1745

FORM "JP"

FILE No. 1745

Hastings Park

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

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: YAMAOKA, Seijiro

HOME ADDRESS: 2261 McGill St., Vancouver, B. C.

REGISTRATION NUMBER 00533 SEX: Male AGE: 51

OCCUPATION: Dry cleaner.

(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: Zacks Cleaners and Dyers, Main St. and 5th Ave., Vancouver, B. C.

MARRIED? yes

NAME OF WIFE OR HUSBAND: Shizue Nakaima May 7/46 S

ADDRESS OF WIFE OR HUSBAND: 2261 McGill St., Vancouver, B. C.

NAMES OF ANY LIVING CHILDREN: none

ADDRESS OF CHILDREN: none

AGE OF CHILDREN: none

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

1. LOCATION AND DESCRIPTION: Lot 13, Block 4, District 184, of New Westminster, B. C. (2261 McGill St., Vancouver, B. C.)

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

3. INSURANCE (Give particulars; state where policies are) North West Fire Ins. Co. $2,000.00. Policy No. 205723. Expiring Oct. 1, 1944. Policy in owner's possession.

4. TAXES (Amount and where payable) $56.00 per year paid to date to the City of Vancouver, B. C.

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

6. OCCUPANCY AND LEASES (If vacant so state) none

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: in owner's 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: 3 room frame house at 2261 McGill St., Vancouver, B. C.

2. LANDLORD'S NAME AND ADDRESS: declarant.

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:

~~[illegible]~~ living equipment and personal effects in owner's possession at 2261 McGill St., Vancouver, 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

FORM "JP" FILE No.

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) none

8. BANK ACCOUNTS: Royal Bank of Canada, East End, Vancouver, B. C. $32.41. Acct. No. 2776.
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: none

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 4th day of April 1942.

(Signature) S. Yamaoka

E. Melton
Witness

FOR DEPARTMENTAL USE

B

INFORMATION FROM R.C.M.P.

DATE 25/4/43

Cur File No. 1745

Full Name YAMAOKA, Seijiro
(Surname in Block Letters)

Registration No. 00533 V Male - Female (Check) Age 14/2/1891

Former Address 1531 Charles St., Vancouver, B. C.

Date Evacuated 18/5/42 V Naturalized - Canadian-Born - National (Check)

Present Address ~~416 Markham Street, Toronto, Ont.~~
1208 Crescent St., Montreal, P.Q.

V Married - Single (Check)

Name of Wife OTSUJI, Shizue (#02835)

Name of Husband - - - -

Name of Mother Kura (Dec'd) Name of Father Segoro (Dec'd)

Names of Children under 16 - - - -

Requested by A.M. Registered with Custodian Yes (Yes or No)

Additional Information Drycleaner.

File #1745 — SUMMARY — May 9th, 1946

— REAL ESTATE — Reg. No. 00533

Catalogue No: 141

Japanese Name: Seijiro YAMAOKA

Civic Address: 2261 McGill Street,

Legal Description: Lot 13, Block 4, District Lot 184, Plan 178, Vancouver, B.C.

Classification: Dwelling

Registered in name of: Seijiro YAMAOKA

Title: Clear

Sold to: William Fred Patrick Slacke and Zetta May Slacke, his wife for $1200.00 Cash as August 21/1943.

Title delivered to: Harry Ablowitz, Agent, for purchasers on October 27,1943, Certificate of Title No. 91220-L. Adjustments settled. Old Cert.No. 62762L received in letter Sept. 4/43-YAMAOKA.

Funds released to credit of: Seijiro YAMAOKA, Oct. 27, 1943.

Chattels: Not involved.

Fire Insurance: Transferred to purchasers as date of sale.

Remarks: This property was occupied by the owner, YAMAOKA, who was an employee of Zacks Limited. This Company was given his Power of Attorney and asked to look after his affairs. This arrangement was not disturbed by the Custodian. Mrs. Whalen became tenant, May 18th, 1942 and paid 3 months rent in advance to YAMAOKA as per memo on letter Sept. 4, 1942. Rent were collected regularly by Zacks Ltd. to the date of sale of the property, as August 21, 1943. No unusual difficulties arose in the administration of this property.

NOTE: Seijiro YAMAOKA is definitely on record as per his letter of the 19th April 1943, as opposed to the sale of his property. To this letter Mr. Shears, acting Director, replied as April 22, 1943 advising that " a policy of general orderly liquidation of Japanese properties has been decided upon". Seijiro YAMAOKA refers to the sale of his property again in Ltr. Dec. 8th, 1943.

The above Summary is certified to be in accordance with the information on file, May 9th, 1946.

D.R. Dusenbury,
Administration Department.

Catalogue No. 141 File No. 1745

Japanese Name: YAMAOKA, Seijiro (Mr.) Reg. No. 00533

Civic Address: 2261 McGill Street, Vancouver.

Legal Description: Lot 13, Block 4, District Lot 184, Group 1, New Westminster District, Plan 178.

Classification: Dwelling.

SOLD

- - - - - - - - - - - -

Registered in the name of: Seijiro YAMAOKA

Clear Title.

Sold to William Fred Patrick Slacke and Zetta May Slacke for $1200.00 Cash as at August 21, 1943. (Joint Tenants)

Title delivered to Agent, Harry Ablowitz, 510 West Hastings Street, Vancouver, on October 27, 1943.

CHATTELS:-

1942	
April 16th	List signed for by tenant.
1943	
Dec. 8th	Letter from Yamaoka re chattels
1944	
Jan. 13	Letter re missing chattels
Sept. 21	All chattels removed from 2261 McGill Street as per memo.

CLAIMS:-

1944	
June 20th	Memo re claims (Nil)

00533

NAME COPY
YAMAOKA, Seijiro

FILE NO. 1745

COMPANY	POLICY NO.	AMOUNT	EXPIRATION MONTH	DAY	YEAR	PROPERTY
The North West Fire Insurance Co.	Way Transferred to New Owner Mortgage 205723	$2,000.	Oct.	1	1944	2261 N. side of McGill St., btw. Wall & Garden Dr., Vancouver, B.C.

$1000 - Bldg
$1000 H&T
B

May 9th, 1946

-- SUMMARY --

-- GENERAL --

Seijiro YAMAOKA
Reg. No. 00533

Fire Insurance on Building was maintained while required and was transferred to the purchasers Mr. and Mrs. Slacke, as of date of sale. A return premium of $1.98 was allowed Seijiro YAMAOKA and he received credit for same. Fire Insurance on Household Effects was maintained, but policy was not renewed as effects were removed prior to expiry date, Oct. 1, 1944.

The above Summary is certified to be in accordance with the information on file,
May 9th, 1946.

B.R. Dusenbury

B.R. Dusenbury,
Administration Department.

File No. 1745

May 9th, 1946

-- SUMMARY --

-- LIABILITIES --

Seijiro YAMAOKA
Reg. No. 00533

No Claims against or indebtedness of Seijiro YAMAOKA are revealed on the file.

The above Summary is certified to be in accordance with the information on file, May 9th, 1946.

B.R. Dusenbury,
Administration Department.

File No. 1745 --- SUMMARY --- May 9th, 1946.

-- PERSONAL PROPERTY--

Seijiro YAMAOKA,
Reg. No. 00533

CHATTELS: Page 2 of registration form dated April 4, 1942 declares "living equipment and personal effects in owner's possession at 2261 McGill Street, Vancouver, B.C." Later dated April 16th, 1942 is a list of Furniture signed by Mrs. Phoebe E. Whalen, tenant. This is the list used in making shipments and in auction sales as evidenced by pencil marks thereon. The records do not indicate from whom this list was received and does not seem to have been submitted to YAMAOKA for approval. NOTE: The tenant's list may be the one referred to in our letter of the 21st July, 1942.
Certain Household effects were shipped to YAMAOKA to Toronto, and certain others were sold at auction sale in January and November 194 principally, all seem to be accounted for except 2 cushions, 2 garde sprays, 27 pc. tea set and 7 pc. cocktail set, according to the file. These sets were referred to in YAMAOKA's letter of December 8, 1943. They are believed to have been stolen. YAMAOKA was advised 21-2-44 that "we could find no trace of these articles". They were not mentioned in the signed list of the tenant of April 16th, 1942.

BANK ACCOUNT: On Page 3 of Registration, YAMAOKA declares "Bank Accounts: Royal Bank of Canada, East End, Vancouver, B.C. $32.41 Acct. No. 2776.

REFUND: The Provincial Government refunded in Oct. 1943 $9.45 on a/c of 1% wage deduction for first 6 months 1941. This amount was credited to his current account on our books.

No action was taken regarding these two items, as they did not vest in the Custodian.

SPECIFIED ARTICLES: No Radiola was declared by YAMAOKA in registering on April 4, 1942 but later in a letter of December 8th, 1943 he refers to a "combination radio and gramaphone". This was sold at auction Jan. 27/44 for the net sum of $25.60 and the amount credited to his account. The Radiola evidently had never been turned over to the R.C.M.P., hence no receipt was issued by them and therefore no R.C.M.P. receip is shown on the file in connection with this Radiola.

There are no Cameras, Fire Arms or Vessels revealed in the registration or the file.

The above Summary is certified to be in accordance with the information on file May 9th, 1946.

B.R. Dusenbury,
Administration Department.

