

8006

REAL ESTATE

BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 8606

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: OKADA, Saburo

HOME ADDRESS: 2631 Nelson St., West Vancouver, B. C.

REGISTRATION NUMBER 04291 SEX: male AGE: 61

OCCUPATION: unemployed

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

EMPLOYER: none

MARRIED? yes

NAME OF WIFE OR HUSBAND: Mona

(Yellow card) 11106-No claims: No
Chattels - A 27/10/49

ADDRESS OF WIFE OR HUSBAND: same as above

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)

LOCATION AND DESCRIPTION: 2631 Nelson St., West Vancouver, B.C.

Legal description unknown.

2. BUILDINGS AND OTHER IMPROVEMENTS: 5 room frame dwelling.

3. INSURANCE (Give particulars; state where policies are) none

4. TAXES (Amount and where payable) \$30. yearly paid to the Municipality of West Vancouver; paid to date.

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

none

6. OCCUPANCY AND LEASES (If vacant so state)

none

2

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY

4. NAME, ADDRESS AND PHONE NUMBER OF THE PERSON WHO HAS THE TITLE DOCUMENTS, IN FATHER'S POSSESSION AT HOME.

5. IF FARM LAND, PARTIALS OF CROPS SOWN. NONE

6. IF FARM LAND, PARTIALS OF CROPS SOWN. NONE

7. IF FARM LAND, PARTIALS OF CROPS SOWN. NONE

8. IF FARM LAND, PARTIALS OF CROPS SOWN. NONE

9. IF FARM LAND, PARTIALS OF CROPS SOWN. NONE

10. IF FARM LAND, PARTIALS OF CROPS SOWN. NONE

11. IF FARM LAND, PARTIALS OF CROPS SOWN. NONE

12. IF FARM LAND, PARTIALS OF CROPS SOWN. NONE

13. IF FARM LAND, PARTIALS OF CROPS SOWN. NONE

14. IF FARM LAND, PARTIALS OF CROPS SOWN. NONE

15. IF FARM LAND, PARTIALS OF CROPS SOWN. NONE

16. IF FARM LAND, PARTIALS OF CROPS SOWN. NONE

17. IF FARM LAND, PARTIALS OF CROPS SOWN. NONE

18. IF FARM LAND, PARTIALS OF CROPS SOWN. NONE

19. IF FARM LAND, PARTIALS OF CROPS SOWN. NONE

20. IF FARM LAND, PARTIALS OF CROPS SOWN. NONE

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: _____
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) _____
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) _____
8. BANK ACCOUNTS: _____
9. LIFE INSURANCE: _____
10. INTEREST IN ANY ESTATES OR TRUSTS: _____
11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: _____

2. TRADE DEBTS: _____

Father seriously ill and is unable to register; son (Takanori) REMARKS hereby registers on his behalf by proxy.

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 7th day of May 1942

(Signature)

1942

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

8006

DATE May 27/43

Our File No. 8006

Full Name OKADA, Saburo
(Surname in Block Letters)

Registration No. 04291 Male - Female
(Check) Age Apr. 10, 1881

Former Address 2631 Nelson St., West Vancouver, B. C.

Date Evacuated Sept. 21/42 Naturalized - Canadian-Born - National
(Check)

10/4/48

Present Address New Denver, B. C.

nee

Married - Single
(Check)

Name of Wife (YOSHINAGA) Mone #04292

nee

Name of Husband

Name of Mother (KIMURA) Mitsu - Dec'd Name of Father Motohei - Dec'd

Names of Children under 16

Requested by ECT Registered with Custodian
(Yes or No)

Additional Information Gardener. Owner of land & house at above address

File No. 8006

STATUTORY DECLARATION

in re 2631 Nelson Street, West Vancouver, B.C.
known as Lot 9, Block "B" of Block 7, District Lot
555, Plan 3890, Municipality of West Vancouver,
N.W.D.

