

1708

REAL ESTATE

BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE No. 1708

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: YAMADA, Nisaburo
HOME ADDRESS: Box 439, Port Alberni, B.C. (at present 325 Willingdon Ave, Vancouver, B.C.)
REGISTRATION NUMBER 07643 SEX: Male AGE: 53
OCCUPATION: Saw-mill hand

(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: Bordell Stewart & Welsh Lumber Co., Port Alberni, B.C.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: SUKIYE 7128

ADDRESS OF WIFE OR HUSBAND: 325 Willingdon St., Vancouver, B.C.

NAMES OF ANY LIVING CHILDREN: ASAMITSU (M)

ADDRESS OF CHILDREN: Same address

AGE OF CHILDREN: 15 yrs.

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

1. LOCATION AND DESCRIPTION: City of Port Alberni, B.C. Lot 12, in Block 45, of Lot 1, ALBERNI DISTRICT, according to a registered map and plan #197-B

2. BUILDINGS AND OTHER IMPROVEMENTS: 3-room frame house

3. INSURANCE (Give particulars; state where policies are) Particulars unknown.

4. TAXES (Amount and where payable) Policy in hands of GORDON McL. CAMPBELL, Lawyer, Port Alberni
\$17 per yr. paid for 1941, payable to City of Port Alberni, B.C.

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

6. OCCUPANCY AND LEASES (If vacant so state) Leased to EDWARD LOCKHURST, Port Alberni, B.C. \$12.00 payable each and every month

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. Land Registry Office, Victoria, B.C. None
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. 325 Willingdon Ave., Vancouver, B.C. (dwelling house)
2. LANDLORD'S NAME AND ADDRESS. Uncle -- HATSUTARO MASUDA -- same address
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. All furnishings in house valued at \$300. New tenant EDWARD LOCKHURST, to use them. Located at Box 488 Port Alberni, B.C.
- M.B. Declarant has left his property, etc., in charge of GORDON MCL. CAMPBELL, Lawyer, Port Alberni, 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

FILE NO.

None

4. INSURANCE CARRIED ON ABOVE PROPERTY:

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)

Unemployment Insurance--Bordell Stewart & Welsh Lumber Co., Port Alberni, B.C.

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

13 - 14 War Savings Certificates, in own possession.

8. BANK ACCOUNTS:

None

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

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 14th day of May 1942.

(Signature)

Masaburo Yamada

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Sept. 1, 1943

Our File No. 1708

Full Name YAMADA, Nisaburo
(Surname in Block Letters)

Registration No. 07643

Male - Female
(check) ☒

Age Feb. 14, 1889

Former Address Box 429, Port Alberni, B. C.

325 Willingdon Place, City

Date Evacuated 8/9/42

Naturalized - Canadian-Born - National
(check) ☒

Present Address Popoff Farms, Slocan, B. C.

RETURNED TO JAPAN
S. S. GENERAL MEIGS
2nd AUGUST, 1946

Married - Single
(check) ☒

nee 0

Name of Wife (SUGINO) Sukiye #07628

Name of Husband -

Name of Mother Dec'd

Name of Father Dec'd

Names of Children under 16

Asamitan (M) 6/9/26 #16717

Requested by V. Scott

Registered with Custodian
(Yes or No)

Additional Information Sawmill hand. Owner of house & lot.

REAL PROPERTY

Catalogue No. 714.

File No. 1708.

Name: Hisaburo YAMADA.

Reg. No. 07643.

Property Address: 504 Fourth Avenue North, Port Alberni, B. C.

Legal Description: Lot 12 in Block 45 of Lot 1, ALBERNI DISTRICT,
Plan 197-B.

Classification: 3-room frame dwelling.

Registered in the name of: HISABURO YAMADA.

State of Title: Clear.

Sold to: EDWARD LUCKHURST for \$700.00 (Cash).

As at: March 20th, 1945.

Title delivered to new Registered Owner on: June 26th, 1945.

Funds released to credit of Hisaburo YAMADA on: April 26th, 1945.

Chattels: Not involved.

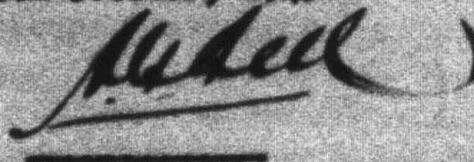
Insurance: Transferred to Purchaser (April 21st, 1945).

Completed statement to Evacuee sent on: October 2nd, 1945.

Administration: This dwelling, which was estimated to be about 5 years old at time of owner's evacuation, called for no upkeep expense. It was rented to the same tenant (at \$12.00 per month including water) from date of owner's evacuation, this tenant eventually becoming the Purchaser.

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

16th October, 1945.



FILE NO. 1708

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Pacific Coast Fire Ins. Company	185093	\$4000.00	March	16,	1945	Lot 12, Block 45, on the East west side 4th Ave. in the city of Port Alberni, B. C.
British Empire Insurance Company	48332	\$4000.00	March	16	1948	Lot 12, Blk. 45, D.L. 1, 504-4th Ave., Port Alberni, B.C.

TRANSFERRED TO PURCHASER - April 21st, 1945.

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

16th October, 1945.

W. H. Hall

RGB/P.

✓

EXAMINER'S SUMMARY

File 1708.

Hirohito YAMADA

Reg. No. 07643.

THERE ARE NO CLAIMS RECORDED IN THIS FILE.

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

6th August, 1946.

[Signature]

MB/T.

This Indenture

Made the **SIXTEENTH** day of **MARCH** in the year of Our Lord one thousand nine hundred and forty-two.

In pursuance of the "Leaseholds Act"

Between: NISABURO YAMADA, of the City of Port Alberni, in the Province of British Columbia.

hereinafter called the Lessor of the First Part:

And EDWARD LOCKHURST, of the City of Port Alberni, Province aforesaid.

hereinafter called the Lessee of the Second Part:

Witnesseth, that in consideration of the yearly rents, covenants and conditions hereinafter respectively reserved and contained the said Lessor doth demise and lease unto the said Lessee executors, administrators and assigns **All and Singular** that certain parcel or tract of land and premises situate, lying and being in the City of Port Alberni, Province of British Columbia and more particularly known and described as being Lot Twelve (12), in Block Forty-five (45), of Lot One (1), ALBERNI DISTRICT, according to a registered map and plan thereof deposited in the Land Registry Office, City of Victoria, Province of British Columbia, and there numbered One Hundred and Ninety-seven B (197-B).

Together with all erections and buildings thereupon erected, standing and being or hereafter during the said time to be erected, standing and being and together also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the same premises belonging or otherwise appertaining.

