

7749

secondary
business
to the
REAL ESTATE

BUREAU POWELL STREET

FILE NO.

13181

7749

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: YATABE Ei ji

HOME ADDRESS: 2812 Yew Street, Vancouver, B. C.

REGISTRATION NUMBER 07250 SEX: Male AGE: 25

OCCUPATION: Horticulturalist,

(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: brother, Masao Robert, same address.

MARRIED? no

NAME OF WIFE OR HUSBAND: none

ADDRESS OF WIFE OR HUSBAND: none

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: 2812 Yew Street, City of Vancouver,

Lot 1, block 404, district lot 526, Group 1, New Westminster

District, Title deed number unknown.

2. BUILDINGS AND OTHER IMPROVEMENTS: One 7 room, 2 storey, frame

building. One unfinished garage.

3. INSURANCE (Give particulars; state where policies are) New England Fire Insurance Co.

Policy in own possession, number 6251394. Amount \$1000.00

4. TAXES (Amount and where payable) \$63.50 payable City of Vancouver, 1941 paid.

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

Mr. William Bowyer, in August 1941, ~~for \$1200.00~~ Purchase price \$1200.00

Cash paid \$400.00. Balance due \$800.00. This is to be paid off \$20.00 per

month. Already paid \$260.00. The \$400.00 was payable to Mr. Bowyer the

rest payable to the City of Vancouver. (Mr. Bowyer had paid \$300.00 to the

City. Declarant reimbursed Mr. Bowyer and added \$100.00 for services rendered)

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by declarant, when he is

evacuated the house will be put into the hands of Macaulay Nicolls

Maitland & Co. Ltd., 435 Howe Street, (agents) for rental.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. Vancouver City Court House.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. Brother Masao Robert has joint interest with declarant

9. IF FARM LAND STATE CROPS SOWN

none

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:

none

2. LANDLORD'S NAME AND ADDRESS:

none

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

none

4. STATE WHEREABOUTS OF LEASE:

none

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

none

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

none

STATEMENT OF PERSONAL PROPERTY OWNED:

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

2818. Yew Street, Vancouver, B. C.

1. dining room table with 3 removable leaves, 6 dining room chairs, 1 settee, 2 combination writing desks and bookcases, 1 dining room table (used in kitchen) 1 kitchen range (combination coal & gas) jewel Bl-oven Ser. #14052, 1 water tank, 1 9x9 rug, 1 couch, 1 drawing desk, 5 small tables, 3 bureaus with mirrors, 2 double beds with springs and mattresses, 1 double size bed w (sides and ends), 1 single size bed with springs and mattress, 1 small heater stove (in basement room) 1 movable closet, 1 hat and coat stand, 1 cupboard (dining room), 1 bookcase

These things will be left at the above address and the key will be given to the agent Macaulay Nicolais Matland for a new tenant.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

none

CLAIM ON ANY SUCH PROPERTY

none

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

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: _____

none

9. LIFE INSURANCE: _____

none

10. INTEREST IN ANY ESTATES OR TRUSTS: _____

none

11. SAFETY DEPOSIT BOX: _____

none

LIABILITIES:

1. PERSONAL DEBTS: _____

none

2. TRADE DEBTS: _____

none

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

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

Dated this 15th day of October 1942.

(Signature)

*Jiji Yalate**D. M. Chope*
Witness

FOR DEPARTMENTAL USE _____

PD 3/12/42

INFORMATION FROM R.C.M.P.

Date August 27, 1943

Our File No. 7749

Full Name YATABE, Eiji
(Surname in Block Letters)

Registration No. 07250

Male - Female
(check)

Age May 18, 1917

Former Address 2818 Yew Street, Vancouver, B. C.

Date Evacuated 31/10/42 Naturalized - Canadian-Born - National
(check)

Present Address 156 Augusta Avenue, Toronto, Ontario (27/3/45)

Married - Single
(check)

Name of Wife _____

Name of Husband _____

Name of Mother Nee' MAKUTA, Tsune

Name of Father YANAGISAWA, Gensuki (deceased)

Names of Children under 16 _____

Requested by ECT

Registered with Custodian _____
(Yes or No)

Additional Information Gardener.

REAL PROPERTY SUMMARY

Catalogue No. 296

October

Masao Robert YATABE (Mr.)
Eiji YATABE (Mr.)

Reg. No. 00249
Reg. No. 07250

File No. 1765
File No. 7749

Civic Address: 2818 Yew Street, Vancouver, British Columbia.

Legal Description: Lot 1, Blk. 404, D.L. 526, H.W.D., Plan 2300.

Classification: Dwelling (7 rooms)

(SOLD)

Registered in the name of: City of Vancouver.

State of Title

- 1 Encumbered.
- 24810 M. 12/8/41. 10. William Bowyer. Right to Purchase for \$1200.00 Int. 6%, from City of Vancouver.
- 25224 M. 3/9/41. 12.20. Masao Robert Yatabe, and Eiji Yatabe, Assignment of 24810M.
- Balance of principal and interest in the amount of \$774.36 paid to City of Vancouver on October 12, 1944.

Sold to

- 1 James Eccleston, 2818 Yew Street, Vancouver, B.C.