In the matter of the Correct name of the Owner

I, Saburo OKADA, formerly of 2631 Nelson Street, West Vancouver,
British Columbia, now of New Denver, B.C. hereby declare:-

1. That as at September 21, 1942 when evacuated from
Vancouver, B.C., I was the Owner of Lot 9, Block "B" of
Block 7, District Lot 555, Plan 3890, Municipality of
West Vancouver, B.W.D.
2. That I am informed that the title to said Realty stood
in the name of Sato OKADA at that time in the records of
the Land Registry Office, Vancouver, B.C.
3. That such record is in error:
4. That the title record should have been in my name Saburo
OKADA and not in that of Sato OKADA.
5. That I am the person entitled to the proceeds derived
from the sale of said Realty, and
6. That I make this declaration firmly believing it to be
true and correct.

SUBSCRIBED and SWORN TO
before me at New Denver,
B.C. this 17 day of

Jan 1947 1949

Notary Public
Notary Public in and for the
Province of British Columbia.

sign
X Saburo Okada
Saburo OKADA

here Reg. No 04291

Return when completed

Received
Jan 20/49
A

8006

December 15th, 1948

REGISTERED

Mr. Saburo OKADA,
Reg. No. 04291,
New Denver, B.C.

Dear Sir:-

As you fail or refuse to reply to our letters respecting your affairs that have been dealt with by the Custodian, we are presently endeavouring to bring your account up to date, and if possible, close it on our books.

The total balance to your credit on our books is-- \$897.34
and this is made up as follows:-

Realty -	475.82
T. Sawada a/c collected	257.14
Chattels sales	<u>164.38</u>
Total	<u>\$ 897.34</u>

We are disposing of this amount as follows:-

Retaining in your account - 475.82
because of your failure
to execute and return a
Statutory Declaration, clearing
the title to West Vancouver Realty,
that we have forwarded to you at
different times.

Repeating chattels funds as follows:-
To Masutaro HOSHINO - 99.76
" you 64.62

As HOSHINO marked and returned Auction
sheets forwarded to him and as you
failed or refused to do so, we have
made the division as above.

Including the collection of	
T. SAWADA -	<u>257.14</u>
	<u>\$ 897.34</u>

8006

Mr. Saburo OKADA,

We are enclosing Custodian cheque payable to you
therefore for:-

Chattels -	364.62
SAWADA a/c -	<u>257.14</u>

\$321.76

This leaves of course, \$475.82 in your account which
will be available to you just as soon as you forward to this office a
properly executed statutory declaration establishing former title in
your name in respect to West Vancouver Realty in question.

Kindly acknowledge receipt of cheque and attend to the
matter of the statutory declaration.

Yours truly,


S.R. Dusenbury,
Office of the Custodian.

BRD/DD.
Enc. 1.

cc. David of Subaru
cc. B.G. David House & Workshop

MEMORANDUM

September 25, 1948

✓ File No.
8006

Saburo OKADA,

Reg. No 04291

14139

Masutaro HOSHINO

" " 03022

Extract of items on Auction lists other than those claimed by
Masutaro HOSHINO as follows:-

<u>Auction #11</u>	<u>Gross</u>
2 vases	0.75
Electric iron	2.75
Saucepans	0.25
3 pr. Gum boots	0.50
Box & contents	1.00
Glassware	0.75
Tea set & kettle	1.50
7 pcs. Glassware	1.25
Basket & contents & mat	1.50
6 Picture frames	0.75
Blinds & mat	1.10
Lacquerware	1.00
Pyrex dish	0.75
Ink stand	0.80
Lamp & Generator	4.50
Box & contents	1.50
Cell. doll	1.10
2 ski poles	0.50
Tray & Glassware	0.90
2 Cartons & contents	2.25
Boiler & contents	2.50
Mantel clock	2.50
1 Buck saw	1.50
Pair shears	0.75
Jap. saw	1.00
Jap saw	0.50
Jap saw	1.00
Box tools	1.50
White table	0.50
Gramophone	1.50
Large cupboard	2.00
Wooden cabinet	5.50
Wooden cupboard	0.75
Metal wash basin	2.75
Iron folding bed	2.00
Heater	4.25
Heater	2.00
3 shovels	0.75
Tongs	0.75
Rake & hoe	1.25
Axes	2.50
Axe & hoe	1.50
Picks	0.50

