

5902

Steveston  
OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

FILE NO. 5902

To be completed by persons of the Japanese race having no property in any protected area.

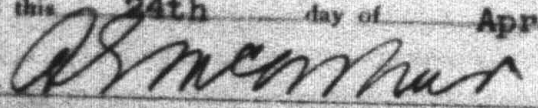
NAME: URANO, Kikuya (Mrs. Tsurukichi)HOME ADDRESS: Williams Rd., between #1 Rd. and railway, Steveston, B. C. REGISTRATION No. 05213SEX: Female AGE: 28 MARRIED? yesOCCUPATION AND EMPLOYER: HousewifeNAME OF WIFE OR HUSBAND: Tsurukichi ADDRESS: Williams Rd., Steveston, B. C.

|                           |                      |          |              |
|---------------------------|----------------------|----------|--------------|
| NAMES OF LIVING CHILDREN: | <u>Sakae (F) 15</u>  | ADDRESS: | <u>" " "</u> |
|                           | <u>Minoru (M) 12</u> | ADDRESS: | <u>" " "</u> |
|                           | <u>Hiromu (M) 10</u> | ADDRESS: | <u>" " "</u> |
|                           | <u>Chiyoko (F) 1</u> | ADDRESS: | <u>" " "</u> |

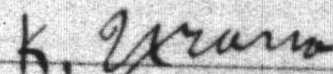
I certify that the above information is true and complete and state that I have no property of any kind whatsoever in any protected area in British Columbia.

Dated this 24th day of April 1942.

WITNESS:



(Signature)



LIST OF LIABILITIES:

None

HOW DO YOU PROPOSE TO PAY THESE OFF?

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE May 5, 1947.

Our File No. 5902

Full Name URANO, Mikawa (Mrs. Tsurukichi)  
(Surname in Block Letters)

Registration No. 05213

Male - Female ☒  
(Check)

Age December 1, 1914.

Former Address A. A. No. 1, Steveston, B. C.

Date Evacuated May 1, 1942.

Naturalized - Canadian-Born - National ☒  
(Check)

Present Address

c/o J. E. Smith, Coaldale, Alta.

~~W. E. Smith~~, Coaldale, Alta. (5/5/47)

☒ Married - Single  
(Check)

Name of Wife ---

Name of Husband Tsurukichi #05210

Name of Mother ---

Name of Father ---

Names of Children under 16 ---

See husband's sheet.

Requested by E.C.T.

Registered with Custodian yes  
(Yes or No)

Additional Information ---

198.05 } 5902  
          } 5956

190.78 } 5956

388.83

481 5902  
File Nos. 5956 & 5962.  
Catalogue No. 574.

January 31st, 1945.

**MEMORANDUM**

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Taurakichi URANO  
Kikayo URANO  
Wm. of Richmond  
Lot 7 to 11 incl. and Lots 49  
to 58 incl., E1/4<sup>th</sup> of Sec.  
34, E1/4<sup>th</sup> & S., Range 7 W., Map  
220. D. N. E.

With reference to the above property which was recorded in  
the New Westminster Land Registry Office, dated December 21st, 1944,  
we attach herewith the following documents in connection therewith.

1. Copy of application number 181596-E, dated December 21st,  
1944, registering a Deed from Allen Earl Stoves to Taurakichi  
URANO and Kikayo URANO.
2. Copy of application number 181597-E, dated December 21st,  
1944, registering the property in the name of the Custodian  
(Transmission).
3. Copy of application number 181598-E, dated December 21st,  
1944, registering the property in the name of The Director,  
The Veterans' Land Act (Deed).
4. Duplicate of Transmission dated December 4th, 1944.
5. Duplicate of Deed dated December 4th, 1944 - Secretary of  
State to The Director, The Veterans' Land Act.
6. Certificate of Indefeasible Title number 181598-E, dated  
January 22nd, 1945, covering the above property in the  
name of The Director, The Veterans' Land Act.

*D. A. Cramer*

DAC:JS  
Mch.

