C
July 19/44

Dear Sir

In Reply to your
Letter of July 14/44 enclosed
check for remainder
of purchase price for No 904.
\$675⁰⁰

Joseph Mason
521 Beacon Ave

Sidney B.C.

Occupation Plumber

British Subject. English

Yours Sincerely
Joseph Mason

1704

July 25th, 1944

Mr. Joseph Mason,
Sidney, B.C.

Dear Sir:

Re: Catalogue No. 904
Lot 1-3, Block D. D.L. 13, 14.
Sidney, B.C.

This will acknowledge receipt of your letter of the 19th instant in which you enclose your cheque for \$675.00. We have now received \$750.00 the full amount of the purchase price for the above property.

We note that you wish this property to be registered in the name of Joseph Mason, Plumber, 521 Beacon Avenue, Sidney, B.C., and that you are a British subject.

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.G. Shears,
Director

FGS:lm

1704

July 14th, 1944

Mr. J. Mason,
Sidney, B.C.

Dear Sir:

Re: Catalogue No. 904,
Sidney, B.C.

With further reference to your letter of June 1st, enclosing cheque for \$75.00 and offer to purchase the above property for the sum of \$750.00.

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 the balance of the purchase price namely, \$675.00.

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 you will then be in a position to assume control of this property.

Yours truly,

F.G. Shears,
Director

FOS:lm

28/6/44
904

Sidney, B. C.
June 1, 1944.

Dept. of the Secretary of State of Canada,
Office of the Custodian,
675 West Hastings Street,
Vancouver, B. C.

Sir:

Real Estate Tender
Parcel No. 904.

I, Joseph Mason, Merchant of Sidney British Columbia hereby tender an offer of \$750.00 for the above mentioned parcel of property, and enclose herewith my certified cheque in the amount of \$75.00 as deposit, payable to the order of the Secretary of State as Custodian.

Yours truly,

Joseph Mason

Ass. 1000
Prone 750-

Account

COPY FOR MRS. MCARTHUR

1734

Wm

July 29th, 1944

Mr. Joseph Mason,
Sidney, B.C.

Dear Sir:

Re: Catalogue No. 204
Lot 1-3, Block B. D.L. 13, 14,
Sidney, B.C.

This will acknowledge receipt of your letter of the 19th instant in which you enclose your cheque for \$675.00. We have now received \$750.00 the full amount of the purchase price for the above property.

We note that you wish this property to be registered in the name of Joseph Mason, Plumber, 321 Beacon Avenue, Sidney, B.C., and that you are a British subject.

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,

P.G. Shears,
Director

PMS:lm

Mr. Burton's appraisal \$750.00

Date... July 13th, 1944...

REAL PROPERTY MEMORANDUM

File No. 1704

Name.... Sumi (Mrs. Hisakichi) YANAI Registration No. 09894....

Re: Catalogue No. 904

Address: Marine Drive & Amelia Street, Sidney.

Legal Description: 1-3/D/13,14/R4E/1197-A (Dwelling)

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 121141-I

Whereabouts: Owner's possession

✓ Registered owner: Sumi YANAI

Reg. No. 09894

✓ Property: Lots 1, 2 and 3 in Block "D" of Sections 13 and 14, Range 4 East, North Saanich District, Plan 1197-A.

✓ B. Charges.

Registered: —

✓ Vesting: 51190

7 Aug. 1943

Unregistered: —

Taxes: \$19.00 (1944)

paid 12/8/44

Water: —

Insurance: \$500.00, expiring 16/7/1945.

Assessed Value: Land: \$600.00

Improvements: \$400.00

✓ Valuation by Appraiser: \$750.00

✓ Amount of Bid: \$750.00

Approved by Advisory Committee: 7/7/1944

Paid as shown in attached letter: \$750.00 - July 25th, 1944

Name of transferee as attached letter: Joseph Mason

ADMINISTRATION.

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

Rented at \$12.00 per month to Ross Davidson on month-to-month basis.

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

Chattels: Particulars of those stored on the premises.

Stored as per list of 8/9/1942.

Named Agent: Don Sparling, Sidney

[Handwritten signature]

5th May 1942.

Office of the Custodian,
806 Royal Bank Building,
VANCOUVER, B. C.

Attention Mr. C. L. Drewry.

Dear Sir:

re: Mrs. Sumi Yanai. Registration No. 09894.
My File No. 49.

With reference to my report of 10th April 1942, the above Japanese has now been evacuated and I have taken control of her property.

Land and Buildings:

The buildings have been securely boarded up and locked, the keys being in my possession.

Mrs. Yanai, before being evacuated, gave written permission to Mr. L. F. Parker to look after the property and harvest the crop growing thereon, unless the place is rented.

Personal Property:

The articles as shown by the inventory included in my report of 10th April 1942, with the exception of gramophone and records, which may be in a large locked trunk, have been carefully bundled or crated and marked with the name of the owner and list of contents, and left in the house.

Recommendations:

Further to my recommendations of 10th April, I recommend that the above mentioned arrangement with Mr. L. F. Parker be approved and that in renting the property provision be made to reimburse Mr. Parker for any work done by him on the property.

Yours faithfully,

H. G. Hinton

HGH:LMS

10th April 1942.