To have and to hold the same unto the said Lessee, or his executors, administrators and assigns for the term of **two** years to be computed from the **First** day of **April** in the year of Our Lord 19**42**, yielding and paying therefor yearly and every year during the said term unto the said Lessor the clear yearly rent or sum of \$144.00 of lawful money of Canada on the

during the said time without any deduction, defalcation or abatement throughout on any account whatsoever; the first of such payments to become due and to be made on the **thirtieth** day of **April**, 1942, payable on the following days and times that is to say:

Twelve Dollars (\$12.00) a month, payable each and every month, the first of such payments to be made and come due on the **thirtieth** day of **April**, 1942.

The said Lessee covenant with the said Lessor to pay rent; AND to pay taxes; AND to repair; AND that the said Lessor may enter into and view state of repair; AND the said Lessee will not carry on any business that shall be deemed a nuisance on the said premises; AND that he will leave the premises in good repair; AND will not cut down timber without leave

And also that if the terms hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the said Lessee or assigns, or if the said Lessee or assigns shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent shall take the benefit of any act that may be in force for bankrupt or insolvent debtors the then current **month's** rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

And it is hereby Declared and Agreed that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned or damaged by fire so as to render the same unfit for the purpose of the said Lessee then the rent hereby reserved or proportionate part thereof according to the nature and extent of the injuries sustained, and all remedies for recovering the same shall be suspended and abated until the said premises shall have been repaired or made fit for the purpose of the said Lessee .

Provided always that if the Lessee shall affix or erect on the premises any fixture or building, then such fixture or building so erected shall belong to and be removable by the Lessee at any time during the term hereby granted or within twenty-one days after the termination thereof;

Provided always that the said Lessee or his executors, administrators and assigns shall make good any damage to the said premises hereby demised or any part thereof by such removal and shall give one month's notice in writing to the Lessor or his executors, administrators or assigns of his intention to remove such fixture; AND at any time before the expiration of the notice of removal the Lessor by notice in writing to the Lessee may elect to purchase such fixtures at a fair value; AND thereupon the same shall be left by the Lessee and become property of the Lessor.

Proviseo for re-entry by the said Lessor on non-payment of rent whether lawfully demanded or not; or on non-performance of covenants; or seizure or forfeiture of the said term for any of the causes aforesaid.

The said Lessor covenants with the said Lessee for quiet enjoyment.

In Witness Whereof, the said parties have hereunto set their hands and seals the day and the year first above written.

Signed, Sealed and Delivered
IN THE PRESENCE OF

"G. Campbell"
of Port Alberni
Solicitor

"Edward Luckhurst"

"Nisaburo Yamada"

SUMMARY OF REAL PROPERTY OR INTEREST THEREIN:

OWNED BY Nisaburo YAMADA REG. NO. 07643.

(1) Nature of Interest:

(a) Owner: Certificate of Title 28841-B held by Accounting Dept. (17/6/1942).

(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. 28841-B In the name of Nisaburo YAMADA.

(3) Property address 504 Fourth Avenue N., Port Alberni Mun City of Port Alberni.

(4) Legal description Lot 12 in Block 45 of Lot 1, Alberni District, Plan 197-B.

L.R.O. Victoria.

(5) Vested in the Custodian 50299. Certificate of Encumbrance Oct. 28/1942.

(6) If Agricultural Lands: Type of Farm

Acreage

Crops

S.S.B. No

(7) ASSESSED VALUE: LAND \$ 120.00. IMPROVEMENTS \$ 550.00.

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

(9) Taxes: Current \$ 17.34 (1944). Arrears \$

(10) Water or other rates: Current \$ 1.50 per mo. Arrears \$

(11) Encumbrance: Dated Amount \$ Matures

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

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

(12) Judgments or other charges 85077-B - Reservations of minerals etc. in favour of The Alberni Land Company Limited and The Esquimalt and Nanaimo Railway Company.

(13) Leased or rented to E. Lockhurst Amount \$ 12.00 per mo.

All or part All Chattels included partly furnished.

Terms month-to-month (from 1/4/1942), payable end of month.

Total owing \$

(14) Insurance: Agent Pasco Insurance Company Pacific Coast Fire Ins. Co.

Pol. No. 185093 Amount \$ 800.00. Premium \$ 7.50. Exp. date 16/3/1945.

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

(16) Agent Turner Bros. Ltd., Port Alberni, B. C.

Dated this 31st day of December, A.D. 1943.

Rec'd. by Accounting Dept.

Compiled by:

A.D. 1943.

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name MR. NISABURO YAMADA

File No. 1708

*Bpoff Farms
Lecan R.C.*

Reg. No. 07605

Company SUN LIFE

Agency VANCOUVER

Policy No. 2233820

Premium - \$ 39.60

Payable: ^X Annually, Semi-annually or monthly

Month June

Day 15th

REMARKS:

This covers on the life of ASAMITSU YAMADA

77

Letter sent 23/8/43

22nd 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: Misaburo Yamada. Registration No. 07643.
File No. 15.

In accordance with your request dated 26th March 1942,
I have investigated and taken control of the following property as
recorded on the above man's registration form dated 21st March 1942.

Real Property:

Three-room wooden frame dwelling,
504 - 4th Avenue North, Port Alberni, B. C.

Personal Property:

Furniture for three-room house at
504 - 4th Avenue North, Port Alberni, B. C.

In connection therewith I have to report as follows:

1. Location:

The house is a three-room frame structure and is
situated at 504 - 4th Avenue North, Port Alberni, B. C., near the
millstream.

2. Ownership:

The property is registered in the name of Takashi
Matsumoto from whom Yamada holds an unregistered Deed of Land dated
13th November 1939. The Certificate of Title and Deed of Land are
on file in my office.

3. Land and Building:

The land is a city lot 34' x 125'. The house is about
five years old, not well constructed. The conveniences are poor.
Two of the rooms are incompleated (the kitchen and bedroom). All
the rooms are on one floor. It is painted (badly) outside, but is
not painted inside. There is a small front porch. No basement.
There is a chimney in the kitchen. Toilet facilities are in a privy
on the back yard.

3. Land and Building: (continued)

The approximate value is \$300.00.

The house has been leased for two years from 1st April 1942 at \$144.00 per annum to one Edward Lockhurst. Rent payable monthly in arrears. Lessee to pay taxes and insurance and deduct from the rent money. The lease is in possession of Mr. G. K. Campbell, Barrister and Solicitor, 2nd Avenue, Port Alberni, B. C. Turner Brothers Ltd. will act as rental agents.