September 25, 1948

Files Nos.
8006
14139

Rake & hoe	1.25
Axes	2.50
Axe & hoe	1.50
Picks	0.50
3 Saws	1.25
Rake & hoe	0.50
Chest of drawers	6.25
" "	5.25
2 Box Cerem.	0.50

\$ 88.60

Less Expenses

Fees	8.86
Advertis-	
ing	1.84
Moving	<u>13.28</u>

23.28

Net amount -

\$ 64.62

September 25, 1948

MEMORANDUM

File No.

8006

- Saburo OKADA,

Reg. No. 04291

✓ 14139

- Masutaro HOSHINO

" 03022

Extract of Items on Auction lists as claimed by Masutaro HOSHINO, as follows:-

Auction #11	Gross
Box & contents	\$1.10
Lacquerware	0.75
Box Glassware	1.00
7 Pictures	0.70
Mop & Polisher	2.00
Washboard & mat	0.75
Box fishing tackle	2.50
Tray & contents	1.25
Saucepans	0.60
Iron pot & crockery	1.40
Boiler & contents	2.75
Kettle	1.25
6 Bowls	1.50
Glassware(gilt)	1.20
Box & contents	1.50
2 Wash tubs	0.75
1 pr. pictures	1.50
Box & contents	2.15
Dishes	1.20
Gross cut saw	2.25
3 fry pans & dish	0.50
Wall clock	3.50
2 Buck saws	1.50
Wooden cupboard	1.10
Gramophone	3.50
Sewing box & stand	1.50
13 Kitchen chairs	5.50
Cupboard	3.00
Wooden cabinet	3.00
Wooden cabinet	7.50
Chest of drawers	4.75
Door and window sash	9.50
Bed & spring	7.00
Bed & spring	6.00
Roll line	2.50
Iron folding bed	2.25
Hose	9.00
Gas Plate	1.00
Heater	14.00

	<u>Gross</u>
Axe & picks	0.75
Rake & hoe	0.75
Rake, shovel, etc.	1.60
Spade, fork, etc.	1.75
Shovel & Axe	1.50
Dresser	5.75
Chest of drawers	7.00

Auction #12 -

Wheelbarrow

3.00

Total-Gross- \$ 136.80

Less Expenses

Auction fees- \$13.68
Advertising 2.84
Moving 20.52

37.04

Net amount - \$99.76

8006

November 24, 1948.

Mr. Saburo OKADA,
Reg. No. 04291,
New Denver, B. C.

Dear Sir:

Personal goods now in Custodian storage include one bundle of photos listed in the name of Saburo OKADA.

If this item belongs to you and you wish to receive it, please inform the Custodian on or before the 31st day of January, 1949, giving your full name and address for shipment.

Failing to hear from you by the above date, the Custodian will assume that you have no interest in these goods and will dispose of them at his discretion.

In addition to the goods listed as belonging to yourself and others, there are various unidentified shrines, kotos, trophies, photographs and papers, which will be abandoned as of no value unless evidence of ownership is submitted to the Custodian on or before the 30th of June, 1949.

We enclose a stamped, addressed envelope for your reply.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ:NS

Encl. 1

8006/14139

Request
Mr. Saburo OKADA,
Reg. No. 04291,
New Denver, B.C.

September 10, 1948

Dear Sir:-

Re: Chattels

On the J.P. Form declared by your son May 7, 1942 are mentioned various items of Household effects as being left at 2631 Nelson Street, West Vancouver, B.C.