File #1745

CHATTEL SCHEDULE

May 8th, 1946

Seijiro YAMAOKA
Reg. No. 00533

Declared	Tenants List	Sold at Auction	Shipped	Missing
"Living equipment and personal effects in owner's possession at 2261 McGill St.Vancouver,B.C." as registration dated April 4/42, by YAMAOKA.	**Living-Room**			
	3 pc. Chesterfield Suite	Jan 20/44 Van. 9		
	1 Coffee table		to Toronto	
	1 Centre Table	Jan.20/44		
	1 pr Drapes		"	"
	1 6 x 9 Rug		"	"
	1 Floor Lamp		"	"
	2 Cushions	(1)	"	"
	4 pictures	Jan 20/44		
	Dining-Room			
	6 pc. Dining Suite		"	"
	1 Writing Desk	Jan 20/44		
	1 Floor Lamp	Jan.20/44		
	1 G.E. Frigidaire	Sold 7-1-43		
	1 7 x 9 Rug		"	"
	1 Clock		"	"
	1 pr Drapes		"	"
	Bed-Room			
	5 pc. Bedroom Suite-Jan 20/44 Van 9.			
	1 Spring filled Mattress		"	"
	2 pr Drapes		"	"
	2 pr Curtains		"	"
	Kitchen			
	1 G.E. Hotpoint Electric Range Jan 20/44			
	Basement			
	1 Lawnmower	Nov.30/44 Van. 520		
	1 50' garden hose	" 521		
	2 garden sprays			
	Garden tools etc	" 521		missing
	1 Goblin Tank type vacuum cleaner & attachments		"	"

27 pc teaset & 7 pc. cocktail set mentioned on file but must have been stolen. No trace found.
1 Radiola sold at auction Jan 27/44.

NOTE:- See letter YAMAOKA Dec. 8, 1943 showing certain chattels, among them tea set and cocktail set and Radiola. When chattels removed to warehouse an list of same appears on the file at date of principal sale Jan 20, 1944.
Warehouse Receipt No. 483- Jan 20/44 shows 1 Box at warehouse.
Later; May 14/46 memo Mr. Wills states "nothing left".

File No._____

Date: April 16, 1942

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

NAME: Yamaoka, Seijiro

ADDRESS: 2261 McGill Street, Vancouver, B. C.

Reg. No. 00533

Real Estate and Personal Property:

1. Location: 2261 McGill Street - Hastings East, Vancouver
2. Owner: Yamaoka, Seijiro
3. Real Property: 2261 McGill Street - three room, small frame house, value - say - $1,200.00
4. Personal: contents of house, - wife still in possession.
5. Insurance: $2,000.00, October 1, 1944 - see form 'JP'.
6. Liabilities: none stated.
7. Recommendations: sell or rent when evacuated.

E.T. Summers/H.

The Canada Permanent Trust Company

Per: E.T. Summers

April 16/43

FURNITURE.

Property of S. Yamaoka, 2261 McGill St.,
Vancouver, B.C.

Living Room:
- 3 pc. Chesterfield Suite. Sold by auction Jan 30/44
- 1 Coffee Table. Shipped
- 1 Centre Table. Sold by auction Jan 30/44
- ~~1 Occasional Chair.~~
- 1 pr. Drapes. Shipped
- 1 x6x9 Rug. Shipped
- 1 Floor Lamp. Shipped
- 3 Cushions. 1 shipped
- 4 Pictures. Sold by auction Jan 30/44

Dining Room:
- 6 pc. Dining Suite. Shipped
- 1 Writing Desk. Sold by auction Jan 30/44
- 1 Floor Lamp. Sold by auction Jan 30/44
- (1 G.E. Frigidaire.) Sold 7-1-43
- 1 7x9 Rug. Shipped
- 1 Clock. Shipped
- 1 pr. Drapes. Shipped

Bed Room:
- 5 pc. Bed Room Suite. Sold by auction Jan 30/44
- 1 Spring-filled Mattress. Shipped
- 2 prs. Drapes. Shipped
- 2 prs. Curtains. Shipped

Kitchen:
- 1 G.E. Hotpoint Electric Range. Sold by auction Jan 30/44

Basement:
- 1 Lawnmower. Sold
- ~~1 50 ft. Garden Hose.~~
- 2 Garden sprays.
- ~~Garden tools, etc.~~
- 1 Goblin Tank type Vacuum Cleaner and attachments. Shipped

S Sold by auction 9/2/44
Vancouver 52

Mrs Phoebe E. Whalen
Tenant.

PRESIDENT, F. GORDON OSLER — 2ND VICE-PRESIDENT, E. G. GOODERHAM

HEAD OFFICE - TORONTO

FROM BRITISH COLUMBIA BRANCH

The Canada Permanent Trust Company

H.E. Bond, MANAGER

VANCOUVER, July 4, 19 42

To Office of the Custodian
Japnese Evacuation Section
Royal Bank Bldg.
Vancouver, B. C.

RE YAMAOKA, Seijiro - Your File 1745
2261 McGill St.

Dear Sirs:

We have called at the above-mentioned property three times in the last two weeks but have been unable to find anyone home, although there is evidence that the Japanese are still in occupancy. We have also written to the Japanese owners asking them to co-operate and advise us what they wished to do with their effects. We received no reply.

We shall call again a t the property in a few days.

Yours faithfully,

H.E. Bond
Manager.

E.T.Summers/H.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUL 7 1942

PRESIDENT, F. GORDON OSLER — 1ST VICE-PRESIDENT, JOHN A. ROWLAND, K.C. — 2ND VICE-PRESIDENT, E. D. GOODERHAM

HEAD OFFICE - TORONTO

FROM BRITISH COLUMBIA BRANCH

The Canada Permanent Trust Company

H.E. Bond

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
MAY 7 1942

VANCOUVER, May 7, 19 42

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

RE Seijiro Yamaoka
Your File No. 1745

Dear Sir:

Upon receipt of your letter of April 30, we again visited the property, but found no one at home, although we were satisfied that the Japanese were still living there.

This morning we wrote to Mrs. Yamaoka advising her to make suitable arrangements for obtaining a tenant or purchaser for her property, and to advise us of any proposed sale or lease. We also advised her that in the event of her evacuation, and no arrangements being made, to send in the key to our office in order that we could take the necessary steps for the protection of her property.

Yours faithfully,

H.E. Bond
Manager

E.T. Summers/H.

Noted Summers 9/6
he will write shortly

1745

July 14, 1942

The Canada Permanent Trust Co.,
432 Richards Street,
Vancouver, B. C.

Dear Sirs:

Re: Seijiro YAMAOKA

We have received word from Zacks Limited, the employer of Seijiro Yamaoka, that he has appointed them his agent to attend to the rental of the property at 2261 McGill Street, in which is included all the personal property of Yamaoka. We have advised Zacks Limited that we have no objection to this arrangement for the present. As this will take care of all the real and personal property of Yamaoka, we will close our file with you.

Please accept our thanks for the work done on our behalf.

Yours truly,

GDM/GH

F. G. Shears
Assistant Manager

1745

July 14, 1942

Messrs. Zacks Limited,
5th and Main,
Vancouver, B. C.

Dear Sirs:

Re: Seijiro YAMAOKA

We are in receipt of your letter of July 10 advising us that Seijiro Yamaoka has appointed you his agent to attend to the rental management of his property at 2261 McGill Street. The Custodian will not object to this arrangement for the present, and we are enclosing our authorization to you to act on behalf of the Japanese. Kindly forward us a copy of the authority given by Yamaoka to you to act on his behalf.

Will you please forward this office with a list of the household effects which were leased with the house to Mrs. P. Whalen and have her receipt for these articles. We note that the house has been rented for $18.00 per month and would ask you to kindly report and remit monthly to this office all monies received.

We enclose a supply of rental reports with instructions, which we would ask you to kindly use in remitting to this office.

Yours truly,

GDM/GH

F. G. Shears
Assistant Manager

Enc.

Mrs

FA IRMONT-4141

5th AVE. AT MAIN

ZACKS LIMITED

CLEANERS & DYERS

Head Office: VANCOUVER, CANADA



OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUL 21 1942

Branch Stores:
VICTORIA
NANAIMO
POWELL RIVER
CHILLIWACK
CAMPBELL RIVER
LADNER
SALMON ARM

Agents
Throughout
BRITISH COLUMBIA
and
ALASKA

M. F. A. Shears,
Office of the Custodian

Ref. Vitoko. 1745.

Dear Sir.

Enclosed please find material you requested.

Please be advised I have but one copy of the power of attorney and would appreciate it if return following your examination of it.

Yours truly,

Zacks

"Home of Personalized Service"

1745

July 21, 1942

Mr. Louis Zacks,
Zacks Limited,
5th Ave. at Main,
Vancouver, B. C.

Dear Sir:

Re: Seijiro YAMAOKA

We are in receipt of your letter enclosing Appointment by Seijiro Yamaoka to Louis Zacks of which we have made a copy and are returning the original herewith.

We also acknowledge receipt of inventory of the furniture rented with the house at 2261 McGill Street, signed by Mrs. P. Whalen.

Yours truly,

GDM/GH
Enc.

F. G. Shears
Assistant Manager

Milsom

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 8131

PLEASE REFER TO
FILE No. 1745

506 ROYAL BANK BLDG.,
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
SEP 15 1942

September 4, 1942

Messrs. Zacks Limited,
5th and Main,
Vancouver, B. C.

Dear Sirs:

Re: Seijiro YAMAOKA

We are in receipt of your cheque for $18.00 representing rental of the above's property at 2261 McGill Street, from August 17 to September 17. In order to keep our records straight, would you be kind enough to advise us of the exact date Mrs. Whalen took possession and what amounts were paid into Yamaoka's bank account.

Yours truly,

F. G. Shears

F. G. Shears
Assistant Manager

GDM/GH
Enc.

Mr. Shears,
Mrs. Whalen took possession May 18.
She paid 3 months rent in advance & Mr. Yamaoka
who was in the city at that date
Zacks

FA IRMONT-4141

5th AVE. AT MAIN

ZACKS LIMITED

CLEANERS & DYERS

Head Office: VANCOUVER, CANADA



RECEIVED
OCT 24 1942

Branch Stores:
VICTORIA
NANAIMO
POWELL RIVER
CHILLIWACK
CAMPBELL RIVER
LADNER
SALMON ARM

Agents
Throughout
BRITISH COLUMBIA
and
ALASKA

Oct-23/42.