4. Inventories:

Household Furniture:

I have prepared an inventory of the household furniture, details of which are as follows:

In General Room:

1 Chest of drawers (bad condition)	1.50
1 Cabinet gramophone (old and broken)	4.00
1 Square table (small)	1.00
5 Small kitchen chairs (old)	1.50
1 Old single bed (for scrap)	1.00
1 Small cast-iron heater (broken)	1.50
Linoleum on floor	1.00

In Bedroom:

2 Bedsteads	5.00
1 Spring - no value	-
1 Spring	2.00
1 Chest of drawers (poor condition)	1.00

In Kitchen:

1 Stove (fair condition)	15.00
1 Table (home made)	.50
1 Cross-cut saw	1.00

In Attic:

3 Small boxes nailed up with personal effects (value and contents unknown)

The approximate value of the above is - 36.00

The house is leased with the furniture. Other personal effects are in the warehouse at "Ota's Place", under the charge of the Provincial Police.

5. Insurance:

The house is insured for \$500.00, Policy No. 185093, taken out with Pacific Coast Fire Insurance Company: Agents, Port Alberni Shipping Co. Ltd.

5. Insurance: (continued)

The furniture has been insured for \$300.00 and forms part of Policy No. 165093 above. This policy is on file in my office.

6. Liabilities:

The registration form stated that there were none.

7. Recommendations:

- (1) That Turner Brothers Ltd. be authorized to act as rental agents accountable to the custodian.
- (2) That the Deed of Land be registered.

Yours faithfully,

H. G. Ninton
809 B. of S. Bldg. Vic.

HCH:LMS

Turner Brothers Ltd.

REAL ESTATE. INSURANCE. INVESTMENTS. BONDS
RAILWAY AND STEAMSHIP TICKETS

Port Alberni, B. C.

August 18th, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
AUG 21 1942

Mr. F. G. Shears,
Deputy Custodian,
Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir: re Nisaburo Yanada.

Referring to yours of the 27th, file 1708, this property was leased to Mr. Luckhurst as from the first of April for two years at \$12.00 a month.

We understand that Mr. Luckhurst took out a fire insurance policy for the Japanese in April and that he was to be allowed one months rent for this policy. According to Mr. Luckhurst he made this arrangement with the Japanese before he left Port Alberni.

Yours very truly,

TURNER BROTHERS LIMITED

per

RT:JT

Effects Leased with House
at 504 Fourth Ave. North,
Port Alberni, B. C.

In General Room:

- 1 Chest of drawers (bad condition) ✓
- 1 Cabinet gramophone (old and broken) ✓
- 1 Square table (small) ✓
- 3 Small Kitchen chairs (old) ✓
- 1 Old single bed (for scrap) ✓
- 1 Small cast-iron heater (broken) ✓
- Linoleum on floor. ✓

In Bedroom:

- 2 Bedsteads ✓
- 1 Spring - no value ✓
- 1 Spring ✓
- 1 Chest of drawers (poor condition) ✓

In Kitchen:

- 1 Stove (fair condition) ✓
- 1 Table (home made) ✓
- 1 Cross-cut saw ✓

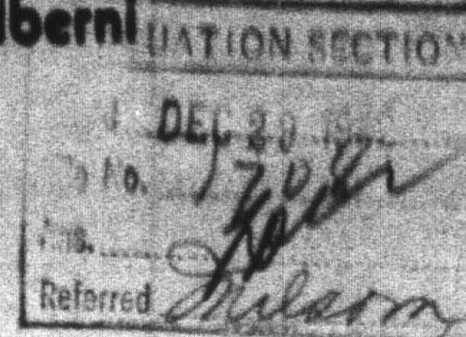
In Attic:

- 3 Small boxes nailed up with personal effects (value and contents unknown)

not checked
For not able to climb
up into attic

Edward Luckhurst

Corporation of the City of Port Alberni

OFFICE OF THE
CITY CLERKCITY HALL,
PORT ALBERNI, B. C.

December 23, 1942.

Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Hastings & Granville Sts.,
Vancouver, B. C.

Dear Sir:

Re: File No. 1708.

This will acknowledge the receipt of and thank you for your remittance of the 21st instant, in the sum of \$18.78, to apply on the 1942 taxes against Lot 12, Block 45, DL 1, Map 1978, in the name of Nisaburo Yamada.

We have applied this amount on account, there being a small balance of 29¢ still outstanding. This is due to the fact the penalty of 10% is \$1.73, not \$1.44, as computed in your figures. It applies on the entire current year's taxes, not solely on the "General Rates".

Awaiting a further opportunity to serve you, we remain,

Yours very truly,

City Clerk.

VW
Enc.

Turner Brothers Ltd.

REAL ESTATE, INSURANCE, INVESTMENTS, BONDS
RAILWAY AND STEAMSHIP TICKETS

Port Alberni, B. C.

Jan. 18th, 1943.

EVACUATION SECTION	
Rec'd	JAN 20 1943
File No.	708
Ans.	
Referred	<i>McArthur</i>

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

Dear Sir:

Re: N. Yamada, Reg. No. 07643

Referring to your letter of the 30th of December, file number 1708, we herewith enclose copy of the Lease Agreement between Nisaburo Yamada and Mr. Edward Lockhurst for your records.

Mr. Lockhurst called at the office and advised us that Mr. Hinton received a copy of this Lease at the time it was made up.

Trusting you will find the enclosed in order, we remain,

Yours very truly,

TURNER BROTHERS LIMITED

per:

W. Turner

RHT:JT
Encl.

Turner Brothers Ltd.

REAL ESTATE-INSURANCE-INVESTMENTS-BONDS
RAILWAY AND STEAMSHIP TICKETS

Port Alberni, B.C.

EVACUATION SECTION

Rec'd FEB 4 1943

File No.

Ans.

Referred

February 2nd, 1943.

Mr. H. F. Green,
Protection Department,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re: YAMADA, N., File No. 1708

Further to your letter of the 27th of this January, re the above, we herewith enclose the list of articles contained in the above mentioned Japanese house which have been checked over and signed by Mr. Luckhurst.

Regarding the boxes in the attic, Mr. Luckhurst advised that he was unable to get into the attic and therefore this item was not checked.

Regarding the personal effects which were supposed to be stored in Mr. Burnip's warehouse, we got in touch with Mr. Burnip and he informed us that he has nothing stored for this Japanese.

We trust you will find the enclosed entirely in order and the information contained herein correct.

Yours very truly,

TURNER BROTHERS LIMITED

per *John Thomas*

EH:JT
Encl.

1708 & 10871.

April 6th, 1943.

Turner Brothers Ltd.,
Port Alberni,
B. C.

Dear Sirs:

Re: Nisaburo YAMADA - Reg. No. 07643 &
Kichinosuke KITAHARA - No. 12666.

We are in receipt of your letter of the 15th ultimo,
regarding the property of the above.

A recent Order-in-Council provides for liquidation
but at the present time no such policy has been put into effect. If,
as and when liquidation is decided upon, the public will be so
informed through the local papers.