In the J.P. Form of Masutaro Hoshino on April 30, 1942, File #14139- he declares that he is leaving certain Household effects at this same address.

Later the premises were condemned by the Sanitary Inspector of that area and the chattels were removed to Warehouse at 992 Powell St. Vancouver, B.C. and sold, the proceeds being credited to your account on our books.

As your declaration and that of Hoshino dealt with the chattels, in part, in a general way, we have been unable to set apart the proceeds that belong to you and those that belong to Hoshino.

✓ In order that we can now separate these funds we are enclosing to you herewith the following Auction sheets representing all the effects sold from that address:-

	<u>Gross</u>	<u>Expenses</u>
No. 11- 4 sheets-	212.70	58.97
12- 1 "	12.45	2.01
58-1 "	.25	.04
	<u>225.40</u>	<u>61.02</u>
	61.02	
	<u>\$ 164.38</u>	

Net amount

We would ask that you mark "X" in front of each item on these sheets that belongs to you and return the sheets to this office.

We shall send sheets to Hoshino asking him to mark the items that he claims as his.

Please attend to this promptly so that these funds can be paid to the proper persons.

Yours truly,

B.R. Dusenbury
B.R. Dusenbury,
Office of the Custodian.

BRE/DD.
Encl

COPY FOR MR. GREEN

MEMORANDUM

File No.: 8006

February 11th, 1944

To: Mr. Spain

From: Mr. Green

Re: Catalogue Number 425
2631 Nelson Street
Owner: Saburo OKADA
Tenant: Vacant
Purchaser: Mr. Gordon Thomson

The personal property was registered by the son, Takanori Jack. No other members of the family declared anything left at this address.

The registration is no guide as it appears from H. A. Roberts' letter of July 14th, 1942 that this family left without advising them, moving some things and boarding up the rest.

The house has been condemned and will be pulled down by the new owner. There is no urgency to remove the contents as title has not yet been passed. When you do move the contents, I think you should use as your guide, Mr. Iversen's inventory of May 9th, 1943.

MRG:IV

in his file & on behalf of the father

8006

17th January, 1944.

Messrs. Gordon H. Thompson Ltd.,
511 Howe Street,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 425
2631 Nelson Street

Further to our letter of the 10th January we are now in receipt of a letter from Mr. Sidney Welsh dated January 12th in which he undertakes to demolish the buildings on the above lot which have been condemned by the Municipality of West Vancouver.

In view of this we are prepared to recommend the acceptance of his offer and would ask you to kindly remit to us the purchase price of \$600.00, and advise the full name, address and occupation in which this property is to be registered and also state whether 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.

Yours truly,

F. G. Shears,
Director.

FGS/PMH

REAL ESTATE
INSURANCE



MORTGAGES
LEASEHOLDS

MARINE 6421

H.A. Roberts Ltd.

466 HOWE STREET
~~700 BURNBURN STREET~~
VANCOUVER, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

Sheets
RECEIVED
JUL 15 1942

July 14th, 1942.

358 Powell St.

Manager,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:-

Reference Your File 8006
Re: OKADA, Saburo - Registration No. 0491
2631 Nelson Ave. - West Vancouver

With reference to our report on the above-named dated the 18th of May, you will note that Mr. Okada undertook to get in touch with the writer in a few days' time to advise him as to what arrangements he wished entered into regarding the disposition or renting of his house.

As we did not hear from him, we wrote to him on June 11th and again on June 17th urging him to report to us as soon as he knew when he was leaving. We also called upon him personally when he informed the writer he would contact him later on. No further notice of ^{our} correspondence was taken by Okada, and the writer called at his house personally last night and found the place partially boarded up, and most of the effects removed, and nobody in the house.

As we feel there was gross neglect on the part of Okada to carry out our request in contacting us, we are writing to suggest that you contact him wherever he is now located and demand an explanation.