1745
00583

Mr. T. H. Shears
506 Royal Bank Bldg.
City.

Dear Sir
Enclosed please find rent for house located at 2661 McGill St. Van. owned by Seigeri Yamaka residing now at M. Gillaney Falls. Kindly advise if we have remitted to you rent for said house for period Aug 15th to Sept. 15th. We are not able to trace a payment.

Yours truly
Zacks.

Payment $18.00
received Sept 3.
rent Aug. 18 to Sept 17

"Home of Personalized Service"

Rec'd

1745

October 29, 1942

Messrs. Zacks Ltd.,
5th and Main,
Vancouver, B. C.

Dear Sirs:

Re: Seiiiro YAMAOKA

We are in receipt of your letter of October 23 enclosing $18.00 in payment of rent of premises at 2261 McGill Street from September 18 to October 18. We understand from you that Mrs. Whalen took possession on May 18th and that she paid three months' rent in advance to Seijiro Yamaoka.

On September 3rd, we received $18.00 from you representing the rent from August 18 to September 17th, and on October 26th, we received $18.00 representing rent from September 18th to October 18th. As all rents are payable in advance, we should receive another month's rent immediately.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

Enc. 3 receipts covering above dates

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 1 1942

McGillivray Falls,
B.C.
Nov. 22/42.

Dear Mr. Zacks:

Please excuse for not writing you sooner and thanking you for your kindness.

I've received your token from my niece when she returned from Vancouver. I wish to take this opportunity to thank you very much for the chocolates and tobacco.

Sometime ago you asked me whether ~~you~~ I wanted to sell my refrigerator. The other day Mrs. Domenis wrote me asking whether I wanted to sell the refrigerator or not. I think I had better sell it for $175.00 cash. I gave the same price to Mrs. Domenis. If she wants to buy it please sell it to her at the price, and put the money in my account at the Royal Bank, East End Branch.

How is your business nowadays?

People tell me that Vancouver is a real boom town. Here I have very little to do and am hoping I can go back to Vancouver very soon and work for you.

As I am very busy now, I am thinking of studying some book on Dry Cleaning and Dying. Please get the best book available and send me one.

Thanking again for your kindness,

Yours sincerely,

S. Yamaoka

1745
1783
1677

FAIRMONT-4141

5th AVE. AT MAIN

1745

ZACKS LIMITED

CLEANERS & DYERS

Head Office: VANCOUVER, CANADA



OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 1 1942

November 28, 1942.

Branch Stores:

VICTORIA

NANAIMO

POWELL RIVER

CHILLIWACK

CAMPBELL RIVER

LADNER

SALMON ARM

Agents
Throughout
BRITISH COLUMBIA
and
ALASKA

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

Dear Sir:

The enclosed letter has been received by us.

We have a buyer for the frigidaire, namely, Mrs. H. Donenis, 5227 Carleton St., Vancouver. The price agreed upon is $175. Please take appropriate action and advise us accordingly.

Yours truly,

ZACKS LIMITED

.....

"Home of Personalized Service"

FA IRMONT-4141 — 5th AVE. AT MAIN

ZACKS LIMITED

CLEANERS & DYERS

Head Office: VANCOUVER, CANADA



EVACUATION SECTION
Rec'd JAN 9 1943
File No.
Ans. 6 1st 6
Referred Jacques

File 1745
Reg. 005-55

Jan. 7, 1943

Custodian of Enemy Alien Property,
Royal Bank Bldg.,
City.

Re Seijiro Yamaoka, 2261 McGill St., now residing at McGillivray Falls.

Dear Sirs:

Acting on Mr Yamaoka's instructions and your permission, we have disposed of an electric refrigerator belonging to Mr Yamaoka which was a part of the furnishings in his home for which we act as agents.

The sale price was $175.00, for which we enclose a cheque.

We have been advised by Mr. Yamaoka he is badly in need of funds and would ask you to expedite transfer of all monies credited to Mr. Yamaoka's account to him at above address at your earliest convenience.

Respectfully yours,
Zacks Ltd.

Branch Stores:

VICTORIA
NANAIMO
POWELL RIVER
CHILLIWACK
CAMPBELL RIVER
LADNER
SALMON ARM

Agents
Throughout
BRITISH COLUMBIA
and
ALASKA

"Home of Personalized Service"

FA IRMONT-4141

5th AVE. AT MAIN

ZACKS LIMITED

CLEANERS & DYERS

Head Office: VANCOUVER, CANADA



EVACUATION SECTION
Rec'd DEC 29 1942
File No. 1745
Ans.
Referred Reed

December 23, 1942.

Branch Stores:

VICTORIA

NANAIMO

POWELL RIVER

CHILLIWACK

CAMPBELL RIVER

LADNER

SALMON ARM

Agents

Throughout

BRITISH COLUMBIA

and

ALASKA

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

Dear Sir:

Our tenant at 2261 McGill, for home owned by S. Yamaoka, found it necessary to replace an element in the electric stove. Due to the urgency of this matter we did not have time to receive your permission for this purchase.

We are enclosing receipt for this disbursement together with net difference in rent due December 18--January 18, 1943 and trust you will find this satisfactory.

Yours truly,

ZACKS LIMITED

L. Zacks

"Home of Personalized Service"

YAMAOKA, Seijiro
File 1745
Reg. 00533
Rent Dec. 18-Jan 18 less cost of stove.

EVACUATION SECTION
Rec'd JAN 28 1943
File No. 1745
Ans.
Referred

McGillivray Falls, B. C.,
January 23rd, 1943.

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

Sirs: Attention Mr. H. F. Green
RE: File #1745

F. Nelson
would you kindly look into this matter and let me know what it is all about?
H

This is to acknowledge receipt of your letter of January 15th and a cheque for $100.00 contained therein.

However in connection with my account I would like to get a statement showing monthly credits and debits.

The house is the only source of income for me to live in this self-supporting community; and as such it is necessary for me to get as much for rent as possible.

When I left Vancouver, the house was rented to my friend who was all by herself and I agreed to rent the house for $18.00 until her folks from the east join her there. She said then that she expected them in a month or so, when she agreed to pay $28.00 per month. My house is small, having 3 rooms, bath and a small kitchen, and glassed-in porch at the front and the back, but being completely furnished, I think it is reasonable to expect $28.00 or $30.00 a month.

If the rent charged is too low, please suggest what I should do in order to have the rent increased and whether you will be able to assist me in the matter.

Yours truly,

S Yamaoka

Seijiro YAMAOKA
Jap. Reg. #00533

CUATION SECTION
Rec'd APR 21 1943
File No. 1745
Ans. 755
Referred Nelson

McGillivray Falls, B. C.,
April 19th, 1943.

G. W. McPherson, Esq.,
1012 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

From the press I understand that now you have the power to liquidate any property belonging to the persons of Japanese race who were evacuated from the Defence Area of the Pacific Coast of B. C.

Without questioning your power to proceed with the liquidation of the properties in question, I wish to point out to you at the outset that my wish is and will be NOT to sell or have it sold under any circumstances. I want to make this point clear to you because I believe that you are primarilly to protect my property left in your custody.

In the preamble of the new Order, I find the following words: "that it is necessary to provide facilities for liquidation of property in appropriate cases." Please be kind enough to inform me whether your Policy will be to exercise your authority to deal with the properties of Japanese citizens and aliens alike without giving any consideration whatsoever to the citizenship of the evacuees, their financial conditions, or the conditions of the properties, etc. That is to say are you ibstructed by the Government to give special consideration to properties left in proper hands and properly managed; and niether the owner nor the property have not been and will not be in any way or manner a cause of detriment to the country in war-time? Personally I cannot think that Canada is about to treat me as if I am an enemy of our country when I have not done anything wrong during my 35 years of residence in Canada. I am a Naturalized Canadian since 1915. I evacuated to this Self-supporting Community with what little savings I had, relying on the income from my house in Vancouver.

Under these circumstances I am quite certain that the Government of Canada would not try to make me a destitute nor to unnecessarilly embarrass me just because I happened to be of Japanese racial origin. However my judgment may be wrong and I would appreciate very much if you will inform me of the Government's policy in a case such as myself.

Very truly yours,

S. Yamaoka

Seijiro YAMAOKA, J/R #00533.

1745

August 13th, 1943

W. Slacke, Esq.,
c/o Zacks Limited,
5th at Main Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 141.
2261 McGill Street.

Your letter of July 17th in which you enclose certified cheque for $120.00 and offer to purchase the above property for the sum of $1,200.00 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 the balance of the purchase price, namely $1,080.00.

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

FGS/GH

1745

July 28th, 1943

Messrs. Moore & Moore,
1044 Melville Street,
Vancouver, B. C.

Dear Sirs:-

Re: Catalogue No. 141

Your letter of the 19th instant, offering to purchase 2261 McGill Street for the sum of $610.00 has been received and considered.

We have not been able to accept your offer but your cheque for $5348.50 covering this and other properties on which you tendered is being retained for the time being in case any of your other offers are acceptable.

Yours truly,

F. G. Shears
Director

FGS:IF

Reminder letter July 19/43

1745

21st August, 1943.

Messrs. Harry Ablewite & Company,
902 Standard Bank Building,
510 West Hastings Street,
Vancouver, B.C.

Dear Sirs

Re: Catalogue No. 141
2261 McGill Street

This will acknowledge receipt of your letter of the 19th instant in reply to ours addressed to Mr. P. Slocke, in which you enclosed your cheque for the sum of $1,000.00. We have now received $1,200.00 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 William Fred Patrick Slocke, Superintendent, and his wife, Zetta May Slocke, housewife, 2261 McGill Street, as Joint Tenants and that they are British Subjects.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance, after which we will communicate with you as requested in your letter.