In the meantime, if your clients will make a definite
cash offer, giving the legal description of the property to insure
accurate identification, it will be put on record and have our
attention.

Yours truly,

R. G. Ball,
Administration Department.

RGB/P.

STATEMENT OF ASSETSCustodian's OfficeFile No.: 1708British Columbia Security Commission.Name: YAMADA, HishaburoReg. No. 07643Address: Slocan

Special Enquiry: _____

Credit with Custodian: \$140.79Credit in Bank: Nil.Life Insurance: Nil.Real Property: 3-room house on Lot 12, Block 45, Lot 1, PortNet Revenue\$9.90Alberni.per month.Negotiable Assets: \$165.00 War Savings Certificates declared14/5/1942.Remarks: The file of this 53-year old Millhand from Port Alberni shows leaseof house to include furniture (valued at \$300.00). No other assets.No debts on file.Date: January 29th, 1944.

Compiled by:

R. G. Bell.

SLOCAN CITY, B. C.
March 17/44

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

EVACUATION SECTION	
Rec'd	MAR 21 1944
File No.	1708
Ans.	
Referred	Bell

Dear Sirs:

Please find enclosed, a copy of lease paper and a copy of letter received from Gordon McL. Campbell under date of April 17, 1942 which is self-explanatory.

According to the enclosed lease paper, I believe that 2 years revenues of rental from my property amounts to approximately \$280.00 which should be credited to my account. If this fund is in your hands, I would appreciate it very much if you would kindly forward me the amount of \$100.00 at your earliest convenience, as my wife has been ill for a long time and the money is urgently needed.

I would also appreciate it if you would kindly advise me on the following:

1. Whether you are holding my Title Certificate of property mentioned in the lease paper and other documents in connection with my property.
2. The statement of my account in your office.
3. What steps should be taken when above lease has expired. As far as I am concerned, I have no objection to renew or extend the lease for certain length of time with same condition as the present lease, if he so wishes.

Thanking you in anticipation for your kind and prompt attention to this matter.

Yours very truly,

Nisaburo YAMADA, Reg. #07643

Y

P.S. Please return enclosed lease paper by return mail.

no enclosures

Harker

*C. J. Miller
28841-N
to acctg Dept
17.6.15 44*

1708.

March 28th, 1944.

Messrs. Turner Bros. Ltd.,
Port Alberni,
B. C.

Dear Sirs:

Re: Nisaburo YAMADA - Reg. No. 07643.

The above Evacuee has asked us for a statement of his account, a review of which appears to show that you have not remitted December (1942) and July (1943) rents.

Before replying to Mr. Yamada, we desire to have your report and for your convenience we enclose copy of the extract we have made of the above account and would be obliged if you would give this your immediate attention, checking all items and letting us know promptly which, if any, call for correction.

The file shows the property to have been rented from 1/4/1942, the first month's (April) rent being allowed to the tenant to pay for insurance.

Yours very truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl.

STATEMENT OF ACCOUNT

File No. 1708.

Hisaburo YAMADA.

Reg. No. 07643.

1942

July 13	E. Lockhurst, May/June rent		\$ 22.00
	Commission	\$ 1.10	
	Water	\$ 1.50	
Aug. 8	E. Lockhurst, July rent		\$ 12.00
	Water rates and commission	\$ 2.10	
Sept. 9	E. Lockhurst, August rent		\$ 12.00
	Water rates	\$ 1.50	
	Commission	\$.60	
Oct. 7	E. Lockhurst, September rent		\$ 12.00
	Commission	\$.60	
	Water rates	\$ 1.50	
Oct. 29	Refund - 1½ wage deductions		\$ 3.40
Nov. 9	E. Lockhurst - October rent		\$ 12.00
	Commission	\$.60	
	Water rates	\$ 1.50	
Dec. 8	Victoria, Certificate of Encumbrance	\$ 1.00	
Dec. 7	E. Lockhurst, November rent		\$ 12.00
	Commission	\$.60	
	Water rates	\$ 1.50	
Dec. 21	City of Port Alberni - 1942 taxes	\$ 18.78	

1943

Feb. 6	E. Lockhurst, January rent		\$ 12.00
	Commission	\$.60	
	Water Rates (December and January)	\$ 3.00	
March 10	E. Lockhurst - February rent		\$ 12.00
	Commission	\$.60	
	Water rates	\$ 1.50	
April 14	E. Lockhurst - March rent		\$ 12.00
	Commission	\$.60	
	Sundry	\$ 1.50	
May 11	E. Lockhurst - April rent		\$ 12.00
	Commission	\$.60	
	Sundry	\$ 1.50	

File 1708.

1962

June 8

E. Lockhurst - May rent

Commission

Gundry

Sept. 1

E. Lockhurst - June rent

Taxes - 1962

Commission

Water rates (June/July)

Sept. 13

E. Lockhurst - August rent

Commission

Gundry

Oct. 9

E. Lockhurst - September rent

Commission

Water rates

Nov. 10

E. Lockhurst - October rent

Commission

Water rates

Dec. 10

E. Lockhurst - November rent

Commission

Water rates

1961

Jan. 12

E. Lockhurst - December rent

Commission

Water rates

Feb. 12

E. Lockhurst - January rent

Commission

Water rates

Mar. 9

E. Lockhurst - February rent

Commission

Water rates

Today

Balance standing at your credit

\$160.59

\$ 1.50

\$.60

\$ 12.00

\$ 1.50

\$.60

\$ 12.00

\$ 1.50

\$.60

\$ 12.00

\$ 1.50

\$.60

\$ 12.00

\$ 1.50

\$.60

\$ 12.00

\$ 1.50

\$.60

\$ 12.00

\$ 1.50

\$.60

\$ 12.00

\$ 3.00

\$.60

\$ 17.63

\$ 12.00

\$ 1.50

\$.60

\$ 12.00

E. & O. E.
28th March, 1962.

Box 925.

Port Alberni

B.C.

April 28-44

Office of the Custodian
509 Royal Bank Bldg
675 West Hastings Street
Vancouver B.C.

714

Dear Sir.

Please find enclosed
cheque for Thirty Dollars (\$30)
as deposit on Three Hundred Dollar
bid for the House and Property
formerly owned by Misaburo Yamada
and known as Lot Twelve (12)
in Block forty five (45) of Lot #1.
Alberni District of Map no. Ninety
Seven B (97B). Victoria Land
Registry Office.

Imperial Military Map

Turner Brothers Ltd.

REAL ESTATE, INSURANCE, INVESTMENTS, BONDS
RAILWAY AND STEAMSHIP TICKETS

Port Alberni, B. C.