For

- 1 \$1500.00 cash

As at

- 1 August 14, 1944.

Title is held in Vancouver Land Registry Office - registered Mortgage, 48800 M.

Funds from above sale released to open credit of Joint Account of Masao Robert Yatabe and Eiji Yatabe, October 12th, 1944. (Net amount \$670.44)

Fire Insurance

- 1 Peapack Underwriters Agency Co. #149137 for \$1000.00 on above property transferred to James Eccleston on October 27th, 1944.

Administration:

This property, consisting of a two-storey, 7-room frame house, was reported on by Macaulay Nicholls & Maitland as being in very poor condition indeed. The Yatabes, through the above agents, leased these premises for two years from October 27, 1942, to a Mr. J. Eccleston at \$15.00 per month. The low rental was due to the very dilapidated state of the property and one of the conditions of the Lease was that the Lessee, having inspected the building, was aware of its poor condition and agreed to make all necessary repairs, alterations and decorations at his own expense. This was done and no charges for repairs were incurred by us during the rental period. From November 1942 to August 1944 rents were paid regularly through the agents and the property was sold to the tenants for \$1500.00, which was \$100.00 in excess of the valuation of \$1400.00.

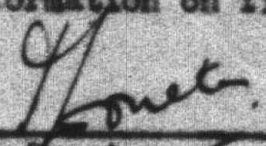
Real Property Summary - cont'd.

Administration - continued

Under an Agreement for Sale there was the sum of \$774.36 owing to the City of Vancouver by the Yatabes and this amount was repaid on October 10th, 1944 prior to final adjustments being made.

The sale was effected through the afore-mentioned agents and the above resume' covers the essential points of the administration of this property, which it will be seen presented no difficulties.

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



P. Douet.

PD/ER
December 13th, 1945.

20th September, 1944.

REAL PROPERTY MEMORANDUM

FILE NO: 1765 and 7749
NAME: Masao Robert Yatabe and Eiji Yatabe
CATALOGUE NO: 296
RE: 2815 Yew Street, Vancouver, B.C.
- Dwelling.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, Lot 1, Block 404,
District Lot 526, Group 1, New
Westminster District, Plan 2300.

Encumbrances: 24810 M. 12/8/41. 10. William Bowyer.
Right to Purchase for \$1200. Int.
6%, from City of Vancouver.

25224 M. 3/9/41. 12.20. Masao Robert
Yatabe, and Eiji Yatabe, Assignment
of 24810M.

Balance of principal of \$749.86 and
interest to be discharged from
proceeds of sale.

Taxes: 1944 taxes of \$30.00 paid. No arrears
or consolidated.

Vested: 35579

VALUATION BY APPRAISER: \$1400.00

AMOUNT OF BID: \$1500.00

APPROVED BY ADVISORY COMMITTEE: July 28th, 1944.

AMOUNT RECEIVED BY CUSTODIAN: \$1,500.00

NAME OF PURCHASER: James Eccleston

K.W. WRIGHT

KWW/DO
Attachs

SUMMARY of LIABILITIES

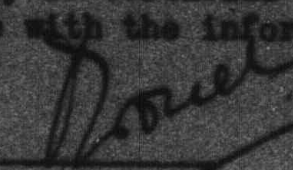
File No. 7749

October 9th, 1945

Re: Eiji YATABE (Mr.)
Registration No. 07250.

The only claim registered against the above Japanese person is one for \$25.00 by Dr. M. Uchida, and this has been withdrawn.

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


P. Doust.

PERSONAL PROPERTY SUMMARY

File No. 7749

October 9, 1945

Re: Eiji YATABE (Mr.)
Registration No. 07250.

Chattels: The above Evacuee declared some furniture but on November 2, 1942 this person called at this office and explained that all the contents of the house had been sold.

On a memorandum on file dated February 8, 1943, it appeared that some effects of another Japanese, namely Mrs. Sumiko Iwamoto, were left in a padlocked room in the basement of these premises (2818 Yew Street), but on March 5th, 1943, these chattels were moved to storage at 992 Powell Street.

Life Insurance:

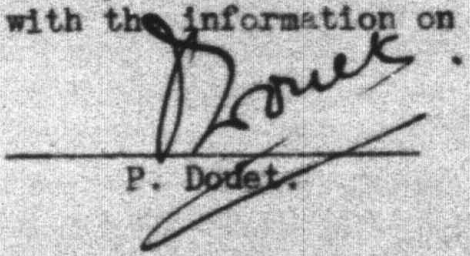
The only reference that is made to any life insurance of the above Japanese person is a Form D showing that Yatabe has a Prudential policy for \$301.00. Presumably this policy is in the owner's possession.

Specified Articles:

No Specified Articles were declared or indicated on this file.

NO OTHER PERSONAL PROPERTY OF THE ABOVE JAPANESE PERSON IS REVEALED ON THIS FILE

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


P. Dodet.

1765 - 7749

REGISTERED MAIL

December 13th, 1949.

Mr. Masao Robert YATABE, and
Mr. Riji YATABE,
Reg. Nos. 00449 and 07490,
150 Augusta Avenue,
Toronto 2-8, Ontario.