Yours truly,

F. G. Shorrs,
Director.

FGS/TMH

McGillivray Falls, B. C.,
August 23rd, 1943.

EVACUATION SECTION
Rec'd AUG 25 1943
File No. 1745
Ans.
Referred Mail

The Department of Secretary of State,
Office of the Custodian,
Vancouver, B. C.

Sirs: ATTENTION MR. ALEXANDER
RE: File #1745.

As I am leaving for Toronto in a very short time, please have as much money as possible sent from my account.

Also, please send me a statement of my account.

Before I leave B. C. it is necessary for me to go to Vancouver to arrange with the tenant what I shall require in Toronto; and also, it is necessary for me to separate what I will want from the mass of stuff left in the basement of the house.

If at all possible, please arrange with the B. C. Security Commission to have permit sent to me as soon as possible.

Thanking for your kind attention to this matter, I am

Yours truly,

S. Yamaoka

Seijiro Yamaoka,
R/R #00533.

McGillivray Falls, B. C.,
September 4th, 1943.

EVACUATION SECTION
Rec'd SEP 8 1943
File No. 1745
Ans.
Referred Wilson Mr.
sent to Russell

Department of the Secretary of State,
Office of the Custodian,
Vancouver, B. C.

Dear Sirs: ATTENTION ADMINISTRATION DEPT.
Re: File No. 1745

Received yours of August 25th, 1943, in which you requested me to send you the Title to my property in Vancouver, B. C.

62762L

Although I do not understand why this request is being made, I am sending you enclosed herewith the Certificate of Indefeasible Title No. 62672"L", dated June 4th, 1941 at Vancouver, B. C. Please therefore return the same to me as soon as possible.

acknowledged oct 7/43 Acc Operation

I wish to take this opportunity to inform you that I am leaving for Toronto to work for Messrs. White & Sons Ltd., 131 St. Patrick St., Toronto. Until further notice, please get in touch with me at this address.

Title handed to A. Dept for S.K. 9/9/43. Mcl

Truly yours,

S. Yamaoka

Seijiro YAMAOKA, J/R00533.

COPY

LOEWEN & HARVEY LIMITED

7th September, 1943

Department of the Secretary of State
Office of the Custodian
Japanese Evacuation Section
506 Royal Bank Bldg.,
Hastings St.,
Vancouver, B.C.

Dear Sir:

Re: 2261 McGill St. Lot 13, Block 4,
District Lot 184 Catalogue No. Group
"A" - 141

I have examined the above property and report as follows.

The lot is 49½ x122 feet to a 20 foot lane on the North side of McGill Street between Wall Street and Garden Drive, and is three steps above the level of the sidewalk.

The house was built in 1910 and is situated at the back of the lot. The basement is 14 x 21 ft. with cement floor and foundation. This would appear to have been the original house to which a bedroom and front verandah 17 x 12 ft. have been added at the front.- this is on stones on the surface of the ground and post foundations. At the rear a bedroom on cement foundation has been added 12 x 12 ft. In addition to these two bedrooms there is a living room, bathroom with full standard plumbing and pantry, which is used as a kitchenette. It is plastered throughout and decoration is in fair condition. The house requires painting. Front and back verandahs are glass enclosed.

The property is all fenced.

a fair valuation in my opinion is $900.00

Yours faithfully

LOEWEN AND HARVEY LIMITED.

A.R. HARVEY.
DIRECTOR.

...GATION SECTIO...
Rec'd NOV 15 1943
File No. 1745
Ans.
Referred

2261 Mc Gill st.,
Vancouver B.C.
Nov. 13th/43.

Mr ~~Spark~~ Mew
c/o R Russell
912 Royal Bank Bldg.,
Granville & Hastings
Vancouver B.C.

Dear Sir:

In reference to the Japanese effects left on the premises of 2261 Mc Gill St. I would like to summit a bid of fifty dollars ($50.00) for articles listed below —

Bedroom set, Linette set, Window blinds, drapes, floor coverings, tri lamp, (broken switch)

Hope to hear from you regarding same in the near future,

Yours truly,

Mrs. W. Slack

Brown

File No. 1745

Date: April 16, 1942

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

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
APR 22 1942

NAME: Yamaoka, Seijiro

ADDRESS: 2261 McGill Street, Vancouver, B. C.

Reg. No. 00533

Real Estate and Personal Property:

1. Location: 2261 McGill Street - Hastings East, Vancouver
2. Owner: Yamaoka, Seijiro
3. Real Property: 2261 McGill Street - three room, small frame house, value - say - $1,200.00
4. Personal: contents of house, - wife still in possession.
5. Insurance: $2,000.00, October 1, 1944 - see form 'JP'.
6. Liabilities: none stated.
7. Recommendations: sell or rent when evacuated.

E.T. Summers/H.

The Canada Permanent Trust Company

Per: E.T. Summers

File No. 1745

Catalogue No. 141

MEMORANDUM.

To: Mr Nelson (Russell)

From: A. G. McArthur.

Re: 2261 Nelson St. Vancouver.
13/4/184 Dwelling.

Acceptance of a bid of $1200.00 on the above property is being recommended to the Secretary of State.

Transmission of ownership to the Secretary of State and Deed from the Secretary of State to the purchaser are to be prepared by the Titles Department.

Will you please examine the file carefully, assuring yourself that all necessary evidence of title is therein, namely:

A. Certificate of encumbrance showing -
   (1) Name of owner and legal description clearly identified with that of the Japanese evacuee and his property.
   (2) Filing of vesting order.
   (3) Encumbrances.

B. Copies or detailed memoranda of all encumbrances shown on the title together with certified statements of the position of each.

C. Statements of all other charges such as taxes, water rates, dyking or other charges including unregistered charges such as option agreements, hypothecations, or other interests.

A memorandum outlining the above is to be prepared and submitted to Mr. Macpherson who will prepare the transmission and conveyance. Would you please prepare such memorandum as soon as possible attach it to the file and return the file to me.

Further than this, wherever the property is tenanted, all details of rental arrangements should be on file, with copies of leases and particulars of chattels in order that -

1. Adjustments relative to rents may be made as between vendor and purchaser.

2. Special arrangements relative to rent for chattels as apart from buildings may be made, if this is not already the case, or

3. Chattels may be moved or otherwise disposed of either before or after possession is given to the purchaser.

It will be the duty of the Administration Department to see that each file covering property to be transferred by the Secretary of State contains all the information above referred to and that the member of the department dealing with each property should be in a position to consult with and agree with the Real Estate agent in each case as to the adjustments of the purchase price, as at the date of the sale.

The Real Estate agent will be advised to prepare a statement of adjustments as at a given date which will be submitted to the Administration Department for approval and appropriate action.

A. G. McA

Aug 23/43

File No. 1745

MEMORANDUM

To: Mr. Green

From: Mr. Milsom

November 15th, 1944

Re: Seiiiro YAMAOKA

We note that there is a Cocktail Set and Teaset missing, and on checking the chattels there appears to be a lawnmower and other garden tools not accounted for. Has any effort been made to find them?

GDM/GH

November 20th, 1944

To: Mr. Milsom

From: Mr. Spain

I contacted Mr. Zack yesterday and mentioned that we would be obliged to hold him responsible for the missing lawn mower, and garden hose.

This morning the tenant phoned and apologized for overlooking these articles when our truck called for the chattels. He will deliver them to us and they will be removed to Vancouver auction No. 519.

GBS:LM

File No. 1745
Catalogue No. 141

MEMORANDUM

TO: Mr. P. E. Russell

FROM: Mr. D. A. Cramer

Saijiro YAMAOKA
Lot 13, Blk. 4,
D.L.184, Gp. 1,
N.W.D., Plan 176.

With reference to the above property which was recorded in the Vancouver Land Registry Office, September 22nd, 1943, we enclose herewith the following documents in connection therewith.

1. Copy of application number 91219-L dated September 22nd, 1943, registering the property in the name of the Custodian (Transmission).

2. Copy of application number 91220-L dated September 22nd, 1943, registering the property in the names of William Fred Patrick Slacke and Zetta May Slacke - Joint Tenants (Deed).

3. Duplicate of Transmission dated September 10th, 1943.

4. Duplicate of Deed dated September 10th, 1943 - Secretary of State to William Fred Patrick Slacke and Zetta May Slacke - Joint Tenants.

5. Certificate of Indefeasible Title number 91220-L dated October 13th, 1943, covering the above property in the names of William Fred Patrick Slacke, and Zetta May Slacke- Joint Tenants.

D.A.Cramer

DAC:JS
Encls.

CANADA

DEPARTMENT OF LABOUR
JAPANESE DIVISION

360 Homer Street

VANCOUVER B.C.

EVACUATION SECTION
Rec'd APR 12 1946
File No. 1745
Ans.
Referred to Swanberg

11th April 1946

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Bldg.,
VANCOUVER, B. C.

Dear Sirs, Re: Seijiro YAMAOKA
Reg. No. 00533
Your File No. 1745

The above-named man has contacted our Montreal Placement Officer and informed him that he has the sum of $25.60 standing to his credit, representing the net proceeds of sale of a Radiola, Console Combination.

According to Mr. YAMAOKA, he was requested by your Department to forward the R.C.M.P. receipt but he states that he never had a receipt personally as he had loaned his radio to a Mr. Town and he does not know who reported the radio to the R.C.M.P.

Any information you can afford us will be greatly appreciated.

Yours truly,

M. L. Brown,
Office Manager.

MMS/GM

Memo
Re 12/46
No Rcmp receipt
Asked Dec 5/43 Sly.
Radio removed from
Private Storage.
Spain

1745

May 10th, 1946

REGISTERED

Mr. Seijiro YAMAOKA,
Reg. No. 00533,
1208 Crescent Street,
Montreal, P.Q.