May 10th/44

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

Dear Sirs:

We herewith enclose Tender submitted by
Mr. Edward Luckhurst for Lot 12, Block 45, Port
Alberni, for \$300.00. A deposit of \$30.00 is
herewith enclosed.

For your information, Mr. Luckhurst has
been the tenant on this property for some time and
he has done considerable repair work to it. We would
be very pleased if you would give this your consider-
ation.

Yours very truly,

TURNER BROTHERS LIMITED

RMT:JT
Encl.

ass 670
900
J. M. M.
Resident Manager
Smiley 11th

Per: *[Signature]*

714

27/6/44
K2

Rec'd	MAY 29 1944
File No.	1708
with	
referred	

May 26/44.

Dear Sir

Port Alberni B.C.

I was told that the Jap property was going to be sold soon & I would like to get my bid on a little place 504 fourth Ave north my bid with \$4000. please let me know particulars immediately of how to go about it.

Yours Truly

J. F. Papanas

Port Alberni B.C.

Dear Sir:

June 2nd

In regards to Nisaburo Yamada
property in Port Alberni catalogue
no 714. house no. 504. 4th Ave N.
north. Lot 12 Ok 48 D & 1
map 197 B. My bid on the
property is \$400.⁰⁰ dollars. Enclosed
you will find 10% per cent the
bid what amounts to \$40.00
dollars.

Yours Truly
J. F. Repasse

714

670
29/10/1970
Repassé
Sunder
Sunder

507 14th Ave N.

Box 925.

Port Albion, N.C.

Aug 8th 1944

714

Tommy Duce

Alain Lantieri

Van Courten Bl

Rec'd	AUG 24 1944
File No.	1708
By	Thill
Entered	Harnop

Dear Sir:

I sent in a bid of \$300⁰⁰ for the above property which I am now living which is Jap property & was put up for sale together with other Jap property in Port Albion, N.C.

In reply your letter asking for \$700⁰⁰ & returning my cheque is according to my idea & other people in this City put forward as the property in question is on a very small lot & is only a street, although the outside appears to be in good condition the inside is very crude indeed & we require considerable work done on it to make it livable.

The two joint Assessors valued the place & what few things the Jap left at \$336⁰⁰, which I consider is all it is worth. The local Assessor never came inside to look the place over or he would have made sure a blunder, for it has only two rooms & a lean to kitchen which he can see through & was paid by the Japs as a

② Bath room & Toilet - the Jap woman
being very quick & had no one of
her legs so she can give the place
was filthy & it took me a week
to clean up the place & I then had
to paint the floor & stop the place
before I could live in it. And that
since the Jap Bath has been showing
out the woodwork is very rotten &
we are required to have the cupage
from the Bath & Toilet which caused
of a bucket with a home made seal
& was left overflowing when I took
over. There is no trap to the sink &
the front requires new pipe & a new
Toilet - only a Backhouse at present.

The whole House is only a shell
of bones of paper. Lumber, Hardware etc.
I have to have a place to live &
being an Ex. Service man of over
20 years Service. I consider my
offer shall be taken into consideration
& that they hold good. & I would
welcome your appointment of another
assessor to look the place over
if you think I am pursuing the
place down. There is another defect
to it from a Real Estate standpoint

(3)

The Pan Home of the Bl. Electric
passing a Diesel Engine has
broken the Area Chain on about
44 inches the Place getting quite
a lot when the Engine is running

Kindly Give my appreciation
due Commendation and forgetting
that I am an old friend &
shall have a little preference

Believe me

Yours very truly

Edward L. Lickhiser

P.S. I have already paid 348 dollars

in Rent

1708

25th August, 1944.

Edward Luckhurst Esq.,
504-4th Avenue N.,
Port Alberni, B.C.

Dear Sir:

Re: Catalogue No. 714
504 - 4th Ave., N.,
Port Alberni, B.C.

We are in receipt of your letter of the 8th instant and note your remarks in connection with the condition of the above property.

We note that you consider our asking price of \$700.00 to be entirely out of line and that you consider your offer of \$300.00 to be all that the property is worth. However, for your information we have another offer on this property considerably in excess of your own which would indicate a value in excess of your own ideas. As this other offer was not as much as \$700.00, for the time being it has been rejected.

We are at all times prepared to give proper consideration to information which may reach our office and in view of your letter we are again taking up the question of the value of this property with our independent appraiser and upon receipt of his reply we will contact you again.

Yours truly,

F. G. Shears,
Director.

FGB/TMB

The Pacific Coast Fire Insurance Company

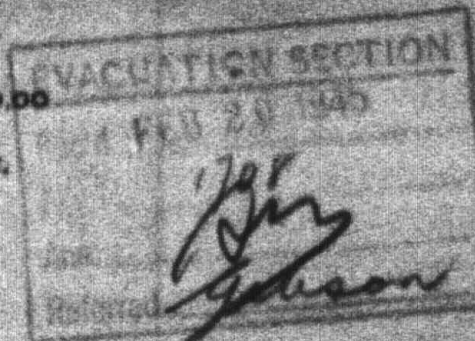


ALLIED WITH
FRIENDS PROVIDENT AND CENTURY LIFE OFFICE
OF LONDON ENGLAND AND EDINBURGH SCOTLAND
FOUNDED 1832
AGGREGATE FUNDS EXCEEDING \$100,000,000.00

HOME OFFICE, VANCOUVER, B.C.
325 HOWE STREET

Port Alberni Shipping Co., Ltd.
Resident Agents.
Port Alberni, B.C.

February 19th. 1945.



Office of the Custodian,
Japanese Evacuation Section,
Royal Bank Building,
Vancouver, B.C.

Re: Misaburo Yamada.

Dear Sirs,

We beg to enclose Renewal Notice covering Fire Insurance on the property of the above named Japanese, which expires on March 16th. 1945.

This coverage is for \$500.00 on the one story frame building, on Lot 12, Block 45 on the East side of Fourth Avenue, Port Alberni, B.C., also for \$300.00 on Household Furniture &c.

The three year premium rate for this coverage is \$7.50. We will appreciate being advised if we may renew this insurance on the Building only, if the contents have been removed.

Yours very truly,

PORT ALBERNI SHIPPING CO. LTD.

per *W. C. Cusack*
Manager.

Date. February 23rd, 1945.

REAL PROPERTY MEMORANDUM

File No. 1708.

Name..... Hisaburo YAMADA..... Registration No. 07643

Re: Catalogue No. 714.

Address: 504 Fourth Avenue, Port Alberni, B. C.

Legal Description: Lot 12, Blk. 45, Sec. 1, Map 197-B.
(Small Dwelling).

TITLE AND ENCUMBRANCES

✓ A. Certificate of Title No. 28841-N Whereabouts: Office (17/6/1942).