Catalogue No. 574  
Files Nos. 5936 & 5932  
No. 1 Mi. E. of Steveston Highway,  
Lot 7 to 11 incl. and Lots 49 to 58 incl.  
Blk. "A" of Sec. 34, Blk. 4E., Range 7W., Map 710, DWT.

February 20, 1945.

THE DIRECTOR, THE VETERANS' LAND ACT  
(purchaser)

In account with: The Custodian of Enemy Property

CORRECTED STATEMENT OF ADJUSTMENTS

(As at August 25, 1944.)

|                                                             | DEBIT             | CREDIT            |
|-------------------------------------------------------------|-------------------|-------------------|
| Purchase price                                              | \$3,200.00        |                   |
| Registration fees on deed - \$3,200.00                      | 3.50              |                   |
| Purchaser's proportion of 1944 taxes -<br>128/365 x \$59.30 | 20.80             |                   |
| Balance owing by purchaser                                  |                   | \$3,224.30        |
|                                                             | <u>\$3,224.30</u> | <u>\$3,224.30</u> |

BALANCE OWING BY PURCHASER \$3,224.30

## STATEMENT RE SALE OF:

URANO, Tsurumichi # 05210  
Name: URANO, Kinuyo # 05213

Catalogue No: 874

File No: 9956 &amp; 5902

Street Address: No. 1 Rd. S. of Stevenson, B.C.

Legal Description: 7-11, 49-30, 1/34/200/170/710.

Date of Sale and Adjustments ..... August 25th, 1944 .....

Sale Price 3200.00

~~Real Estate Agents Commission~~

0

Charge for Valuation 7.50

Charge for Advertising 4.00

Land Registry Office Transmission Fee 13.40

## Encumbrances:

Unpaid Vendor 2922.05

~~Mortgage~~~~Assessment of Taxes~~~~Other Charges~~

## Adjustments:

~~Fire Insurance~~

Proportion Taxes 36.95

Less Paid on A/C 27.14

29.81

Water

2976.76

3200.00

Net Proceeds credited to your account as of August 25, 1944 223.24

Date:..... March 19th, 1945 .....

Compiled by:..... George Peters .....

C-56

November 22nd, 1944.

The Registrar,  
Land Registry Office,  
NEW WESTMINSTER, B. C.

Dear Sir:

Re: Lots 7, 8, 9, 10 & 11, Lots 49 to  
58 incl. of B.L.S. "A", Sec. 34, B.C.,  
R.V. Map 710, Munc. Richmond, B.C.

In preparing the transmission of title of the above  
property to the Custodian we find an obstacle in the number  
given of the Vesting recorded on the title.

Title to the property is in the name of Allen Earl  
Yeaves and there exists an unregistered Agreement for Sale to  
Tsurukichi and Kikuye URANO. The interests of both parties in  
this Agreement have been vested by us, that of Tsurukichi URANO  
on the 17th of January, 1944 as No. 26559 and on the 14th of  
March, 1944 as No. 26718, the two vestings covering two portions  
of property. We also sent a Vesting Certificate on October 25th,  
1944, covering the interest of Kikuye URANO in the same property  
which is registered as No. 26559 on October 27th, 1944. The diff-  
iculty arises from the two vestings which have been given Number  
26559, one in January and one in October, and we cannot state in  
the transmission that two vestings on different dates can have the  
same filing number. We suggest that if approved by you, a new  
number should be given the vesting made on the 27th of October.  
If this cannot be done, kindly let us have your recommendation.

Yours truly,

Ian Macpherson,  
Title Examiner.

IM:AM

November 27th, 1944

REAL PROPERTY MEMORANDUM

FILE NO: 9996 and 9902  
NAME: Tsurukichi URANO and Kikuyo URANO  
CATALOGUE NO: 874  
RE: No. 1 Road, North of Steveston Highway  
Vacant Land

**CERTIFICATE OF ENCUMBRANCE:**

Description of Property: Lots 7 to 11 inclusive and 49 to 58 inclusive of Block "A" of Section 34, Block 4 North, Range 7 West, Map 720, Municipality of Richmond, in the District of New Westminster

Encumbrances: Balance of \$2,887.44, plus interest, owing under Agreement for Sale.