Dear Sir:-

We have received a request through the Department of Labour, Japanese Division, in your behalf, that we forward to you the remaining balance to your credit here. Before complying with this request, it was necessary that we review your file and your affairs that have vested with the Custodian in order that we may supply you with a brief report on the administration of same.

In your registration form dated April 4, 1942 you declared ownership to 2261 McGill St. Vancouver, known as Lot 13, Block 4, D.L. 184, Plan 178. Prior to leaving, you appointed Mr. Zacks to look after your interest here, and the Custodian allowed this arrangement to continue. His firm collected the rents and forwarded them to this office from time to time, as was evidenced by our statement to you in August 1943. This continued until the date of sale, August 21, 1943, of which you were advised in our letter of October 28th, 1943. On November 29th, 1944 a cheque for $1270.78 was forwarded to you.

Chattels: In your registration of April 4th, 1942 you did not declare any specific chattels, the registration says "living equipment and personal effects in owner's possession at 2261 McGill St. Vancouver, B.C." Subsequently, on April 16th, 1942 we obtained a signed list of the effects at 2261 McGill Street, signed by Mrs. Whalen, the tenant, and this has formed the basis of our information in this respect. We heard nothing definite in regard to your chattels from you until your letter of December 8th, 1943. Certain of your effects were shipped to you and certain of them were sold for your credit here. The correspondence and reports on file from time to time have kept you advised of what has happened. It is noted that a 27 piece Tea set and a 7 piece cocktail set are listed in your letter of December 8, 1943 and that these were not located, as reported finally in our letter of February 21, 1944. In checking the tenant's list of April 16th, 1942, it is also noted that they were not included in her list, and it seems apparent therefore, that they disappeared or were removed before the date of her list.

The Radiola Console Combination; it is noted that we asked for the return of the R.C.M.P. radio receipt for this article. However, it appears that you did not turn this Radiola over to the R.C.M.P. as this is included in your list in your letter of December 8th, 1943. We recently explained this to the Department of Labour, Japanese Division, in your behalf. You will find the net proceeds of the sale of this amounting to $25.60 net, included in your statement.

Finally we enclose to you herewith a General Statement of your account from our previous statement in August 1943 to date, together with statement of particulars of the sale of your property at 2261 McGill Street, the net

Mr. Seiiiro YAMAOKA - continued

amount of which is shown in the General Statement.

We enclose also two Auction sheets dated November 30th, 1944 and December 7th, 1944 for $4.32 and $3.69 respectively. These amounts are shown on the General Statement.

We attach our cheque for $38.01, being the entire balance as shown on our books.

In the foregoing and in the various letters, reports, statements and auction sheets previously forwarded to you it would appear that we have accounted for everything of yours that has vested with the Custodian.

In order that you may confirm the foregoing and acknowledge receipt of the cheque, we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

B.R. Dusenbury,
Administration Department.

BRD/DD.
Encs.

1745

October 26, 1943.

Mr. Saijiro YAMAOKA,
Registration No. 00533,
c/o Messrs. White & Ware Ltd.,
131 St. Patrick Street,
Toronto, Ontario.

Dear Sir:

Re: Catalogue No. 141
2261 McGill Street

Please be informed that 2261 McGill Street has been sold as of August 31st for the sum of $1,200.00 which is equal to or in excess of the value attached to these premises by an independent appraiser.

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 the sale is as follows:

Sale price	$1,200.00
Less Commission @ 5%	60.00
Net Credit to your account	$1,140.00

These funds are available to you in the usual way.

Yours truly,

P. H. Russell,
Administration Department.

PHR:MA
cc B. C. Security Commission

6

1745

April 15th, 1946.

Department of Labour,
Japanese Division,
360 Homer Street,
Vancouver, B.C.

Dear Sirs:- Re:- Seijiro YAMAOKA,
Reg. No. 00533

We are in receipt of your letter of the 11th instant in respect to a Radiola Console Combination which has been sold for account of YAMAOKA.

Evidence on file indicates that this Radiola had been kept in private storage and had not been turned over to the R.C.M.P., hence there would not have been any receipt issued by them.

This is by way of answer to your letter, so that you can clarify the matter with YAMAOKA.

Yours truly,

BRD/DD.

B.R. Dusenbury,
Administration Department.

THIS APPOINTMENT made day of May, in the year of our Lord One-thousand-nine-hundred and forty-two

BETWEEN:

SEIJIRO YAMAOKA, of #2261 McGill Street, in the City of Vancouver, in the Province of British Columbia, Dyer,

(Hereinafter called the "OWNER")

Of the One Part

AND -

LOUIS ZACKS, of #5912 Marguerite Street, in the City of Vancouver, in the Province of British Columbia, Dyer and cleaner,

(Hereinafter called the "AGENT")

Of the Other Part.

WHEREAS the said SEIJIRO YAMAOKA, is the owner of an improved piece or parcel of land situate at the City of Vancouver, in the Province of British Columbia, and more particularly known and described as Lot Thirteen (13), of Block Four (4), in the subdivision of the District Lot One-hundred and Eighty-four (184), Group One (1), in the District of New Westminster, according to a map or plan deposited in the Land Registry Office at the City of Vancouver, British Columbia, and numbered 178 which land and premises is also known as #2261 McGill Street;

AND WHEREAS the said Owner is about to leave the City of Vancouver and reside for some time away therefrom and being desirous that his said land and premises should be properly attended to and managed during his absence;

AND WHEREAS the said LOUIS ZACKS has offered to act as agent for the Owner and manage, care and rent on behalf of the Owner the said land and premises.

NOW THIS

NOW THIS DEED WITNESSETH: that the Owner constitutes and appoints the Agent to be his agent, steward and lawful attorney of and for and concerning the land and premises above described and on behalf of and in the name of the Owner to take charge of, oversee, rent and manage the same during the absence of the Owner and for the purposes aforesaid the Owner empowers and authorizes the Agent in his name and on his behalf to do the following acts, deeds and things or any of them, that is to say:

(a) To enter the said land and premises when and as often as he shall think fit to view the state of repair and cause all necessary or proper repairs to the house, fence and outhouses to be made;

(b) To demise and let for such period as he shall think fit the said property and furniture therein contained at such rent as he in his discretion may think proper and also to sign and give lawful notices to quit to any tenant thereof;

(c) To sign and give notices to any tenant thereof to make good any damages caused to the property by such tenant;

(d) To demand and recover from tenant or tenants rent in respect of said land and premises and on non-payment of any such rent to enter and distrain for the same and the distress and distresses there found to detain and keep or otherwise deal with according to law and on receipt of any rent to sign and deliver proper and effectual receipt or other discharge or acknowledgment for the same;

(e) To pay all taxes, rates, water rates, charges, expenses, and other outgoings whatsoever to be from time to time payable by or chargeable upon the Owner for or on account of the said land and premises and to

insure the same against fire and pay the insurance premiums;

(f) All rent moneys not required to pay taxes and other outgoings set out in the preceeding clause shall be deposited by the Agent at the Royal Bank of Canada (East End Branch) Vancouver, British Columbia, to the Credit of the Owner.

AND the said Owner hereby agrees at all times hereafter to ratify and confirm whatsoever the said Agent shall lawfully do or cause to be done in and concerning the premises by virtue of this deed.

IN WITNESS WHEREOF the parties hereto have set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED)
In the presence of:)
"E. Zacks")

"S. Yamaoka"
OWNER

"Louis Zacks"
AGENT

FA IRMONT-4141

Miss—

5th AVE. AT MAIN

ZACKS LIMITED

CLEANERS & DYERS

Head Office: VANCOUVER, CANADA



RECEIVED
JUL 11 1942
British Columbia
Security Commission

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUL 13 1942

July 10, 1942

Branch Stores:

VICTORIA

NANAIMO

POWELL RIVER

CHILLIWACK

CAMPBELL RIVER

LADNER

SALMON ARM

Agents

Throughout

BRITISH COLUMBIA

and

ALASKA

Custodian of Alien Property,
B.C. Security Commission,
City

Dear Sir: Re: Seijiro Yamaoka,
2261 McGill St.,
City

The above mentioned Japanese was employed by our firm for 16 years and asked us to act as his power of attorney to which we have consented.

His home and furniture at the above address is owned by him. It is now being rented for $18.00 per month by a Mrs. P. Whalen, also an employee of ours. We are collecting the rent and depositing same to the credit of Mr. Yamaoka at the Bank of Montreal, where he carries an account.

Any further information you require will be gladly given.

Yours truly,

Zacks Ltd.,

Per

LZ:SH

"Home of Personalized Service"

REAL ESTATE
INSURANCE

MORTGAGES
LEASEHOLDS

MARINE 6421

H. A. Roberts Ltd.

466 HOWE STREET
VANCOUVER, B.C.

1943

July 9

The Custodian,
506 Royal Bank Bldg.,
675 W. Hastings St.,
Vancouver, B. C.

Dear Sir: Re: 1745

On behalf of a client we herewith tender the sum of $385.00 for Catalogue #141 - 2261 McGill St. - Lot 13 - Block 4 - District Lot 184.

We enclose herewith certified cheque for $38.50, being 10% of the above tender.

Yours truly,

H. A. ROBERTS LIMITED.

W. B. Rowlings

Sales Manager.

W. B. Rowllings /W

Encl.

FA IRMONT-4141

5th AVE. AT MAIN

ZACKS LIMITED

CLEANERS & DYERS

Head Office: VANCOUVER, CANADA

1745



No. 141

141

The Custodian,
506 Royal Bank Bldg.,
City.

July 17th., 1943

Dear Sir,

Tender for real estate;
Group "A", Catalogue Parcel No. 141, 2261 Mcgill St.
I offer the sum of $1200.00 cash, and herewith enclose cheque for 10% of this sum as directed.

I am a returned soldier of the last war my discharge no. being 49617, and am at present the occupant of the above tendered property.