Registered owner: Hisaburo YAMADA Reg. No. 07643.

✓ Property: Lot 12 in Block 45 of Lot 1, Alberni District,
Plan 197-B.

✓ B. Charges.

Registered: 85077-G. Reservations of minerals etc. in favour of
The Alberni Land Company Limited and The Esquimalt and
Nanaimo Railway Company.

✓ Vesting: D.F. 53109—30/1/1945.

Unregistered: No evidence of any

Taxes: \$17.34 (1944).

Water: \$1.50 per month.

Insurance: \$800.00 expiring 16/3/1945.

Assessed Value: Land: \$120.00.

Improvements: \$550.00.

Valuation by Appraiser: \$700.00.

✓ Amount of Bid: \$700.00.

Approved by Advisory Committee: 23/2/1945.

✓ Paid as shown in attached letter: \$700 paid in full.

Name of transferee as attached letter: Edward Lockhurst (tenant).

ADMINISTRATION.

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

✓ E. Lockhurst @ \$12.00 per month, partly furnished.

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

Chattels: Particulars of those stored on the premises.

Named Agent: Turner Bros. Ltd., Port Alberni, B. C.

R. G. Bell.
R. G. Bell.

Copy for Mr. Peters

1708

February 28th, 1945.

Messrs. Turner Bros., Ltd.,
Port Alberni, B.C.

Dear Sirs:-

Re:- Catalogue No. 724,
904-4th Avenue, N. Port Alberni, B.C.
Lot 12, B.C.L.S. Reg. 1, Map 197-B

Your letter of February 29th in which you offer to purchase the above property for the sum of \$700.00 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 us a certified cheque for \$700.00, being the full amount of the purchase price.

Kindly advise the full name, address and occupation of the person in whose name this property is to be registered, and also state whether or not he is a British subject, using the enclosed form for your reply.

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

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

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

Yours truly,

F.G. Shears,
Director.

[Handwritten signature]
Enc. 1.

1708

March 22, 1945.

Mr. Nisaburo YAMADA,
Reg. No. 07643,
Popoff Farms,
Slocan, B.C.

Dear Sirs

Re: Catalogue No. 714,
504-4th Ave. N., Port Alberni.
12/45/1/197-B.

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The price obtained is \$700.00 which will be subject to the usual charges for the sale of any real property. The net proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A detailed statement of the transaction will be sent to you when the matter is concluded.

Yours truly,

George Peters,
Administration Department.

GP:AS

27th March, 1945.

REAL PROPERTY MEMORANDUM

FILE NO: 1708

NAME: Misaburo Yamada

CATALOGUE NO: 714

RE: 504 4th Avenue, Port Alberni, B.C.
- Small Dwelling.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: Lot 12 in Block 45 of Lot 1, Alberni
District, Plan 197-B.

Encumbrances: None

Taxes: 1944 taxes paid - no arrears or consolidated

Vested: 53109

VALUATION BY APPRAISER: \$700.00

AMOUNT OF BID: \$700.00

APPROVED BY ADVISORY COMMITTEE: 23rd February, 1945.

AMOUNT RECEIVED BY CUSTODIAN: \$700.00

NAME OF PURCHASER: Edward Luckhurst

K.W. WRIGHT

KWW/DG
Attachs

This Indenture

Made the 2nd day of April in the year of our
Lord one thousand nine hundred and forty-five.

In Pursuance of the "Short form of Deeds Act"

Between

THE HONOURABLE THE SECRETARY OF STATE OF CANADA
Acting in his capacity as Custodian under the Revised Regulations
Respecting Trading with the Enemy (1943)

(hereinafter called the "Grantor")

AND

EDWARD LOCKHURST, Engineer,
of Port Alberni,
in the Province of British Columbia.

(hereinafter called the "Grantee")

WITNESSETH, that, in consideration of Seven Hundred (\$700.00)

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

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Province of British Columbia, and known and described as Lot Twelve (12) in Block Forty-Five (45) of Lot One (1) ALBERNI DISTRICT, Plan One Hundred and Ninety-Seven (197) B.



TOGETHER with all buildings, fixtures, commons, ways, profits, privileges, rights, easements and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto; and the estate, right, title, interest, property, claim and demand of him, the said Grantor, in, to, or upon the said premises.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever; Subject nevertheless to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown, and subject to all taxes, rates and local improvement assessments whether already or hereafter assessed, and subject to 85077-G. Reservations of minerals etc.; in favour of the Albert Land Company Limited and Esquimaux and Kametno Railway Company.

AND the said Grantor releases to the said Grantee all his claims upon the said lands **PROVIDED** there shall be no personal liability upon the Grantor on any covenant express or implied.

WHEREVER the singular or masculine is used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body corporate or politic where the context or the parties hereto so require.

IN WITNESS WHEREOF the said Grantor acting in his capacity as Custodian under the Revised Regulations Respecting Trading With the Enemy (1943) has executed these presents by his ^{Assistant} Deputy on the day and year as above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Signature of Witness } *F. Carroll*
Street Address *Dept Secretary of State*
City or Town *Ottawa*
Occupation of Witness *Secretary*

A. N. Mathew
Assistant Deputy Custodian.

FOR MAKER

I HEREBY CERTIFY that on the _____ day of _____, A.D. 194____, at the City of Ottawa, in the Province of Ontario, Ephraim Herbert Coleman, deputy of the Secretary of State of Canada acting in his capacity as Custodian under the Revised Regulations Respecting Trading With the Enemy (1943) who is personally known to me, appeared before me and acknowledged to me that he is the person mentioned in the annexed instrument as the Deputy of the Secretary of State of Canada acting in his capacity as Custodian under the Revised Regulations Respecting Trading With the Enemy (1943), the Maker thereof, and whose name is subscribed thereto as a party and that he knows the contents thereof, and that he executed the same voluntarily and is of the full age of twenty-one years.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office at Ottawa, in the Province of Ontario, this _____ day of _____, in the year of our Lord One Thousand Nine Hundred and Forty-

A Notary Public in and for the Province of Ontario.

FOR WITNESS

PROVINCE OF ONTARIO }
TO WIT:

1. *Florence Carroll*
of *Ottawa*
make oath and say:

of the *City*
in the Province of Ontario,

1. I was personally present and did see the within instrument duly signed and executed by *A. N. Mathew* the part thereto, for the purposes named therein.
2. The said instrument was executed at *Ottawa*
3. I know the said party, and that *he is* of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at *Ottawa*
in the Province of Ontario, this _____ day of *April* 1945

E. G. Beckett
A Notary Public in and for the Province of Ontario.
A Commissioner for taking affidavits within Ontario.

F. Carroll

1738

April 26, 1949.