Dear Sirs:

We refer to E. Yatabe's letter of September 6th and S. S. Yatabe's letter of October 24th regarding the forwarding of the balance of your funds and regret the delay that has occurred in writing you finally.

From time to time you have been advised in regard to the administration of your affairs and this now being completed it is felt that you would now appreciate being supplied with a brief summary.

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

You will recall the circumstances under which you leased your jointly owned property at 2615 Yew Street, Vancouver, through Macaulay, Nicolls, Saltland & Company for two years from October 27th, 1942 at \$15.00 per month, to a Mr. J. Beelinton. Owing to the poor condition of the property it was stipulated in the Lease that the tenant should undertake all repairs, decorations, etc., which he did, and during his tenancy which ended in August 1944 when the property was sold to him no repairs were incurred for your account.

As previously advised, the property was sold to Mr. Beelinton for \$1900.00 cash which figure was in excess of the independent valuation made. From the sale price there was owed by you to the City of Vancouver the sum of \$774.96 under an Agreement for Sale, and this was repaid from the sale price obtained.

No chattels were declared by E. S. Yatabe and as the chattels declared by E. Yatabe were all sold by him in accordance with his advice to us on November 2, 1942, no further comment on this subject is necessary.

The only claim that appeared on your files was that of Dr. H. Uchida against Riji Yatabe, but this claim was eventually withdrawn.

- 2 -
Messrs. Messrs Robert and Riji YATANE

December 13th, 1945

Our files indicate that you both have life insurance policies with the Prudential Insurance Company of America but in neither case was this office requested to pay any premiums and we assume, therefore, that these have been handled by you direct with the above company.

In our letter to you of March 27th, 1945 we enclosed a detailed statement showing the net proceeds obtained from the sale of your property, and at the same time a further statement was enclosed showing the credit balance standing to your joint account, namely \$668.92. There is no change in this figure and in view of Riji Yatabe's written authority that this amount be forwarded to his brother, Messrs Robert Yatabe, a cheque for the above amount is enclosed.

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

Yours truly,

P. Douet,
Administration Department

PA/28
Enc. 3

1765 - 7249

March 27th, 1945.

Mr. Hiji YATANI,
Reg. No. 07250,
155 Augusta Avenue,
Toronto, Ontario.

Dear Sir:

Re: Catalogue No. 296
2618 Yew St., Vancouver, B.C.
Lot 1, Blk. 404, D.L. 926.

Please be informed that the above property has been sold as of August 14th, 1944 for the sum of \$1500.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

Rents, less expenses, up to the mentioned date, have been credited to your joint account and adjustments of unearned taxes and any insurance premiums have also been credited to you.

We would point out that at the time the property was sold there was owing to the City of Vancouver Principal of \$749.86 and Interest of \$24.30—this of course had to be paid from the price obtained for the property, namely \$1500.00, and these items are shown in the attached statement giving details of the sale and the net proceeds credited to your joint account.

We are also enclosing a general statement of your account up to date which includes the net figure to which reference has already been made.

Yours truly,

P. Doust,
Administration Department

PD/ER
Encs.
cc to B. C. Security Commission.

STATEMENT RE SALE OF:

Catalogue No: 296

Street Address: 2818 Yew St.

Legal Description: 1/404/526

Name: YATABE, Masao(Robert)

File No: E1j1

1765 - 7749

Reg. No. 00249 - 07250

Date of Sale and Adjustments August 14th, 1944

Sale Price \$ 1500.00

Real Estate Agents Commission \$ 75.00

Charge for Valuation -5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 6.00

Encumbrances:

Unpaid Vendor 749 .86

Mortgage Int. 24. 50

~~Assess of Taxes~~

~~Other charges~~

Adjustments:

Fire Insurance 5.40

Taxes 23.70

Water 5.70

864.36 \$ 1534 .80

Net Proceeds credited to your account 670. 44

Date:..... March 23rd, 1945

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

Maseo (Robert) & Eli YATAGE

File No. 1765 & 7749
Reg. Nos 00249 & 07250

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 December 12	Rents collected Commission	\$.75	\$ 15.00	
1943 February 8	Land Registry Office - Certificate of Encumbrance	1.00		
June 2	1942 taxes	65.19		
October 15	Water rates	15.10		
November 18	1943 taxes	63.28		
December 16	Rents collected - 12 months @ \$15.00 Commission	9.00	180.00	
1944 February 29	Interest on Agreement for Sale to 31 Oct/43	56.85		
April 26	Interest on Agreement for Sale to 1 Apr/44	22.50		
June 27	1944 taxes	62.23		
July 31	FIRE Insurance premium Water rates Rents collected - 8 months @ \$15.00 Commission	5.50 15.10 6.00	120.00	
August 14	Credit re Sale of Property		670.44	
	Balance rents to date (net)		5.98	
		\$ 322.50	\$ 991.42	

CR \$ 668.92

Catalogue No. 296
Files Nos. 1765 & 7749
2812 Yee Street, Vancouver
1/404/326

January 5, 1945.