G. W. McPherson, Esq.,
Authorized Deputy of the Secretary of State
and/or Custodian,
506 Royal Bank Building,
VANCOUVER, B.C.

Dear Sir:-

Re: Mrs. Sumi Yanai, Registration No. 09894.
Custodian File No. 49.

In accordance with your request I have investigated the following property as recorded on the above woman's registration form dated 27th March 1942.

Real Property:

One four room bungalow situated on Lots 1, 2 & 3, Block "D", Section 13 & 14, Range 4, East North Saanich, District Plan 1197A, in the Province of British Columbia.

Personal Property:

Goods packed and left in owner's house at Sidney, B.C.

In connection therewith I have to report as follows:

1. Location:

This property is about one and one-half miles North of Sidney, B.C. on the corner of Marine Drive and Amelia St. near the Rest Haven Sanitarium.

2. Ownership:

This property is in the name of Mrs. Sumi Yanai and is free of encumbrances. Certificate of Title No. I 121141.

3. Building:

The house is a four room bungalow with small lean-tos, a woodshed, garage and outside privy. The property has a frontage of 145' on Marine Drive and 120' on Amelia St. There is a well cared for garden in excellent condition set with vegetables, also very fine raspberry bushes, etc. with a neat irrigation ditch running down the centre. There is a small lawn and flower patch with a strong fence all around.

3. Building Cont.

The building (15' x 15') was originally a three room cottage with kitchen containing a well built brick chimney. There are two bedrooms off the kitchen each (7'6" x 7'6"). A lean-to has been added to back of building which is divided into pantry (7'6" x 7'6") with enamel sink and very crude Japanese vapour bath with no plumbing. In front of the building there is another lean-to porch and children's bedroom (6' x 6') very poorly built outside. Back of the house is a large woodshed (10' x 12') and garage (7' x 10') also shed poorly constructed and used as a bedroom (6' x 7'). At the rear of the lot is an outside privy. Also at the back of the lot is a good sized chicken house.

The estimated sale value is \$1200.00.

4. Inventory:

I have prepared an inventory of the contents of the house and of the garden tools, etc. which shows some minor variations from the inventory attached to the registration form. The amounts shown are estimated realizable values.

Kitchen:

1 Six hole Canada Ideal range	\$ 10.00
1 Fir sideboard	5.00
1 Round table	6.00
5 Kitchen chairs @50¢	2.50
1 Baby high chair	.50
1 Plain kitchen table	.50

Bedrooms: Very crude.

(1)	1 Camp Cot	2.00
	1 Chair	.50
(2)	1 Bed	1.00
	1 Chair	1.00
(3)	1 Bed	1.00
	1 Chair	.50

Outside Bedroom:

1 Bed	1.00
1 Chair	.50
1 Small coal heater	3.00

Kitchen:

1 Box dishes, etc.	.50
54 Odd cups, saucers & bowls	2.70
15 Assorted plates	1.00
1 Mincing machine	1.50
2 Jugs	.50
2 Aluminum kettles @ 75¢	1.50
	<u>42.70</u>

Kitchen: Cont.

	\$ 42.70
7 Aluminum pans	2.00
1 Iron fry pan	.50
2 Roasting pans	.75
2 Tea pots	.50
1 Hand grinding machine	2.00
12 Tablespoons	.50
15 Teaspoons	.75
15 Forks	1.50
11 Knives	1.50
1 Pair men's knee rubber boots	1.00
1 " women's " " "	1.00
2 " childrens' " "	2.00
1 Box gramophone records	2.50
1 Victor table model gramophone	3.00
1 Gas pressure hanging lamp	1.00
5 Coal Oil lamps	1.25
1 Cast iron heater	4.00

Tools, etc. packed in boxes:

2 Cross saws 7' & 3 handles	7.00
1 Cross cut saw 6'	2.00
4 Iron Wedges	.50
1 Sledge hammer	1.00
1 3' 2 1/2" Auger	1.00
5 Assorted hammers	1.25
1 Axe	.50
6 Assorted screw drivers	1.00
4 Pair pliers	1.00
1 Extension metal box & tools	3.00
5 Stilson wrenches assorted	3.00
7 Crescent wrenches assorted	3.00

Garden tools in bundle:

Scythe & handle fork, 2 picks,	
2 hoes, 2 hand cultivators	8.00
1 Sewing machine (packed)	5.00
1 Ladies' Bicycle	6.00
1 Gent's Bicycle <i>sld.</i>	12.00

Total estimated realizable value - 123.70

5. Insurance:

I am informed by the owner, Mrs. Sumi Yanai, that insurance on the house was cancelled by the agents, on instructions from the Insurance Company as it did not care to cover Japanese property. I understand that this attitude is being adopted by some of the other Companies so long as the occupant is a Japanese.

6. Liabilities:

The registration form discloses no liabilities. The taxes for 1942 amounting to \$17.00 have been paid.

7. Recommendations:

I recommend: (1) that the owner should be advised to protect this property if possible by fire insurance to the sum of say \$500.00.

(2) that the place be rented for around \$12.00 per month (including some of the furniture).

The owner is still occupying the premises.

Yours faithfully,

H. Hinton

HCH:VMS