Mr. Edward Luckhurst,
Port Alberni, B. C.

Dear Sir:

Re: Catalogue No. 71A
504 - 4th Avenue North
Port Alberni 1/12/49/1/297-B

Please be informed that deed covering sale to you of the above property has now been registered in your name. Adjustments have been calculated as of March 20, 1949 as shown on the enclosed sheet and a balance of \$1.77 appears to your credit, cheque for which amount is enclosed.

Kindly sign the attached control receipt and return it to us as soon as possible and when certificate of title is received by this office it will be mailed to you immediately together with relevant insurance policy.

Yours truly,

George Peters,
Administration Department.

GP:MA
Enc.
cc Messrs. Turner Brothers, Ltd.

ALABAMA

File No. 1708
Page No. 07643

Date	Particulars	Debit	Credit	Balance
1944 March 9	Balance as per statement		\$ 160.59	
April 20	Cheque to you	\$0.00		
December 13	Rents collected - 9 months @ \$12.00 Agent's commission Water rates	5.40 13.50	108.00	
1945 February 1	Cheque to you	60.00		
March 1	1944 Taxes Fire Insurance premium Rents collected - 3 months @ \$12.00 Agent's commission Water rates	19.35 7.50 1.80 7.50	36.00	
March 20	Balance rents to date, net		6.04	
March 29	Credit re Sale of Property		653.46	
March 29	Cheque to you	\$0.00		
April 19	Cheque to you	\$0.00		
		\$ 265.09	\$ 966.09	

Cash \$ 701.04

Catalogue No. 714
File No. 1708
504 - 4th Avenue North
Port Alberni/12/45/1/197-B

EVACUATION SECTION	
Rec'd	MAY 4 1945
File No.	
Ans.	
Referred	<i>Plus</i>

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.

Receipt is acknowledged of cheque for \$1.77 representing closing adjustments.

Dated at Port ALBERNI this 3 day of May 1945.

Signed Edward Luckhurst

Return to the Custodian

File No. 1708.
Catalogue No. 714.

June 8th, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Nisaburo YAMADA
City of Port Alberni
Lot 12 in Blk. 45 of Lot 1, Alberni
District. Plan 197-B.

With reference to the above property which was recorded in the Victoria Land Registry Office, April 19th, 1945, we attach herewith the following documents in connection therewith.

1. Copy of application number 35548-N, dated April 16th, 1945, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 35549-N, dated April 16th, 1945, registering the property in the name of Edward Luckhurst (Deed).
3. Duplicate of Transmission dated April 2nd, 1945.
4. Duplicate of Deed dated April 2nd, 1945 - Secretary of State to Edward Luckhurst.
5. Certificate of Indefeasible Title number 35549-N, dated April 26th, 1945, covering the above property in the name of Edward Luckhurst.

D. A. Cramer

DAC:JS
Atch.

1708

REGISTERED A/R

June 26, 1945.

Mr. Edward Luckhurst,
Port Alberni, B. C.

Dear Sir:

Re: Catalogue No. 714
904 North 4th Avenue
Port Alberni, B. C.

Attached please find Certificate of Title No. 35549-B registered
in your name and covering the above described property. We also enclose
British Empire Assurance Company policy No. 48332.

Yours truly,

George Peters,
Administration Department.

GP:Ma
Encs.
cc Messrs. Turner Brothers Ltd.

Catalogue No. 714
File No. 1708
504 - 4th Avenue North
Port Alberni/12/45/1/197-8

July 26, 1945.

EDWARD LUCHBURT

(Purchaser)

In account with: The Custodian of Enemy Property

CORRECTED
STATEMENT OF ADJUSTMENTS

(As of March 20, 1945)

	DEBIT	CREDIT
Purchase price	\$700.00	
Cheques received		\$700.00
Seller's proportion of 1945 taxes $78/365 \times \$26.91$		4.07
Rent collected March 20, 1945 to April 30, 1945 $41/30 \times \$11.40$		14.76
Registration fees on deed	5.40	
Insurance premium $97.6\% \times \$4.50$	4.40	
Water paid to April 30, 1945 - $41/30 \times \$1.90$	2.05	
Paid to purchaser on previous adjustments calculated	1.77	
Balance owing to purchaser	5.13	
	<u>\$718.83</u>	<u>\$718.83</u>

BALANCE OWING TO PURCHASER - \$5.13

1702.
Cat. No. 714.

October 2nd, 1945.

Mr. Hisaburo YAMADA,
Registration No. 07643,
Popeff Farms,
Slocan, B. C.

Dear Sir:

Re: 504 Fourth Avenue North, Port Alberni, B. C.
(Lot 12 in Block 45 of Lot 1, Alberni District,
Plan 197-B).

The sale referred to in our letter of the 22nd March, 1945, has been completed and for your information we enclose a complete statement of the transaction, showing the net proceeds (\$653.46) transferred to the credit of your account.

We also enclose our Accounting Department's statement of your account, including the above item, and showing a balance of \$701.04 standing at your credit. We shall be glad to supply further information regarding any item that may not be quite clear to you.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl. 2.

c.c. to Dept. of Labour, Japanese Division.

STATEMENT RE SALE OF:

Name: YAMADA, Hisaburo

Catalogue No: 714

File No: 1708

Street Address 504 - 4th Avenue
Port Alberni, B. C.

Reg. No. 07643

Legal Description: 12/45/1/197-B

Date of Sale and Adjustments March 20, 1945

Sale Price		\$ 700.00
Real Estate Agents Commission	\$ 35.00	
Charge for Valuation	7.50	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	2.50	
Encumbrances:		
Unpaid Vendor		
Mortgage		
Arrears of Taxes		
Other charges		
Adjustments:		
Fire Insurance		4.48
Taxes	4.07	
Water		2.05
	53.07	\$ 706.53
Net Proceeds credited to your account		653.46

Date: October 2, 1945.

Compiled by: *GP*

ADDRESS ALL COMMUNICATIONS TO
THE REGISTRAR



LAND REGISTRY OFFICE
VICTORIA

June 30th, 1947

IN YOUR REPLY
PLEASE REFER TO RW

File 1708

Office of the Custodian,
Japanese Evacuation Section,
Royal Bank Building,
Vancouver, B.C.

Dear Sir:

Your file 1708

Receipt is acknowledged of
Certificate of Title 28841-N which has been placed on
file for cancellation.

Yours truly,

H.J. Crane
Registrar

per *[signature]*

RW/LS

Copy for File 1708.

15681.

August 8th, 1946.

The Sun Life Assurance Company
of Canada,
Royal Bank Building,
Hastings and Granville Sts.,
Vancouver, B. C.