JAMES MCLENTON
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at August 14, 1944)

	DEBIT	CREDIT
Purchase price	\$1,500.00	
Cheques received		\$1,500.00
Registration fees on deed - \$1,500.00	8.25	
Insurance premium - 98.15 x 89.90	5.40	
Water paid to Dec. 31/44 - 139/184 x 87.55	5.70	
Purchaser's proportion of 1944 taxes -		
139/365 x \$62.23	23.70	
Rent - Aug. 1st to Aug. 13th - 13/31 x \$14.25	5.98	
Balance owing by purchaser		49.03
	<u>\$1,549.03</u>	<u>\$1,549.03</u>

BALANCE OWING BY PURCHASER

\$49.03

File

4014749

File Nos. 1765 & 7749.
Catalogue No. 296.

December 28th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

**Masao Robert YATABE
and Eiji YATABE.
Lot 1, Blk. 404, D.L.
526, Sp. 1, R.W.D.,
Plan 2300.**

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated October 25th, 1944, we attach herewith the following documents in connection therewith.

1. Copy of application number 112336-L, dated October 25th, 1944, registering a Deed from City of Vancouver to Masao R. YATABE and Eiji YATABE.
2. Copy of application number 112337-L, dated October 25th, 1944, registering the property in the name of the Custodian (Transmission).
3. Copy of application number 112338-L, dated October 25th, 1944, registering the property in the name of James Eccleston (Deed).
4. Copy of application number 48800 registering a Mortgage from James Eccleston to William Vincent Belcher.
5. Duplicate of Transmission dated September 26th, 1944.
6. Duplicate of Deed dated September 26th, 1944 - Secretary of State to James Eccleston.
7. Duplicate of Mortgage dated August 12th, 1944.
8. Post card acknowledgment dated December 22nd, 1944, from the Vancouver Land Registry Office, No. 112338-L. Title being held in Registry Office. Mortgage registered under No. 48800-M.

D. A. Cramer

DAC:JB
Atch.

File Nos. 1745 & 1749.
Catalogue No. 394.

September 1944, 1944.

MEMORANDUM

To: Mr. E. W. Wright

FROM: Mr. D. A. Green

Re: Robert TAYLOR - Reg.No. 00249
M.J. TAYLOR - Reg.No. 07250
City of Vancouver
Lot 1, Bldg. 204, B.L. 204, Op. 1,
N.B.L., Plan 2340, Certificate of
Title No. 2070.

We enclose herewith the following documents in connection
with the sale of the above described property.

1. Original Certificate of Encumbrance.
2. Transmission in duplicate.
3. Deed in duplicate..... JAMES MCLEOD.
4. Copy of letter showing to whom sold and price paid
for the property.
5. Encumbrance from the Administration Department con-
firming valuation, and approval of Advisory Committee.
6. Real Property Encumbrance from Administration Department.

Certificate of Indefeasible Title No. 35990-L, is in the
Land Registry Office.

DAJG
Encl.

Librarian

MEMORANDUM

September 22nd, 1944.

File Nos.: 7749
1763

To: Mr. Spain
From: Mr. Green

Re: Catalogue Number 296
2818 Yew Street
Owners: Eiji and Masao YATABE
Tenant: Mr. Eccleston
Purchaser:

Masao Yatabe declared no personal effects. His brother, Eiji Yatabe, declared some furniture but on November 2nd, 1943, called on this office and explained that all the contents of the house were being sold. However, from memorandum of February 8th, 1943, on file 7749 it appears that the effects of another Japanese were left in a locked room in the basement. It rather looks as if these were removed on March 5th, 1943, and that the premises do not contain Japanese effects any longer. You might, however, pay a call and confirm whether this is so.

BFG:IF

No chattels remain at
the above address.

W. H. Spain

Sept 26th '44.
W. H. Spain

7749
1765

October 3rd, 1944.

Mr. James Ecclestone,
2818 Yew Street,
Vancouver, B. C.

Dear Sir:-

Re: Masao Robert YATABE
E111 YATABE

Further to your call on the writer on September 29th, this is just to confirm that nothing of value belonging to the above Japanese remains on the premises now purchased by you, everything having been removed by this office. We request that you will be so kind as to arrange for the disposal of the remaining rubbish in which this office is no longer interested.

Yours truly,

H. F. Green
Protection Department

HFG:IF

1765
7749

August 5, 1944.

Macaulay, Nicolls, Whitland & Co. Ltd.,
435 Howe Street,
Vancouver, B. C.

Dear Sirs:

No: Catalogue No. 296
2818 Ken Street

Your letter of July 24th, enclosing cheque for \$150.00 and offer to purchase the above property for the sum of \$1,500.00 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, \$1,350.00.

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

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

Yours truly,

F. G. Rhears,
Director.

GP:EB

MEMORANDUM

August 15th, 1944.

TO: Mr. Peters
FROM: Administration Department

Re: Catalogue No. 296
2515 Yew Street, Vancouver, B. C.
File Nos. 1755 and 7749

There is no lease on this property, the tenancy
being on a straight month-to-month basis. The purchaser,
J. Buchanan, is the tenant.

F. Donet.

PD/ER

1762/7749

13th July, 1944.

Mr. James Eccleston,
2818 Yew Street,
Vancouver, B.C.