In the meantime we should be glad to receive your instructions as to what steps we are to take to safeguard the property which is now apparently untenanted.

Yours faithfully,

H. A. ROBERTS LIMITED.

per.

H.A. Roberts

H.A. Roberts "TW"
DELIVER

H. A. ROBERTS LIMITED

VANCOUVER, B. C.

18th May, 1942.

Re: OKADA, Saburo
Registration No. 04291

LOCATION AND NATURE OF PROPERTY:

Residential property situated on the North side of Nelson Avenue, between 26th and 27th Streets, and known as 2631 Nelson Avenue, West Vancouver, B. C.

DESCRIPTION OF LAND & BUILDINGS:

Land: Lot 9 of Subdivision Block "B" of Block 7, District Lot 555, Municipality of West Vancouver. Size 64' x 145', with wide sweeping view over Gulf of Georgia to Vancouver Island. Grounds well developed in flowers and fruit trees.

Buildings: Consist of 2, 4 room houses, joined together. They are not much better than crude shacks and neither have inside plumbing, toilets or baths. Each house contains kitchen, living room and 2 bedrooms. Westerly house has good bedroom in basement which is actually on ground level.

INVENTORY OF CONTENTS OF BUILDINGS:

Inventory as shown on form "J.P." confirmed.

PARTICULARS OF INSURANCE:

None carried on buildings or furniture.
We will arrange for fire coverage when Mr. Okada leaves.

LIABILITIES:

Nil.

GENERAL:

Mr. Saburo Okada, who is ill, his wife, son, daughter-in-law Matsui, and two daughters live in the Westerly house.
Japanese friends occupy Easterly house and apparently pay a rental of about \$32.00 per month. Their name is Oshino. Mr. Oshino is in camp and Mrs. Oshino, 1 daughter and 2 sons are in possession.

RECOMMENDATION:

Okada states that he has friends who will store the furniture for him on his departure but at the moment he is rather undecided as to what disposition he wishes made of his property. Whilst the garden and view are delightful the duplex house will be difficult to rent on account of lack of inside plumbing.

Mr. Okada is giving the matter his consideration and will be in touch with the writer in a day or two, when we will submit our recommendation.

H. A. ROBERTS LIMITED.

Per. *H. A. Roberts*

President.

Catalogue No. 425
File No. 8006
2631 Nelson Street
West Vancouver

Receipt of Certificate of Title No. 98155-L is by me hereby acknowledged and
I agree that all adjustments and incidents in connection with the sale to me
of property covered by the said certificate have been settled.

Dated at Vancouver, B. C., this 22 day of March 1944.

L. G. Nichol

File No. 8006

--- SUMMARY ---

October 27th, 1947

--- REAL ESTATE ---

Reg. No. 04291

Catalogue No: - 425

Japanese Name - Saburo OKADA

Civic Address: - 2631 Nelson Street, West Vancouver, B.C.

Legal Description: Lot 9, Block "B" of Block 7, District Lot 555, Plan 3890, Municipality of West Vancouver, B.C. New Westminster District.

Classification: - Dwellings - 2 -

Registered in the name of: Sato OKADA

Title: See "Remarks" below

Sold to: Sydney Wallis Welsh for \$600.00 Cash as January 24, 1944.

Title delivered to: S.W. Welsh as March 22, 1944, Certificate of Title No. 98155-L. Adjustments completed.

Funds released to account of: Saburo OKADA as March 23, 1944,

Chattels: Not involved

Fire Insurance: No Fire Insurance involved.

Remarks:

The above described property was reported upon by H.A. Roberts Ltd. on May 18, 1942. They describe the grounds as "well developed in flowers and fruit trees". They state that the 2-4 room houses, joined together are not much better than crude shacks and neither have inside plumbing, toilets or baths". This description proved correct, as the Municipal authorities later "condemned" the premises for habitation (Jan. 12/44) See also our memo (Iverson) May 19, 1943. No revenue is indicated as having been received from these premises.