I trust my tender will be successful and hope to hear from you at the earliest opportunity.

Yours truly,
W. Slacke

2261 Mcgill St., City.

1200
120
10%

CK 120

Branch Stores:

VICTORIA

NANAIMO

DWELL RIVER

CHILLIWACK

CAMPBELL RIVER

LADNER

SALMON ARM

Agents
Throughout
BRITISH COLUMBIA
and
ALASKA

"Home of Personalized Service"

o Custodian
Royal Bank Bldg.
Vancouver BC

1044 Melville St
Vancouver BC
July 19th 1943.

We hereby tender the sum of
Six hundred - and ten Dollars
Cash, full price for 2261
McGill St Vancouver BC

Moore & Moore.
per J Moore

No 141

Reject

D. K. MacDONALD
MANAGER

CANADIAN BRANCH
469 St. John St., MONTREAL

The Guildhall Insurance Company Ltd.

London, England

REPRESENTED BY

HARRY ABLOWITZ & CO.

INSURANCE - REAL ESTATE

802 STANDARD BANK BUILDING, 510 WEST HASTINGS STREET

VANCOUVER, B.C.

PHONE MAyine 8164

August 19, 1943

Department of Secretary,
State Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir: Attention Mr. F. G. Shears

Re: File #1745, Catalogue #141
2261 McGill Street - W. Slacke

In reply to your letter of August 13th, addressed to Mr. W. Slacke, in care of Zacks Limited, we enclose herewith our check in the amount of $1080.00, for the balance of the purchase price of the above property.

The property is to be registered in the names of William Fred Patrick Slacke, superintendent, and his wife, Zetta May Slacke, housewife, as joint tenants. Both parties are British subjects, and reside at 2261 McGill Street.

Please forward the statement of adjustments, receipts and documents to this office, as we are acting on behalf of the purchaser.

Yours very truly,

HARRY ABLOWITZ & COMPANY

Per Harry Ablowitz

B.
Enc.

33

Mr. Seiichi YAMAOKA

INVENTORY OF PERSONAL CHATTELS

	Estimated Value	
3 Piece Chesterfield suite	$ 150.00	81.00
1 counter table	10.00	
4 pictures	5.00	2.50
1 oak writing desk	15.00	8.00
5 piece bed room suite	120.00	74.50
1 General Electric Range	75.00	12.00
2 garden sprays	2.50	missing
50 feet hose	2.50	2.25
Garden tools	5.00	1.00
Radio (combination radio and phonograph)	100.00	20.00
Total	$485.00	190.50

11.00
15.00
12.50
6.00
17.00
74.50

September 4th, 1943.

REAL PROPERTY MEMORANDUM

FILE NO: 1745

NAME: Seijiro YAMAOKA

CATALOGUE NO: 141

RE: 2261 McGill Street, Vancouver
Dwelling.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, Lot 13, Block 4, District Lot 184, Group 1, New Westminster District.

Encumbrances: None

Taxes: $55.00 for 1943 paid. No arrears.

Vested: No. 35746

VALUATION BY APPRAISER: $900.00

AMOUNT OF BID: $1200.00

APPROVED BY ADVISORY COMMITTEE: August 18th, 1943.

AMOUNT RECEIVED BY CUSTODIAN: $1200.00

K. W. WRIGHT

KWW/W

C. J. LOEWEN
NOTARY PUBLIC

A. ROUT HARVEY

LOEWEN & HARVEY, LIMITED

FIRE, CASUALTY, BURGLARY
AUTOMOBILE, PLATE GLASS
INSURANCE
AGENTS FOR
EAGLE STAR AND BRITISH
DOMINIONS INSURANCE
COMPANY LIMITED
OF LONDON, ENG.

ESTATE AGENTS INSURANCE
MORTGAGES REAL ESTATE

TELEPHONE
MARINE 4341
CODES
A.B.C. 5TH EDITION
WESTERN UNION
CABLE ADDRESS
"LOWHAR"

781 DUNSMUIR STREET
VANCOUVER, B.C.

7th September, 1943.

Department of The Secretary of State
Office of The Custodian
(Japanese Evacuation Section)
506 Royal Bank Bldg.
Hastings Street,
Vancouver, B.C.

EVACUATION SECTION
Rec'd SEP 8 1943
File No.
Ans.
Referred

Dear Sir:-

Re:- 2261 McGill St. Lot 13, Block 4,
District Lot 184-Catalogue No.
Group "A"-141.

I have examined the above property and report as follows.

The lot is 49½ x 122 feet to a 20 foot lane on the North side of McGill Street between Wall Street and Garden Drive, and is three steps above the level of the sidewalk.

The house was built in 1910 and is situated at the back of the lot. The basement is 14 x 21 ft. with cement floor and foundation. This would appear to have been the original house to which a bedroom and front verandah 17 x 12 ft. have been added at the front - this is on stones on the surface of the ground and post foundation. At the rear a bedroom on cement foundation has been added 12 x 12 feet. In addition to these two bedrooms there is a living-room, bathroom with full standard plumbing and pantry, which is used as a kitchenette. It is plastered throughout and decoration is in fair condition. The house requires painting. Front and back verandahs are glass enclosed.

The property is all fenced.

A fair valuation in my opinion is $900.00

Yours faithfully,

Loewen and Harvey, Limited.

A. Rout Harvey
Director.

EXHIBIT No. 1364-3
DATE 7 June 1948
FILED BY J W G Hunter

ARH/F.

1745

December 30th, 1943.

Mr. Seijiro YAMAOKA,
Registration No. 00533,
416 Markham Street,
Toronto, Ontario.

Dear Sir:

We have your letter of the 8th instant and hasten to correct your impression. In submitting an offer received by us, we did so as a matter of form and our letter made no recommendation or suggestion. If the offer was too low, it was your privilege to refuse.

With reference to the articles you wish to have shipped to Toronto, we will make the necessary arrangements with the Crone Storage Company.

As regards the balance of the furniture, you have placed a lump sum limit on these articles of $250.00. We could arrange sale by auction if you would send us a list showing prices for each item. If this arrangement is unsatisfactory, we could place them in some public warehouse for storage charged to your account.

Please let us have a reply giving your decision as promptly as possible.

Yours truly,

Geo. B. Spain,
Protection Department.

GBS/HMS

File No. 1745
Catalogue No. 141

Receipt of Certificate of Title No. 91220-L is by us hereby acknowledged and we agree that all adjustments and incidents in connection with the sale to us of the property covered by the said certificate have been settled.

Receipt is also acknowledged of copy of North West Fire insurance policy No. 205723 with assignment thereof in quadruplicate.

Dated at Vancouver, B. C., this 27 day of October 1943

Harry Edwards

_____

EVACUATION SECTION
DEC 16 1943
Rec'd
File No. 1745
Ans.
Referred Apart
out to Russell

416 Markham Street,
Toronto, Ontario,
December 8th, 1943.

Mr. G. B. Spain,
Protection Department,
Japanese Evacuation Section,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear sir:

re: File no. 1745

Your letter of November 26th suggesting that I sell certain of my household possessions for a ridiculously low price, leaves me disgusted with the policy of your "Protection" Department. To allow the sale of the following items of furniture -- a five-piece bedroom suite costing $150, a dinette set at $80, venetian blinds at $57, four pairs of lined drapes valued at $75, two floor rugs worth $75, and a tri-lamp costing $14 -- at the measly sum of $50, is sheer robbery! Though in previous letters to your department, I vigorously protested the selling of my real property, your office informed me not so long ago that my house and lot had been sold at a loss of $400. I demand fairer treatment!

For $450 I would agree to sell all the furnishings in the house. I feel that this is an extremely cheap price considering that it cost me over a $1,000 to instal the equipment much of which is new and the rest of which is in very good condition. This is positively the lowest price at which I would let my possessions go.

If even this bargain is not considered by the end of this year by any prospective buyers, I insist that part of my belongings be sent to me in Toronto. My family is in need of the following articles that are hard to replace at the present time:

1. 6-pc. dinette set
2. 1 spring-filled mattress
3. 1 vacuum cleaner and attachments
4. 4 pr. drapes and 2 pr. silk curtains
5. 2 rugs
6. 27-pc. tea set for 8
7. 1 red lacquer tray
8. 7-pc. cocktail set
9. 1 mantel clock
10. 1 tri-lamp
11. 1 rectangular metal flower holder
12. 1 coffee table (2)
13. 3 cushions
14. all Japanese dishes

Please have The Crome Company crate and ship these articles to our present address.

The following items of furniture I would consider selling at $250:

~~1. 3-pc. chesterfield set~~
~~2. 1 centre table~~
3. 6 ~~wall pictures~~ sold
~~4. 1 writing desk~~
~~5. 5-pc. bedroom suite~~
~~6. 1 steel frme bed and spring~~
~~7. General Electric stove~~
8. floor linoleum in 3 rooms
9. ~~lawn mower~~ $
10. 50' garden hose
11. garden tools
12. 40 flower pots
13. 1 gallon varnish
14. 5 venetian blinds
15. combination radio and gramaphone

5: Sold by auction 20/5/44 Vancouver 9. For complete list of items sold see estimate.

8 Sold by auction 20/5/44 Vancouver 533

15 Sold by Auction 27/5/44 - Vancouver Radio 2

The present tenant of the house may have the bedroom suite and venetian blinds for $80 if your office is unable to dispose of all the furnishings for $450. My earnest desire is that you arrange to have sent to me all articles I have listed and sell the rest for at least the price I have quoted.

Please keep me informed of any develppments as soon as they occur.

Yours truly,

S. Yamaoka

Seijiro Yamaoka

1745

416 Markham St.,
Toronto, Ont.,
Jan 27, 1944

EVACUATION SECTION
JAN 31 1944
File No. 1745
Ans.
Referred

Protection Department,
Office of the Custodian,
Vancouver, B.C.