Dear Sir:

Answer
Re: Catalogue No. 296
2818 Yew Street.

We have your undated letter in regard to the purchase of the above property in which you state that you are not in a position to make a full cash offer and have also advised us in regard to certain details concerning the condition of this house at the time you took over.

Your letter does not indicate the purchase price which you are willing to pay. For your information at the present time we are not in a position to consider any offer of less than \$1,500.00 and our policy is on a strictly cash basis.

If you are prepared to offer \$1,500.00 for this property and do not have the full amount in cash, it might be possible for you to arrange a mortgage for the amount of the balance which would be required.

We will be pleased to hear from you again after you have given this matter further consideration.

Yours truly,

F. G. Shears,
Director.

FCS/PMH

C
O
P
Y

LAW DEPARTMENT
CITY OF VANCOUVER.

Vancouver, B. C.

June 8th, 1943.

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

Attention Mr. Douet.

Dear Sir:-

Re: Masao R. and Eiji Yatabe
File No. 1765-7749

I beg to acknowledge receipt of your letters of the 31st ult. and the 4th inst. which reached me yesterday morning.

With regard to the assignment of the Agreement for Sale from Bowyer to the Yatabes, I might say that it was submitted for the City's approval but because of certain discrepancies therein contained, approval thereof was refused and the document returned for correction. However, as the assignment had been registered and as the interest of the Assignees vests in the Custodian, the City has no choice but to recognize the change in parties. The foreclosure notice has accordingly been withdrawn.

I note that the 1942 taxes, plus interest, have been paid and that it is your intention to use future revenue from the property for payment of taxes, interest and principal. The Rental Department has been so notified.

Awaiting your further favours, I am,

Yours truly,

"Arthur E. Lord"
City Solicitor..

ENRE:NM

~~1765~~ and 7749

May 31st, 1943.

The City of Vancouver,
Law Department, City Hall,
453 West 12th Avenue,
Vancouver, B. C.

Dear Sirs:

Lot 1, Block 404, D.L. 526
Re: Masao R. and Eiji YATABE

With reference to the above and your letter of the 19th of April, we would point out to you that although this property was originally purchased by Mr. Bowyer from the City of Vancouver under Agreement of Sale, the interest which this purchaser had acquired was assigned to the Japanese interests protected by this office, Mr. Masao Robert Yatabe and Mr. Eiji Yatabe. At the time of this assignment, these Japanese paid the sum of \$400.00 in cash to Mr. Bowyer. It is presumed that due notice of this assignment was given to you at that time, but in case it was not, please accept this letter as formal notice of the existence of this assignment. Your attention is drawn to the fact that the assignment is on record in the Land Registry Office as filing 25224N registered on 3/9/41. The Japanese interest is vested in the Custodian.

A copy of your notice of default dated March 22nd, 1943, was duly received by us through our Agents who are handling this property, Macaulay, Nicolls, Saitland & Co. Ltd., and in consequence of the provisions precluding forfeiture of Japanese interests, we would point out that this notice cannot be effective as the interests of the Yatabes must be preserved by the Custodian.

Will you kindly note that from funds derived from the rental of this property, in addition to the payment of 1942 taxes (see copy of letter attached to your Tax Department), we

(2)

expect to pay very shortly the balance of interest outstanding
under the agreement to purchase, together with such amounts of
principal as can be paid from time to time.

Yours truly,

P. Donohue,
Administration Department.

PD:BT

Encl. 1

1745 and 7749

May 31, 1943.

The City of Vancouver,
Tax Department, City Hall,
453 West 12th Avenue,
Vancouver, B. C.

Dear Sirs:

Re: Masao R. and Eiji YATABE

We enclose cheque for \$65.19 representing 1942 taxes plus interest on the property at 2818 Yew Street, Lot 1, Block 404, D.L. 526, as tax statement attached which kindly return receipted to this office for the above amount, and oblige.

We should point out to you that although this property was originally purchased by Mr. Bowyer from the City of Vancouver under Agreement of Sale, the interest which this purchaser had acquired was assigned to the Japanese interests protected by this office, Mr. Masao Robert Yatabe and Mr. Eiji Yatabe. At the time of this assignment, these Japanese paid the sum of \$400.00 in cash to Mr. Bowyer. It is presumed that due notice of this assignment was given to you at that time, but in case it was not, please accept this letter as formal notice of the existence of this assignment. Your attention is drawn to the fact that the assignment is on record in the Land Registry Office as filing 25224 & registered on 3/9/41.

The Japanese interest is vested in the Custodian.

Your notice of default dated March 22nd, 1943, has reached their attention. In consequence of the provisions precluding forfeiture of Japanese interests, the contemplated consequences of your notice cannot be effective, and the Custodian insists that the interests of the Yatabes be preserved.

It may be said that this office is endeavouring to make arrangements which will have the effect of preserving not only the interests of the Yatabes, but also those of the City of Vancouver, and it is hoped that a satisfactory conclusion can be reached.

Please know that from funds derived from the rental of this

(2)

property we expect to pay very shortly the balance of Interest outstanding, together with such amounts of Principal as can be paid. This, of course, in addition to the taxes now remitted.