The title to this property was in the name of "Sato OKADA". It seems that an error had occurred in registering the document transferring title and it should have read "Saburo OKADA" instead of "Sato OKADA". See letter B.C. Sec. Comm. Dec. 8/42 to Custodian, which seems to confirm that there was an error. According to our letter of Jan. 27, 1943 a Statutory Declaration intended to cover this discrepancy, that had been forwarded to Saburo OKADA, had not been returned to this office and does not appear to have been received at any time.

Assessed value-1944

Land - \$500.00
Improvements - 1000.00

(over)

Catalogue No. 425

File No. 8006

OKADA, Saburo (Mr.)

Reg. No. 04291

Civic Address: 2631 Nelson St., West Vancouver.

Legal Description: Lot 9, Block B of Block 7,
D.L. 555, Gp. 1, N.W.D., Plan 3890.

Classification: 2 Dwellings.

SOLD

This property has been sold to Sydney Wallis Welsh,
Plumbing Contractor, 2643 Nelson St., West Vancouver for
\$600.00. (See Mr. Shears' letter of Jan. 24th, 1944)

1944

Mar. 7th
Mar. 29th

Memo re Chattels - sold by auction -(Nil)
Memo re Claims (Nil)

NAME GRADY, S. W.REGISTRATION NO. 04331FILE NO. 8004

The following chattels were sold by public
 auction at 222 Small, Vancouver, B.C. on February 24, 1944

2 vases	\$ 0.75
Box & contents	1.10
Electric iron	2.75
Suspense	0.25
Laquerware	0.75
Box Glassware	1.00
7 Pictures	0.70
Box & Polisher	2.00
3 pr. Gun boots	0.50
Box & contents	1.00
Washboard & mat	0.75
Box fishing tackle	2.30
Tray & contents	1.25
Suspense	0.60
Iron pot & crockery	1.40
Bottle & contents	2.75
Kettle	1.25
6 bowls	1.50
Glassware (gilt)	1.20
Glassware	0.75
Tea set & kettle	1.50
7 p/c glassware	1.25
Box & contents	1.50
Basket & contents & mat	1.50
2 Wash tubs	0.75
1 pr. pictures	1.50
6 picture frames	0.75

Total Carried Forward:

\$ 33.50

~~Less Expenses:~~

\$

~~Net Proceeds Available:~~

\$

~~Signature of Custodian, Staff, Receipts:~~~~Estimated from auctioneer's list:~~~~Remarks:~~

(2)

COPY

NAME OKADA, SaburoREGISTRATION NO. 04291FILE NO. 8006

The following chattels were sold by public
 auction at 992 Powell, Vancouver, B.C. on February 24, 1944.

Brought Forwards:

\$ 33.30

Blinds & mat	1.10
Laquerware	1.00
Pyrex dish	0.75
Iron stand	0.80
Lamp & Generator	4.50
Box & contents	2.15
Box & contents	1.50
Cell, doll	1.10
Dishes	1.20
Cross cut saw	2.25
2 Oil poles	0.50
Tray & Glassware	0.50
3 Fry pans & dish	0.50
2 cartons & contents	2.25
Waller & contents	2.50
Wall clock	3.50
Wristed clock	2.50
2 Buck saws	1.50
1 Buck saw	1.50
Fair shears	0.75
Jug saw	1.00
Jug saw	0.50
Jug saw	1.00
Box tools	1.50
White table	0.50
Woods cupboard	1.10
Gramophone	1.50
Total	73.25

Carried Forwards:

\$ 73.25

~~Expenditures~~

\$

~~Net Proceeds~~

\$

~~Machine and Generator - 1944-1945~~~~Expenditures on Machine and Generator - 1944-1945~~~~Balance~~

(5)

COPY

NAME CHADA, SaluroREGISTRATION NO. 04390FILE NO. 8004

The following chattels were sold by public
 auction at 992 Powell, Vancouver, B.C. on February 24, 1944.