Dear Mrs. Mrs. B. Spain:

Thank you for arranging with Crone Storage Company to ship our goods.

The 2 piece tea set for 8 person
7 piece cocktail set
which were not located were placed in the long wooden box in the basement with other articles and should be there still unless moved without our knowledge.

The least is the Prince Albert crown china with "Kentish Rockery" pattern Reg# 816998

The 6 cocktail glasses were narrow & plain with long base while the decanter is a cut glass one. I hope they would be located. Thank you.

Yours truly
S. Yamboka.
Oka

1745

(Original sent to Kenzie Ave)

NAME YAMAOKA, Seijiro

REGISTRATION NO. 00533 FILE NO. 1745

The following chattels were sold by public auction at 992 Powell, Vancouver, B.C. on January 20, 1944.

4 Pictures	$ .50
2 Pcs. Glassware	1.00
4 Platters	1.40
Lunch Baskets	.85
Wicker basket & Miscellaneous	1.35
Tray & record book	.30
Butter Dish	1.30
Mirror	2.35
Walnut Dresser	24.00
Walnut end table	2.10
Walnut chest of drawers	15.00
Walnut vanity dresser & bench	12.50
Walnut chest table	6.00
Oak desk	8.00
Bird cage	2.75
Standard Lamp	5.00
Bed & Spring	13.00
Walnut bed & spring	17.00
3 piece Chesterfield suite	51.00
Electric stove	12.00

Total:			$ 177.40
Less Expenses:	Auctioneer's Fee:	$17.75	
	Advertising:	4.40	$ 35.23
	Moving:	13.08	
Net Proceeds Credited:			$ 142.17

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering list No. Vancouver 9

Remarks.

(Original and Harris/Lay)

NAME YAMAOKA, Seijiro

REGISTRATION NO. 1745 FILE NO. 00933

The following chattels were sold by public auction at 992 Powell St., Vancouver on January 27, 1944.

Radiola Consol Combination	$ 30.00

Total:			$ 30.00
Less Expenses:	Auctioneer's Fee:	$ 3.00	
	Advertising:	.24	
	Moving:	.16	
	Storage:	1.00	$ 4.40
Net Proceeds Credited:			$ 25.60

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering list No. Vancouver Radio 2

Remarks.

NAME YAMAOKA, Seijiro

REGISTRATION NO. 00533 FILE NO. 1745

The following chattels were sold by public auction at 1047 Seymour St., Vancouver, B.C. on November 30, 1944.

- Lawn mower		$ 8.50
Total		$ 8.50
Less Expenses: (Auctioneer's Fees	$ 0.85	
(Advertising:	0.33	
(Moving:	3.00	$ 4.18
Net Proceeds Credited:		$ 4.32

Members of Custodian Staff Present. Mr. Smith

Extracted from Auctioneering List No. Vancouver 520.

Remarks.

Original forwarded May 9/46 P

NAME YAMAOKA, Seijiro

REGISTRATION NO. 00533 FILE NO. 1745

The following chattels were sold by public auction at 1047 Seymour St., Vancouver, B.C. on December 7, 1944.

Hose	$ 2.25
Tools	2.05
Total	$ 4.30
Less Expenses: (Auctioneer's Fee: $0.43	
(Advertising: 0.18	
(Moving Nil	$ 0.61
Net Proceeds Credited:	$ 3.69

Members of Custodian Staff Present. Mr. Smith

Extracted from Auctioneering List No. Vancouver 521.

Remarks:

Moving charged in previous auctions.

NAME YAMAOKA, Seijiro

REGISTRATION NO. 00533 FILE NO. 1745

The following chattels were sold by public auction at 1047 Seymour St., Vancouver, B.C. on December 7, 1944.

Home	$ 2.25
Tools	2.05
Total	$ 4.30
Less Expenses: (Auctioneer's Fee: $ 0.43 (Advertising: 0.18 (Moving Bill	$ 0.61
Net Proceeds Credited:	$ 3.69

Members of Custodian Staff Present. Mr. Smith

Extracted from Auctioneering List No. Vancouver 521.

Remarks. Moving charged in previous auctions.

original for 4 May 9 Feb

STATEMENT RE SALE OF: Name: YAMAOKA, Seijiro

Catalogue No: 141 File No: 1745

Street Address: 2261 McGill St., Vancouver, B.C. Reg. No: 00533

Legal Description: 13/4/184.

Date of Sale and Adjustments ..... August 21, 1943 .....

	Debit	Credit
Sale Price		$ 1200.00
Real Estate Agents Commission	$ 60.00	
Charge for Valuation	5.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	3.50	
Encumbrances:		
~~Unpaid Vendor~~		
~~Mortgage~~		
~~Arrears of Taxes~~		
~~Other Charges~~		
Adjustments:		
Fire Insurance		1.98
Taxes		19.89
Water		5.40
	72.50	$ 1227.27

Net Proceeds credited to your account $ 1154.77

Date: February 7, 1946

Compiled by: George Peters

File No. 1745

7th Apr. 1948.

SUMMARY RELATIVE TO CLAIM OF
Seijiro YAMAOKA - Registration No.00533

REAL PROPERTY: Lot 13, Block 4, D.L. 184, Plan 178, D.N.W., known as 2201 McGill Street, Vancouver, B.C.

Property advertised for sale by Catalogue (No. 144)

Appraised by A. R. Harvey of Loewen & Harvey Ltd., 7th Sept. 1943 at $900.00.

3 tenders received

July 9/43	H.A. Roberts Ltd. for a client	$385.00
July 17/43	W. Slacke	$1200.00
July 19/43	Moore & Moore Ltd.	610.00

Sale to W. Slacke approved by Advisory Committee, 18th Aug. 1943.

Sold as of 21st Aug. 1943, to W.F.P. Slacke & Z.M. Slacke for $1200.00

	Assessed Value	Appraisal Sept. 7/43	Sale Price	Claimant's Valuation
Land	$650.00			
Improvements	900.00			
	$1550.00	$900.00	$1200.00	$1700.00
		Less sale price		1200.00
		Amount of claim		$ 500.00

Four room frame 1-storey dwelling on lot 49½' x 122'.

EXHIBIT No. 1364-5
DATE 7 June 1948
FILED BY

YAMAOKA, Seijiro (Mr.)
(Claimant's Name)

PERSONAL CHATTELS

00553
Reg. No.

Description of Major Items (and particularity of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
3 Piece chesterfield suite	1938	New	$275.	Good	$150.
6 piece bedroom suite	1937	"	185.	"	120.
1 General electric range	1941	Used (slightly)	95.	"	75.
Radio (combination General Electric radio and phonograph)	1931	New	275.	"	100.

The claimant is claiming on the chattels listed in the attached inventory valued at $483.

EXHIBIT No. 1364-1
DATE 7 June 1948
FILED BY Crown

Description of Storage of Goods:

The chattels were left on the premises by the claimant, The radio was turned over to the R.C.M.P.

General Statement as to Chattels not Described above:

Additional Comments, if any:

Summary

Estimated Value	$483.00
Proceeds of auction sale	175.78
Claim	$307.22

Signature

YAMAOKA, Seijiro (Mr.)
(Claimant's Name)

REAL ESTATE
(Other than farm)

00533
Reg. No.

Type of Premises (e.g. House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase
House	3	Frame	Residence	50' x 120'	1941	June 2nd

Type of Locality	Cost Price	Improvements made by Claimant		Estimated Value Date of Sale
Residential	$1200.00	Repairing plasters and applying 3 coats	$160.	$1800.00
		Repairs on roofs and front window	65.	
		Installing water line, radiators, and other plumbing	350.	
		Lawn and flower beds on front lawn	100.	

Comments re upkeep of premises:

EXHIBIT No. 1364-2
DATE 7 June 1948
RD BY R Ouimet

Comments re Appraiser's report not covered above:

Assessed value

Land	$650.
Improvements	900.
	$1550.

Rent $18.00 a month to a friend of claimant

Summary Estimated Value $1800.00

Original Claim	$1700.00
Sold by Custodian	1200.00
Claim	$ 500.00

Signature

DEC - 5 1947

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

1745

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

Pursuant to the notice issued on the 26th day of September, 1947, I submit the following claim:

(1) NAME Seiji R. YAMAOKA (Print) Surname Given Name **(RCMP) Reg. No.** 00535

(2) Pre-Evacuation Address 2261 McGILL ST VANCOUVER B.C.

(3) Present Address 4861 MOLSON ST MONTREAL P.Q.

(4) REAL ESTATE

(a) Street Address (if any) 2261 McGILL ST City or Municipality. VANCOUVER Province BC

(b) Legal description (lot number, block number, section number, etc.)

LOT 12
BLK 4
D.L. 184 GROUP (1) NEW WESTMINSTER DISTRICT

(c) Type of Real Property (cross out words which do not apply):

~~(i) Farm~~
(ii) Residence
~~(iii) Business~~
(iv) Any other type of property (describe)

Type of business

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one-third interest, leasehold, etc.)

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land - - - - - - - - - - - - - - - - - $
(ii) Buildings - - - - - - - - - - - - - - - $
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - - - - - - - - - - - - - $1,700 00
(v) Amount at which Custodian sold property and credited your account - - $1,200 00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 500 00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation 2261 McGILL ST VANCOUVER BC

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) HOUSE Room in Bad of my home and in BASEMENT

(c) How stored or packed at time of evacuation Trunk

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to terms of reference which exclude claims where the property was lost, destroyed or stolen while un the custody, control or management of any person other than the Custodian appointed by the own of the property. It involves some definite arrangement whereby you appointed someone to take ca of the property and such person accepted the responsibility of so doing. Unless such an arrangemen was made the question should be answered "in no one's care") Mrs. Lena Jacks
Jack's cleaners & Dyers Ltd
Corner Fifth and Main St Vancouver B.C.