We are sending a copy of this letter to your Law Department for their information.

Yours truly,

P. Douet,
Administration Department.

PD:BT

Encls. 2

C.C. - Law Department, City of Vancouver.

~~1765~~ and 7749

May 14, 1943.

URGENT/AIR MAIL

Mr. Hiji Yatabe,
Japanese Registration No. 07250,
808 Palmerston Avenue,
Toronto, Ontario.

Dear Sir:

Re: 2518 Yew Street, Vancouver

We are in receipt of your letter of May 11th and note that it is impossible for you to send us sufficient funds to bring up to date the arrears of Principal and Interest owed to the City of Vancouver in connection with the above property. Since writing our letter of April 21st, we wrote you on the 11th of May regarding the offer by Mr. Bowyer to pay you the sum of \$150.00 cash for assignment of Agreement for Sale, he assuming all payments outstanding to the City of Vancouver, including 1942 taxes, the total amount being \$835.89.

We would like to point out that if you are not willing to accept Mr. Bowyer's offer, in view of the fact that your property is vested with the Custodian, we think we may be able to make arrangements with the City of Vancouver to protect your interest by paying taxes and arrears of Interest, and thereafter regular Interest on Principal, from rentals, which is about all the rental of \$15.00 per month, less 5% Agent's commission, will allow.

If, therefore, prior to the receipt of this letter you have replied to our letter of May 11th, we will not take any action in this matter until we hear from you again in reply to the present letter.

Respecting your remarks regarding allowance for repairs, you are correct regarding this, as under the Lease the tenant has agreed to do repairs and alterations. We would point out, however, that there is nothing in the Lease stipulating that the tenant must spend approximately \$360.00 on repairs during the two-years lease, as mentioned by you. Will you please let us have by return your copy of the original Agreement for Sale, which presumably Mr. Bowyer gave you, and also your copy of the Assignment by Mr. Bowyer to you, as we have not these documents on file. If you will let us have these, we will return same to you after having copied them. We enclose a stamped and addressed envelope to facilitate your early reply.

Yours truly,

P. Doust,
Administration Department.

PD:BT

7749 and 1765

May 11, 1943.

URGENT/AIRMAIL

Messrs. Eichi and Masao Robert Yatabe,
Registration Nos. 07250 and 00249,
c/o Bannockburn Farms,
R. R. No. 5,
St. Thomas, Ontario.

Dear Sirs:

Re: Property at 2818 Kew Street, Vancouver

With reference to our letter of the 21st of April, we regret that up to the time of writing we have heard nothing from you, and do not understand why you have not replied to our letter. In the meantime, we have received the enclosed letter dated the 7th of May from Davidson & Company Limited, which refers to an offer made by Mr. H. Bowyer to pay you the sum of \$150.00 cash for assignment of Agreement for Sale, on the conditions mentioned.

In view of the condition of this house and the fact that unless arrears are paid to the City of Vancouver in connection with the amounts still due to them on this property, and the fact that 1942 taxes are still unpaid, we would recommend that you accept the offer made by Mr. Bowyer, and shall be glad to hear from you by return Airmail of your decision. A stamped and addressed envelope is enclosed to facilitate your reply—please do not delay in writing us, as Mr. Bowyer may shortly be leaving for the East and it is important that a prompt reply is received.

Yours truly,

P. Douet,
Administration Department.

PD:BT
Encl. 1

1765 and 7749

April 22, 1943.

Macaulay, Nicolls, Maitland & Co. Ltd.,
435 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Masao Robert and Elsi YATABE

With reference to your letter of March 25th enclosing copy of notice from the City of Vancouver Legal Department in connection with the Agreement with William Bowyer regarding the property at 2218 Yew Street, Vancouver, we would advise that we have been in touch with the above Department and do not think there will be any difficulty in getting the City to accept the assignment of this Agreement from William Bowyer to the Yatabes, provided we can get the latter to pay up the \$20.00 in arrears on account of Principal, \$22.75 on Interest, and 1942 taxes amounting to approximately \$64.00.

We are in communication with the Yatabes on this matter, and will advise you in due course of the arrangements made with them.

Yours truly,

P. Douet,
Administration Department.

PD:BT

~~1765~~ and 7749

April 21, 1943.

Messrs. Richi and Masao Robert Yatabe,
Registration Nos. 07250 and 00249,
c/o Bannockburn Farms,
R. R. No. 5,
St. Thomas, ONTARIO.

Dear Sirs:

Re: Property at 2816 Yew Street, Vancouver

With reference to the above property which is being purchased by you from the City of Vancouver, you will recall that when you took this property over from Mr. William Bowyer, there was a balance due of \$900.00 Principal, and we now understand from the City of Vancouver that the balance of Principal due is \$749.86. They point out that at the moment there is \$80.00 in arrears on Principal and Interest due to February 1, 1943 amounts to \$22.75. 1942 taxes are unpaid and amount to \$64.00.

We have standing to your credit in our books from rentals received, \$62.70, which will very nearly take care of outstanding 1942 taxes, but that is all. We shall be glad, therefore, if you will let us have a remittance for say \$105.00, that we may be in a position to pay to the City of Vancouver the arrears of Principal and Interest above mentioned and the small balance due on taxes. As you are in default under the terms of the Agreement, it is important that payment of the outstanding amount is made as promptly as possible, as the property may be forfeited to the City of Vancouver unless payment is made.