Taxes: 1944 taxes paid.

Vested: Nos. 26559, 26718 and 26559

VALUATION BY APPRAISER: \$ 2,775.00

AMOUNT OF BID: \$ 3,200.00

APPROVED BY ADVISORY COMMITTEE: September 7th, 1944

AMOUNT RECEIVED BY CUSTODIAN: Full amount of the purchase price to be paid on delivery of Title.

NAME OF PURCHASER: The Director, Veterans' Land Act

KW/JV  
Attach.

K. W. WRIGHT

9956 & 9902.  
Catalogue No. 874.

December 15th, 1944.

Harry G. Johnston, K. C.,  
Barrister and Solicitor,  
P. O. Box 335,  
New Westminster, B. C.

Dear Sir: Estate of D.A. McKee and T. & K. URANO.  
Lots 7 to 11 and 49 to 58, Blk. "A",  
Sec. 34, Blk. 4 N., Range 7 W., Map 710,  
City of Richmond, B. C.

With reference to the above described property and your statement of September 18th, we are now prepared to issue a cheque in the sum of \$2,922.05, which includes interest at the rate of six per cent up to December 20th, 1944. Will you please confirm this over the telephone to the writer. We would like you to do this first thing Saturday morning. I might say that I have been trying to contact you at your office by telephone today, but have been unable to do so.

Thanking you for your prompt attention.

Yours truly,



D.A. Gruner  
(Conveyancer)

PAC. 6131

DAC:JS

5956  
5902  
4935  
5157  
12457

11th September, 1945.

Major T. Todrick,  
The Soldier Settlement and Veterans' Land Act,  
518 Rogers Building,  
Vancouver, B. C.

Dear Sir:

I find that there are a few sales which are being held up for registration on account of some difference of opinion in regard to the responsibility for payment of the usual registration fees. The specific cases are as follows:

|                                                              | <u>Reg. Charges</u> |
|--------------------------------------------------------------|---------------------|
| Cat.No.874 - No.1 Rd. N. of Steveston Highway                | \$10.90             |
| Special Ad. - Lot 3 of NW $\frac{1}{4}$ 30/2/1607<br>14/4/45 | 12.50               |

I am fully aware that in regard to the bulk sale for a large number of properties which was originally made between our two departments that special arrangements were agreed upon by the Registrar and that because of those arrangements your department was only required to pay a flat fee.

Subsequent negotiations for the sale of individual properties have been entirely on the basis of our regular policy of advertisement and the consideration of offers in line with valuations and upon the approval of our Advisory Committee. In this regard you are aware that in some cases your offers were rejected and in others you have been prepared to revise your offer to an acceptable minimum.

I note that in regard to Lot 3 of the N.W.  $\frac{1}{4}$  of Section 30 in your letter of August 2nd you state "that upon production to me of such certificate of title free from encumbrances, I shall be in a position to make payment to you of the said purchase price subject to adjustment of taxes and rentals to the date of your acceptance" and that you omit specific reference to registration fees.

The matter of the payment of the purchase price of the property being delayed until Certificate of Title issues has not been a point of difference in view of the fact that two Government Departments are concerned. The necessary costs involved in securing registration which is ordinarily borne by the purchaser however, have not been assumed by this office. Our acceptance letter indicates that "after the documents have been registered a statement of adjustment of taxes etc. will be prepared, including registration fees".

WMA/SMA

F. G. Shears,  
Director.

Yours truly,

My Advisory Committee has agreed to the offers which you have made on the understanding that our regular practice will be followed. In this connection the Japanese agents have been informed that their property is being sold for a particular sum "subject to the usual adjustments". The documents in connection with the above two properties have not yet been presented for registration, but in order that these transactions may be completed, will you kindly confirm that the charges in question will be assumed by your department.

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

Your File No. 5956, 5902,  
4935, 5157, 12457  
Please Quote BC/750P  
BC/537P

COPY

518 Rogers Building,  
VANCOUVER, B. C.  
September 28th, 1945.

*File 5907*  
*Cramer*

Mr. F. G. Shears,  
Director, Office of the Custodian,  
506 Royal Bank Building,  
VANCOUVER, B. C.