Dear Sirs:

Re: Asamitsu YAMADA - Reg. No. 17717.

We enclose your policy No. 2233820 for \$1,000.00
on the life of the above Evacuee, who sailed with his father on
the S. S. "General Heiga", which left this port for Japan on the
2nd instant.

If you will prepare usual Cash Surrender Value
application form this will be completed by this office on behalf
of the assured and beneficiary.

The proceeds from the policy should be paid to this
office for the credit of the account of Asamitsu YAMADA.

Yours very truly,

R. G. Bell,
Administration Department.

RGE/P.
Encl.

DELIVERED BY HAND.

15681 & 1708.

August 13th, 1946.

The Sun Life Assurance Co. of Canada,
Royal Bank Building,
Hastings and Granville Sts.,
Vancouver, B. C.

Dear Sirs:

Re: Hisaburo YAMADA and his son, Asamitsu YAMADA.

We are in receipt of your letter of the 9th instant and return herewith your application form duly completed as required, and shall be glad to receive your cheque for cash surrender value of your policy No. 2,233,820.

We note that although this policy is on the life of the son, a minor, it is owned and controlled by the father, who is also the named beneficiary.

Yours very truly,

R. G. Ball,
Administration Department.

RGB/P.
Encl.

SUN LIFE ASSURANCE COMPANY OF CANADA

THE ATTACHED CHEQUE IS IN SETTLEMENT OF THE ITEMS DETAILED BELOW.
BEFORE NEGOTIATING CHEQUE PLEASE DETACH AND RETAIN THIS STATEMENT.

CHEQUE NO. 573942

POLICY ON THE LIFE OF

ASAMITSU YAMADA

POLICY NO.

PARTICULARS

AMOUNTS

ACCOUNT NOS.

2,233.620 CASH SURRENDER VALUE
AUTOMATIC PREMIUM LOAN
CHEQUE TO BALANCE

296.17
196.20
99.97

45.10
1268.531

296.17 296.17

DETACH HERE

SUN LIFE ASSURANCE COMPANY OF CANADA
HEAD OFFICE MONTREAL

VANCOUVER BRANCH
C. E. HAY, C.M., Branch Manager
W. E. HAY, Assistant Manager
B. E. HAY, Branch Secretary

ROYAL BANK BUILDING
VANCOUVER, B.C.

IN ALL CORRESPONDENCE ABOUT POLICIES
PLEASE REFER TO YOUR NUMBER

September 12, 1946.

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

EVACUATION SECTION	
Rec'd	SEP 13 1946
File No.	15681/1708
Ans.	
Referred	Bill

Attention: Mr. Bell

Dear Sir:

Re: Policy No. 2,233,820-A. Yamada
Your File No. 15681 & 1708

We have pleasure in handing you our check
for \$99.97 in favor of Nisaburo Yamada, father of the
assured and under the above policy.

Yours faithfully,

C. E. Hay,
Branch Secretary.

Per:

AW:VW
Encl.

1708 & 15681.

September 14th, 1946.

The Sun Life Assurance Co. of Canada,
Royal Bank Building,
Hastings and Granville Sts.,
Vancouver, B. C.

Dear Sirs:

Re: Nisaburo YAMADA and his son, Asamitsu YAMADA.

We are in receipt of, and thank you, for your letter of the 12th instant, enclosing cheque for \$99.97, representing Cash Surrender Value of your Policy No. 2,233,820, for which we enclose our receipt herewith.

This sum has now been placed to the credit of the father's (Nisaburo YAMADA) account with this office.

Yours very truly,

R. G. Bell,
Administration Department.

RGE/P.
Encl. 1.

CTJAP-4
REV. 1945

2287

1708/07643

DOMINION OF CANADA
DEPARTMENT OF FINANCE

Nº 1041

Issued at **Vancouver, B.C.**

Date **August 5th, 1946**

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

Outstanding Registration Grant \$101.00 ✓

NOT

Thomas J. L. M.
for Comptroller of the Treasury

G-657-A

DEPOSIT FORM

Reg. No.

07643

NAME:

YAMADA

Masahiro

(please print)

Surname

Given Name

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

Herewith monies as shown above.

I wish to take all of these funds with me to Japan, plus \$ 651.04
now on deposit with the Custodian. Yes; _____ No: _____

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

Date: _____, 1946

OR

I have no money to turn in.

Date: _____, 1946

Signature

Masahiro Yamada
Signature
See balance
\$651.04
Aug. 1, 1946
OK [Signature]

146

711 Stock Exchange Bldg.,
475 Howe Street,
Vancouver, B. C.,
Nov. 14/46

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

TREASURY DEPT. CLAIM \$ NIL

Dear Sir:

Re: YAMADA, Nisaburo ¹⁷⁰⁸#07643

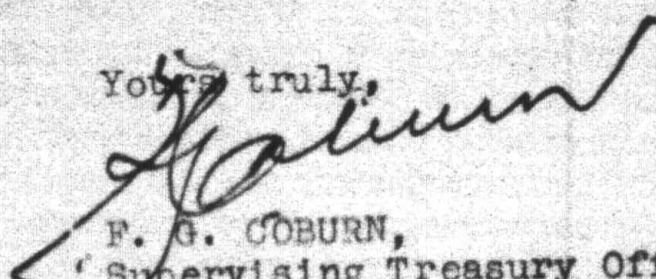
Please note that the above Japanese has been repatriated to Japan. The following is the status of his account with this Department, covering the repatriation transactions:

Money turned in - - - - - \$ 651.04

Draft Issued- - - - - \$ 651.04

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

Yours truly,


F. G. COBURN,
Supervising Treasury Officer.

FGC/EJ.

711 Stock Exchange Bldg.,
475 Howe Street,
Vancouver, B.C.,
March 5th, 1947.

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

TREASURY DEPT. CLAIM \$ *NH*

Dear Sir:

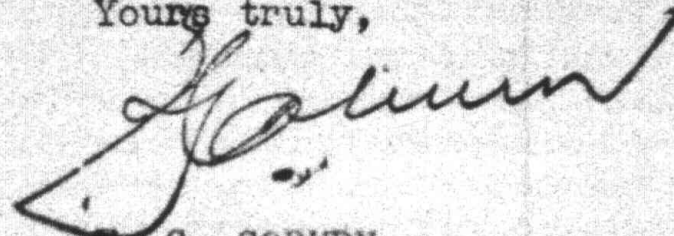
1708

Re: YAMADA, Nisaburo #07643

This will acknowledge the sum of \$ 99.97
received from you on account of the above mentioned which
has been accounted for by this office in the proper manner.

There has been no No.2 Receipt issued in
this instance.

Yours truly,



F. G. COBURN,
Supervising Treasury Officer.

FGC/EJ.