We would take this opportunity of pointing out that as your property is only rented at \$15.00 per month, unless we receive from you at least \$16.00 per month it is impossible to keep up payments of \$20.00 per month to the City of Vancouver under the Agreement.

The following short statement will make it clear to you how we arrive at the \$16.00 per month mentioned above:

VIA AIR MAIL

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

RECEIVED ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO

FILE NO. 18935.
Legal Section.
FXAB/DK

Victoria Building, 7 O'Connor St.,

Ottawa, Ontario, April 28th, 1942.

Dear Sir:

RE: EIJI YATABE.

Rec'd	APR 30 1942
File No.	
Ans.	
Referred	

I enclose herewith copy of the report on Form "D", made by the Prudential Insurance Company of Newark, N.J., of their policy No. 103984493 on the life of the above mentioned.

I do not know if you are interested in this report as no address is given for the owner or the beneficiaries, and the only information rendered by the Company is that the insured was Canadian born but that both his parents were Japanese born.

Yours truly,

F.X.A. Biron
(F.X.A. Biron)

for Assistant Deputy Custodian.

G.W. McPherson, Esq.,
501 Royal Bank Bldg.,
VANCOUVER, B.C.

ENCL.

THE CUSTODIAN
DEPARTMENT OF THE SECRETARY OF STATE
VICTORIA BLDG., 7 O'CONNOR STREET
OTTAWA, CANADA

C O P D Y K

THE CUSTODIAN
REGULATIONS RESPECTING
TRADING WITH THE ENEMY (1939)

FORM "D"

Ref. No.
From the Prudential Insurance
Company
Date of Discovery.

Particulars of Life Insurance Policies and Annuity Contracts on Life of an Enemy

N.B. Separate forms should be used for each policy
or annuity contract for each "enemy."

Policy No. 103 084403

Life Insured

Name Eiji Yatabe
Born 5-14-17
Address Canada

Date of Policy (i.e. due date of first
regular premium) 10-14-35

Plan of Policy 20 Year Endowment

Sum Assured or
Amount of Annuity \$301

Premium - Amount 35¢
How Payable Weekly
Due Dates Monday of each week

Policy Loans (automatic or otherwise) None indicated

Approximate Cash Value, if any, including
dividends, after deducting all policy
indebtedness \$75.46

Nature of Automatic Non-forfeiture
Provision Extended Term Ins.

Approximate Cancellation Date under
Automatic Non-forfeiture Extended Period Expires
Approximately 1955

Beneficiaries

Name None indicated
Address
Relationship to Life Insured

Record of Current Assignments
(other than to company for
policy loan)

None indicated

- Give names and addresses -

Special Notes:

District reports that insured is Canadian born. Both parents were Japanese born.

THE CHASE & BURNETT CO. LIMITED, LAW PRINTERS AND DISTRI-
Form No. 16 Assignment of Agreement for Sale, 1-22

This Indenture

Made in duplicate the First day of August in the
year of our Lord one thousand nine hundred and forty-one

Between

William Bowyer of 2033 West Second Avenue, in the City of
Vancouver, Province of British Columbia, Retired.

hereinafter called the "ASSIGNOR"
OF THE FIRST PART

Insert Full
Name, Address
and Occupation
of Parties.

AND

Masao Robert Yatabe and Eiji Yatabe, both of 2818 Yew
Street in the City of Vancouver, Province of British
Columbia, Gardeners.

hereinafter called the "ASSIGNEE"
OF THE SECOND PART

Whereas by Agreement for Sale dated the 1st day of August
one thousand nine hundred and forty-one and made between
The Corporation of the City of Vancouver, B.C. as vendor
of the first part, and William Bowyer of Vancouver, B.C.
as purchaser of the second part, the said vendor did agree to sell and convey in fee
unto the said purchaser, who thereby agreed to purchase from the said vendor the
lands therein and hereinafter particularly described, for the sum of
Twelve hundred (\$1200.00) ----- Dollars
subject to the conditions and covenants in said Agreement for Sale contained:

AND WHEREAS, the Assignor has agreed to grant and assign the said Agreement
for Sale and all interest therein, and in the said lands unto the Assignee;
AND WHEREAS, the Assignee has agreed to assume the payment of the moneys
(being for principal, the sum of Nine hundred (\$900.00) Dollars)

due and to become due under said Agreement for Sale.