Dear Mr. Shears:

I refer you to your letter to me of the 11th instant. I have made inquiries from the Registrar of Titles at New Westminster with regard to the two properties referred to in your letter. He states that the only fee he can charge on the registration of conveyances to the Director, The Veterans' Land Act, is one of \$3.50 in respect of each application. He points out, however, that in respect of Lot 3 of the NW $\frac{1}{4}$ , Section 30/2/1607, extra fees were necessary to be paid by your Department because a transmission was involved.

With regard to the fee of \$3.50 payable on registration of title in the name of the Director, this Department is willing to pay this but should not be called upon to pay any other or additional fees required to be paid to vest title in the Secretary of State or the Custodian.

Yours truly,

"T. Todrick"

T. Todrick,  
SOLICITOR, VETERANS' LAND ACT.

TT:MH

5956 & (5902)

REGISTERED MAIL

May 5, 1947.

Mr. & Mrs. Tsurukichi UMANO,  
Registration Nos. 05210 & 05213,  
c/o F. Bond,  
Coaldale, Alberta.

Dear Sir and Madam:

Enclosed please find our cheque in the  
amount of \$273.23, being the entire balance of your accounts  
with the Custodian.

This cheque is made up as follows:

|                                                   |                 |
|---------------------------------------------------|-----------------|
| Sale of chattels .....                            | \$ 75.18        |
| Bal. from sale of real property .....             | 193.05          |
| refund of B.C. Electric security<br>deposit ..... | 5.00            |
|                                                   | <u>\$273.23</u> |

Kindly acknowledge receipt of this cheque.

Yours truly,

George Peters,  
Office of the Custodian.

GP/EL  
Enc. - Cheque for \$273.23

*Cheque returned May 15/47  
see file 5956 for receipt  
G.P.*

5956/5902

24th November, 1947.

Messrs. Ritchie & Huckvale,  
Acadie Building,  
612 Third Ave., S.,  
Lethbridge, Alta.

Dear Sirs,

RE: Tsurukichi URANO  
Regn. No. 05210

We beg to acknowledge receipt of your communications of the 20th inst. addressed to The Commissioner, and referred to this office for answer.

For your information please, the property leased by the above-mentioned Japanese from Miss Edith Alice STEEVES, was sold by this office as "Catalogue No. 574".

His interest in the premises erected thereon by himself was acknowledged by Miss Steeves, and upon sale this building was appraised by order of this office and the amount of appraisal was deducted from the proceeds of sale and credited to Urano.

All particulars in regard to the sale and the funds credited to Urano in consequence, were forwarded to Mr. and Mrs. Urano by this office on 19th March, 1946.

On 5th May, 1947, a cheque in the amount of \$273.23, being net proceeds derived from the sale of the aforementioned building, plus balance of account derived from other sources, was forwarded to Urano. This cheque was returned without comment to this office and re-deposited to his credit.

Trusting that the above information will be of service to you.

Yours truly,

J. Cuming

OFFICE OF THE CUSTODIAN.

JC/..

5956/5902

*Requisitions & letter of  
8/12/47 on 5956*

REGISTERED

12th December, 1947.

Mr. Tsurukichi URANO,  
Regn. No. 05210,  
Box 17, Coaldale, Alta.

Dear Sir,

We beg to acknowledge receipt of your letter of the 8th inst.

Notification to you of our collection of McKim Bros. outstanding account in the amount of \$115.60 presumably crossed in the mails, however, we might reiterate to the extent of informing you that your claim was paid and the money deposited to your credit at this office. Your request for the Agreement cannot be concurred in as the account was collected by this office and it will be necessary for us to keep the copy on file. No legal charges have been assessed you in connection with collection of the above.

In response to your request we are again forwarding you final balances of accounts, and in that regard, please find attached our cheque in the amount of \$388.83.

For your information and records we are also enclosing a statement covering both your personal account and the joint account maintained in your name and your wife's.

Yours truly,

*[Signature]*  
J. G. G. G.  
OFFICE OF THE CUSTODIAN.