	Brought Forwards	\$	73.35
Cupboards			3.50
Large cupboard			2.00
Living room & stand			1.50
13 kitchen chairs			5.50
Cupboard			1.00
Wardrobe cabinet			5.00
Wardrobe cabinet			5.50
Wardrobe cabinet			7.50
Wardrobe cupboard			0.75
Set of drawers			4.75
Wash basin			2.75
Bed and window seat			9.50
Bed & spring			7.00
Bed & spring			6.00
Bed linen			2.50
Iron folding bed			2.25
Iron folding bed			2.00
Box			9.00
Box			4.25
Box plate			1.00
Box			2.00
Box			14.00
3 shovels			0.75
Tools			0.75
Box & plate			0.75
Box & box			0.75

Total Carried Forwards

\$ 175.60

Insurance:

\$

Selling Commission:

\$

Amount of Auctioneer's Staff Present.

Amount of Commission Paid to Auctioneer.

Remarks:

(4)

COPY

NAME CHAS. B. BROWNREGISTRATION NO. 24222FILE NO. 2004

The following chattels were sold by public

auction at 772 Pough, Vancouver, B.C. on February 24, 1944.

	Brought Forwards	\$	175.60
Pair & box			1.25
Pair, shovel, etc.			1.60
Spade, fork, etc.			1.75
Box			2.90
Box & box			1.90
Shovel & box			1.90
Pick			0.90
Box			1.25
Box & box			0.90
Drawer			5.75
Chest of drawers			6.25
Chest of drawers			7.00
Chest of drawers			5.25
2 Box Cans.			0.90

Total	(Auctioneer's Fees: 21.27	\$	212.70
Less Expenses:	(Advertising 4.49	\$	90.97
	(Moving) 13.21		
Net Proceeds Credited:		\$	151.73

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 11.

Remarks:

COPY

NAME CHADA, Sabra

REGISTRATION NO. 04291

FILE NO. 8004

The following chattels were sold by public
auction at 992 Powell St. Vanc., B.C. on March 2, 1944

Bed & spring
wheelbarrow
wheelbarrow
2 clothes racks

\$ 6.50
3.00
2.60
.35

Total

\$ 12.45

Less Expenses: (Auctioneer's Fees \$1.24

Advertising 0.19

Movings 0.38

\$ 2.01

Net Proceeds Credited:

\$ 10.44

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 12.

Remarks:

COPY

NAME GRADA, Saburo

REGISTRATION NO. 04291

FILE NO. 8006

The following chattels were sold by public
auction at Vancouver, B.C. on December 21st, 1945.

Records

\$.25

Total	(Auctioneer's Fee	\$.02
	(Advertising	.01
Less Expenses:	(Movings	.01

\$.23

\$.04

Net Proceeds Credited:

\$.21

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 58

Remarks:

October 27th, 1947

— PERSONAL PROPERTY

Re:- Saburo OKADA,
Reg. No 04291

CHATELS:- - See Chatels Schedule.

These Chatels were all left at 2631 Nelson Street, West Vancouver, B.C. According to letter February 5th, 1943 it would seem that we had not yet received a key to the premises.

A list of chattels at the 2 cabins was taken by our Mr. Iverson as May 9, 1943. According to memo (Spain) March 7, 1944 "all chattels were moved to 992 warehouse" and disposed of as per Auctions 11, 12 and #58. It is noted that some were "abandoned to welfare" (Wills) February 31, 1944.

ACCOUNTS
RECEIVABLE:- -

✓ No "Money owing to "Saburo OKADA is declared by him in his registration by son of May 7, 1942. However, according to our letter of March 3, 1945 he lodged a claim against Toshiaki SAWADA Reg. No. 13296 for \$300.00 which was admitted by SAWADA. Later the sum of \$257.14 or \$85.71 on the dollar was paid on this claim (Oct. 29/45) and credited to the account of Saburo OKADA on our books.