NOW THEREFORE THIS INDENTURE witnesseth that in consideration of the premises and of the sum of Four hundred (\$400.00) Dollars, whereof is hereby by him acknowledged) he the Assignor Doth hereby GRANT, ASSIGN, TRANSFER and SET OVER unto the Assignee the said Agreement for Sale and all the rights, title, and interest of him the said Assignor thereunder and therein:

AND THIS INDENTURE further witnesseth that, for the consideration aforesaid, he the Assignor HATH GRANTED, RELEASED, and QUITTED CLAIM, and by these presents, DOTH GRANT, RELEASE, and QUIT CLAIM, unto the Assignee FOREVER,

ALL and SINGULAR that certain parcel or tract of land and premises situate, lying and being
In the City of Vancouver, in the Province of British Columbia, and known and described as Lot One (1), Block Four hundred and four (404), District Lot Five hundred and twenty-six (526), map or plan thereof deposited in the Land Registry Office at the City of Vancouver, in the Province of British Columbia and numbered 2300

Together with the appurtenances thereunto belonging or appertaining, and all the ESTATE, RIGHT, TITLE, INTEREST, CLAIM and DEMAND whatsoever, both at law and in equity or otherwise howsoever, and whether in possession or expectancy of him the Assignor, therein and thereto TO HAVE and TO HOLD the afore-said lands and premises with ALL and SINGULAR the appurtenances thereto belonging or appertaining UNTO AND TO THE USE of the Assignee his heirs and assigns forever, SUBJECT, nevertheless, to the reservations, limitations, provisos and conditions expressed in the original Grant thereof from the Crown, AND SUBJECT also to the terms of the said Agreement for Sale and the Covenants and Conditions therein contained.

AND the Assignor hereby COVENANTS with the Assignee that there is now due or accruing due and unpaid under the Agreement for Sale ONLY the said sum of
Nine Hundred (\$900.00)-----Dollars,
payable as follows: The sum of Twenty dollars (\$20.00) on the First day

of September 1941, and Twenty dollars (\$20.00) on the first day of each and every month thereafter until the full purchase price is fully paid and satisfied together with interest at the rate of Six percent (6%) per annum payable with and included in the above-mentioned monthly payments of Twenty dollars (\$20.00) The above payments of Twenty dollars (\$20.00) to be applied in settlement of interest firstly and secondly in the reduction of the principal sum owing from time to time.

~~together with interest thereon at~~
~~the rate of six percent per annum~~
~~and forty~~

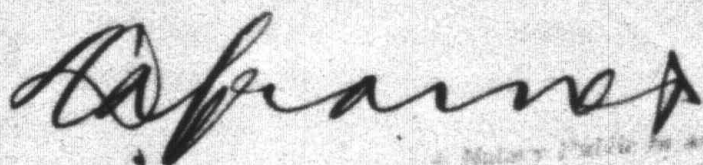
~~the sum of nine hundred~~
~~and forty~~

AND the Assignee hereby COVENANTS and AGREES with the Assignor that he will ASSUME, PAY and DISCHARGE all moneys due and to become due under said Agreement for Sale and will INDEMNIFY and SAVE HARMLESS the Assignor against and from the payment of the same or any part thereof, and will observe, keep, and perform all the terms, covenants and conditions in the said Agreement for Sale contained and by the Assignor therein agreed to be observed, kept and performed.

AND the Assignor hereby COVENANTS with the Assignee that he has done no act to incumber the said lands, and has done no act, and has been guilty of no omission or laches whereby the said Agreement for Sale has become, in part or entirety, in any-wise impaired or invalid.

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisos and agreements, rights, powers, privileges and liabilities contained in this Assignment shall be read and held as made by and with, and granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places; AND wherever the singular and the masculine pronoun are used herein, the same

THE ATTACHED ASSIGNMENT OF AGREEMENT FOR SALE IS A TRUE COPY OF THE ONE BETWEEN WILLIAM BOWYER AND MASAO ROBERT YATABE AND EIJI YATABE DATED AUGUST 1st, 1941.



Eiji Yatabe and for the
President of Japanese Canadian

JUNE 11, 1943.

City or Town Vancouver, B.C.

as to all signatures.

"Eiji Yatabe"

Acknowledgment of Officer of a Corporation

I Hereby Certify that, on the _____ day of _____, 194____, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence on _____, who is) personally known to me, of _____, and that he is the person of the said _____ and affixed the seal of the _____ to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____ in the Province of British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and forty _____

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

DAVIDSON & COMPANY LIMITED
808 West Pender St.,
VANCOUVER, B.C.

The Garbo & Stuart Co. Limited, 1447 Pender and Easton
VANCOUVER, B.C.

**Assignment
OF AGREEMENT FOR SALE
(BY PURCHASER)**

Masao Robert Yatabe
and
Eiji Yatabe

—TO—

William Bowyer

Reg. No. 25224 Copy
Sept. 3/41
Bath August 1st, 1941

#25224

FOR MAKER (INCLUDING MARRIED WOMEN)

I Hereby Certify that, on the _____ day of _____, 194____, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence on _____, who is) personally known to me, appeared _____ the person mentioned in the annexed Instrument as _____, that _____ know the _____ subscribed thereto as part _____ of the full age of twenty-one years. contents thereof, and that _____ executed the same voluntarily, and _____ of the full age of twenty-one years. IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____ in the Province of British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and forty _____

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

AFFIDAVIT OF WITNESS

Province of British Columbia
To Wit:

I, **John E. Patterson** of the **City** of **Vancouver**, in the Province of British Columbia, make oath and say:

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

Sworn before me at **Vancouver** in the Province of British Columbia, this **2nd** day of **August** 19 **41**

"Walter Edmonds"

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

"John E. Patterson"