(e) Itemized description of personal property which is the subject of the claim:

1.	Tea Set for 8, 27 piece	Estimated Value $ 13.00
2.	Large Dish 1	Estimated Value $ 6.00
3.	Rice Bowl 6	Estimated Value $ 1.50
4.	Japanese Tea cups S. 12	Estimated Value $ 3.00
5.	Cocktail Set 1	Estimated Value $ 10.00
6.	Flower pots 75	Estimated Value $ 10.00
7.		Estimated Value $
8.		Estimated Value $
9.		Estimated Value $
10.		Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $ 43.50

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ 543.38

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)

(b) Do you require the services of an interpreter at the hearing? Yes or no

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA,
of
TO WIT:

I, of the
of in the

DO SOLEMNLY DECLARE THAT:
The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the
of
in the of
this day of
A.D. 1947.

Iyamaka

A Commissioner &c.

N.B. — THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

CASE NO. 136.

IN THE MATTER OF THE "INQUIRIES ACT"
PART I, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

Montreal, P.Q.,
June 7th, 1948.

IN THE MATTER OF THE CLAIM OF
SEIJIRO YAMAOKA.

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq., appearing for the Dominion Government.

ROGER OUIMET, Esq., K.C., appearing for the Claimant.

A. WATSON, Esq., Secretary.
D.J. HANDFORD, Esq., Official Interpreter.
T.P. HOEHEIN, Esq., Official Reporter.

MR. OUIMET: In this case, my Lord, my instructions are that the claimant, when he completed the original claim was under the impression that only articles that were lost were to be included and not articles sold by the Custodian at auction. Now, he didn't give credit either for what was received from the Custodian, and that accounts for the fact that there is a discrepancy between the amended claim as we are filing them today and the original claim. The original claim was for land and building a total of $1700.00, less $1200.00 for which it was sold by the Custodian, leaving a net of $500.00. It remains the same as before.

As for personal chattels, the original estimated value is $463.00, less proceeds of auction sale $175.76, leaving a net claim of $307.22. This $175.76 had not been credited on the original claim.

SEIJIRO YAMAOKA, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. OUIMET:

Q Mr. Yamaoka, you are the claimant?

A Yes.

Q Would you take communication of a personal chattels claim form, together with inventory of personal chattels for a balance of $307.22 bearing your signature. Identify both the claim inventory and signature, and file these documents as Exhibit No. 1?

A Yes.

(STATEMENT MARKED EXHIBIT NO. 1).

Q Would you take communication of a real estate claim for $500.00 bearing your signature, and file this claim after identification as Exhibit No. 2?

A Yes.

(STATEMENT MARKED EXHIBIT NO. 2).

MR. OUIMET: Would my learned friend tender Mr. A.E. Harvey's appraisal of the real property of the 7th of September, 1943.

MR. HUNTER: I tender the appraisal of Loewen & Harvey appraising for $900.00 as Exhibit 3.

(APPRAISAL MARKED EXHIBIT NO. 3).

MR. OUIMET: Thank you. Government counsel has in his possession a photograph of the property which I would like to have identified and file as Exhibit No. 4.

(PHOTOGRAPH MARKED EXHIBIT NO. 4).

Q Mr. Yamaoka, would you take communication of a photograph of premises taken on April 9th, 1943, and say whether you are in a position to identify that building and the property reproduced on that photograph?

A: Yes.

Q What is that building or house?

A The house.

Q Whose house was it?

A: It was mine.

Q Yes, yours.

A: Yes, and the lawns were nicely grassed. I don't know, I can't see very clear from this but it was almost just like velvet when I left.

Q Oh, the grass?

A: The grass, when I left. In other words, I can't say.

Q Otherwise, did you say?

A I can't see anything there (indicating).

Q You can't see anything in there?

A No.

Q Does that give an idea of what your property was like or your house was like when you left it in 1942?

A Yes.

MR. GUINET: Would my learned friend tender the summary relative to the claim of Seijiro Yamaoka as at the 7th of April, 1948?

MR. HUNTER: As requested, I tender same as Exhibit 5.

(SUMMARY MARKED EXHIBIT NO. 5)

MR. GUINET: No further questions.

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value.

Your Lordship will observe from Exhibit 5 that in answer to the advertisement three tenders were received, the highest tender being for $1200.00, which was approved by the Advisory Committee and accepted.

The property was advertised under catalogue No. 144.

It is submitted that the personal property was sold for its fair market value. The analysis prepared is no longer suitable in view of the change, but I can give your Lordship some information on the things which were sold as shown on Exhibit 1. The three piece chesterfield suite sold for $51.00. There appears to be no record of the counter table. The declaration as shown in the J.P. form merely reads as follows: "Living equipment

and personal effects in owner's possession at 2261 McGill Street, Vancouver, B.C." and if your Lordship chooses to accept the counter table as having been declared under that general heading, then it would come under the category of "declared and not found". Otherwise there would be no record at any time.

The four pictures sold for 50 cents. The oak writing desk sold for $8.00. The five piece bedroom suite sold for $74.50. The two garden sprays were found but are now missing. The General Electric range sold for $12.00. The hose sold for $2.25. The garden tools sold for $2.05. The radio sold for $30.00. Your Lordship will observe the radio was purchased new in 1931. It was sold on January 27th, 1944. At that time it would have been 13 years old.

Most of the items sold were sold in a sale on January 20th, 1944, although the hose and the tools were sold on December 7th, 1944.

It appears to be a question of value, my lord. The only thing that is rather a bad discrepancy is the General Electric range, which was apparently purchased in 1941, and it was sold for $12.00.

THE COMMISSIONER: There does seem to be something wrong about that.

CROSS-EXAMINATION BY MR. HUNTER:

Q Where did you leave the range?

A The range? Right in the kitchen.

Q Right where it was being used? A: Oh yes, all

the time.

Q Did you have any other electric stove?

A No, just one.

Q There couldn't be any question of difference in the items sold?

A: No, just the one we had.

Q When you left you gave Hacker a power of attorney to look after your affairs, didn't you?

A Yes.

Q And they leased the property to a Mrs. Whelan?

A Yes.

Q Do you know whether they leased it to her furnished?

A Yes.

Q She would have been using the stove, I presume?

A Oh yes, she did.

MR. HUNTER: The only thing I can suggest, my Lord, is that the stove suffered from usage.

THE COMMISSIONER: You might ascertain whether it was new or secondhand when it was bought.

MR. HUNTER: It says new in the statement. No, I am sorry, it says "used slightly".

Q Do you know how old it was when you purchased the stove?

A: I couldn't tell you exactly. One coil was repaired since.

Q That was after?

A: They repaired that after I left.

THE COMMISSIONER: It was repaired after he left?

MR. HUNTER: Yes.

A I mean the coil. They put a new one in.

Q An element, you mean?

A Yes. Something happened to the element, or one of them.

Q You don't know how old the stove was when you bought it?

A: I can't tell you exactly but it was in good condition. I checked it up myself and it was nice and clean inside, almost new.

Q Where did you buy it?

A From the lady we bought the house from.

Q You mean you bought it with the house?

A No, not at the same time, but from the same person.

MR. HUNTER: Unless your Lordship has something, that is all.

THE COMMISSIONER: That seems to be all we can get. Is there anything further, Mr. Guimet?

MR. GUIMET: Q: Is there anything you wish to add, Mr. Yamaoka?

A That is all.

MR. GUIMET: Thank you. That is all, my lord.

THE COMMISSIONER: Thank you, Mr. Yamaoka.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

T.P. Horrobin

"T.P. HORROBIN"
OFFICIAL REPORTER.

DEFENCE BRIEF

Montreal, Que.
7 June 1948

Seiiiro YAMAOKA

File No. 1745

Case No. ~~1366~~ 1364

REAL PROPERTY CLAIM

1. Real Property Claim	Appraised at	Sold for
$1700.00	$900.00	$1200.00

Witnesses: Loewen & Harvey, Appraisers.

Ex. 2 - Real Estate Statement
Ex. 3 - Appraisal
Ex. 4 - Photo of House
Ex. 5 - Summary of claim dated 7 Apr. 1948

Real property sold for fair market value.

PERSONAL PROPERTY CLAIM

2. Chattel Claim

$483.00 (a) All sold at auction for $182.40

Witnesses: Thompson & B., Auctioneers.
Willard, "
Smith)
Wills) Attended sales.

Ex. 1 - Chattels statement.
Trans.4 & 5 "Centre table" was sold for 2.50 ---- described on auction sheet as "end table".
Trans.5 & 6. If the range was one of the "high oven" models, which is not improbable, even if it had been equal to new in appearance, the price obtained at auction would not be out of line.
Ex. 1 The 2 garden sprays -- claim 2.50 --- were probably sold either with the hose or the tools therefore, they are included as "Goods sold by auction".

Personal property sold for fair market value.
Analysis unsuitable owing to change of claim.

RWN/mw

Name of Claimant YAMAOKA, Seijiro Case 1366

Custodian File 1745

REAL PROPERTY												
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		Sale Price	Total Award 125% of all Sale Prices:		
						% of Total	Amount		% of Total	Amount	
1200.00	60.00 12.50										72.50 ✓

PERSONAL PROPERTY								
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 & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS						
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	

MISCELLANEOUS CHATTELS								
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	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
395.50	170.40	51.12	43.37%	12.50	5.42			56.54 ✓

TOTAL RECOMMENDATION	129.04 ✓

1540

1745

December 8th, 1950.

Mr. Seijiro YAMAOKA,
3067 Verdun Ave.,
Verdun, Montreal,
P. Q.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1364

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 ... $129.04.

Cheque in your favour is enclosed for $121.58

and we have paid the Co-Operative Committee .. $ 7.46

for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS/js
1 encl.