JC/..

Encl. Ck \$388.83  
Stmt Acct

5956/5902

12th December, 1947.

STATEMENT OF ACCOUNTS

| <u>JOINT ACCOUNT</u> |                                             | DEBIT  | CREDIT  | BALANCE   |
|----------------------|---------------------------------------------|--------|---------|-----------|
| 1942 6 Sep           | Rents collected                             |        | \$ 100. |           |
|                      | Agent's commission                          | \$ 5.  |         |           |
|                      | Taxes 1942                                  | 87.07  |         |           |
| 1943 5 Apr           | Rent's collected                            |        | 95.     |           |
|                      | Land Registry Office (Cert. of Encumbrance) | 2.     |         |           |
| 1944                 | Taxes 1943                                  | 98.98  |         |           |
|                      | Taxes (part 1944)                           | 27.14  |         |           |
|                      | Credit re Sale of Property                  |        | 223.24  |           |
|                      |                                             | 220.19 | 418.24  | \$ 198.05 |

SINGLE ACCOUNT

|             |                                   |        |        |           |
|-------------|-----------------------------------|--------|--------|-----------|
| 1944 16 May | Sale of Truck                     |        | 750.   |           |
|             | Appraisal of Truck                | 3.     |        |           |
|             | Towing truck to Auction           | 6.     |        |           |
| 19 Jun      | Shipping charges                  | 15.    |        |           |
| 6 Jul       | Personal use                      | 350.   |        |           |
| 1 Dec       | Personal use                      | 90.    |        |           |
| 1 Dec       | Cdn. Industries Ltd. paymt of a/c | 129.50 |        |           |
| 1945 6 Aug  | BCER refund of Sec. Deposit       |        | 5.     |           |
| 1944 16 May | Admin. Chges Auction of Truck     | 86.32  |        |           |
| 1947 2 Dec  | McKim Bros. paymt of a/c          |        | 115.60 |           |
|             |                                   | 679.82 | 870.60 | \$ 190.78 |

12 Dec 1947 TOTAL CREDIT

\$ 388.83

5902/5956

REGISTERED

1st October, 1948.

Mr. & Mrs. Tsurukichi URANO,  
Box 17,  
Coaldale, Alta.

|                    |                  |
|--------------------|------------------|
| EVALUATION SECTION |                  |
| NOV 30 1948        |                  |
| 5902/5956          |                  |
| Retained           | <i>J. Cuming</i> |

Dear Sir and Madam,

On previous occasions when this Office has attempted to close your accounts you have returned the cheque to this office for re-deposit with the explanation that as you had a claim awaiting presentation to the Commissioner, you (presumably) felt that the acceptance of same might jeopardize your hearing.

It has been considered by the Custodian that the owner of funds held at this office would rather have same under his control for use as working capital. The Honourable Mr. Justice H.I. Bird, Commissioner of the Japanese Property Claims Commission was approached in that regard and he has ruled that the acceptance by any Japanese of any credit balance would not in any manner affect the claim.

In view of the above ruling we are today forwarding herewith Custodian cheque in the amount of \$428.23 being balance of your joint and single accounts held to your credit at this office. This amount is made up as follows:

|                      |                                          |                 |
|----------------------|------------------------------------------|-----------------|
| <u>JOINT ACCOUNT</u> | As per statement rendered                | \$198.05        |
| <u>T. URANO</u>      | As per statement rendered                | 75.18           |
|                      | Credit re sale of bldgs on Steeves prop. | 155.00          |
|                      |                                          | <u>\$428.23</u> |

In order that this office may be assured of your receipt of the above cheque it is requested please that you sign and date the duplicate copy of this letter and return same in the stamped, self-addressed envelope enclosed for your convenience.

Yours truly,

*J. Cuming*  
OFFICE OF THE CUSTODIAN

JC/..  
Encl: Ck\$428.23  
Dupl.  
Envl.

CUSTODIAN,  
Vancouver, B.C. *Nov 6* .....1948

Receipt of the above cheque is acknowledged hereby.

*T. & K. Urano*