No other Personal Property of Saburo OKADA is revealed on the file.

NOTE: Hold all funds until a Statutory declaration adjusting name of owner, verifying that "Sato OKADA" and "Saburo OKADA" are one and the same person.

The above Summary is certified to be in accordance with the information on file, October 27th, 1947.

B.R. Dusenbury
B.R. Dusenbury,
Office of the Custodian.

*Filed 5-49
26-8*

File No. 8006

— SUMMARY —

October 27th, 1947

— FIRE INSURANCE —

Re: Saburo OKADA,
Reg. No. 04291

FIRE INSURANCE: No Fire Insurance in the name of Saburo
OKADA is revealed on the file either on
buildings or on Chattels.

The above Summary is certified to be
in accordance with the information on file,
October 27th, 1947.

B.R. Dusenbury
B.R. Dusenbury
Office of the Custodian.

File No. 8006
Reg. No. 04291

Saburo OKADA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 January 24	Land Registry Office - Certificate of Encumbrance 1942-43 taxes	\$ 1.00 80.84	\$	
	Credit re Sale of Property		555.20	
March 27	Proceeds Auction Sale		153.73	
March 30	Proceeds Auction Sale		10.44	
1945 August 6	B. C. Electric Railway Co-deposit refunded		2.46	
		\$ 81.84	\$ 721.83	

CR \$ 639.99

File No. 8006
Reg. No. 04291

Saburo OKADA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1945 August 6	Balance as per statement sent	\$	\$ 639.99	
November 19	T. Sawada - settlement of account		257.14	
			.21	
1946 March 27	Proceeds Auction Sale	<u>\$.00</u>	<u>\$ 897.34</u>	

CR \$ 897.34 ✓

Accounting Department
October 28th, 1947

STATEMENT RE SALE OF:

Name: OKADA, Saburo #04291

Catalogue No: 425

File No: 8006

Street Address: 2631 Nelson St., West Vancouver, B. C.

Legal Description: 9/B of 7/555/1/3890

Date of Sale and Adjustments January 24, 1944.....

Sale Price \$ 600.00

Real Estate Agents Commission \$ 30.00

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~~

Taxes 2.30

~~Water~~

\$ 44.80 \$ 600.00

Net Proceeds credited to your account as of Jan. 24/44 \$555.20

Date:..... September 13, 1945.....

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

Catalogue No. 425

File No. 8006

2631 Nelson Street, East Vancouver

9/2/7/55

ADJUSTMENT

As of January 24, 1944.

Debit purchaser		
Registration fees on Deed. \$600.00	\$ 5.20	
Total debits	\$ 5.20	

Credit purchaser		
24/365 x \$35.04	Seller's proportion of taxes for 1944	\$ 2.30
Total credits		\$ 2.30
Total debits		5.20

Net debit due from purchaser

\$ 2.90

as to Mr. Sidney V. Walsh.

8006

March 20, 1944.

Mr. Saburo OKADA,
Registration No. 04291,
New Denver, B. C.

Dear Sir:

Re: Catalogue No. 425
2631 Nelson Street, West Vancouver
9/27/355

Please be informed that 2631 Nelson Street, West Vancouver,
has been sold as of January 24, 1944 for the sum of \$600.00 which is equal
to or in excess of the value attached to these premises by an independent
appraiser.

The net result of the sale is as follows:

Sale price		\$ 600.00
Less Real Estate Agent's Commission @ 5%	\$ 30.00	
* Payment of 1942 & 1943 taxes	<u>89.84</u>	
	\$110.84	<u>110.84</u>
Net credit to your account		\$ 489.16

These funds are available to you in the usual way.

Yours truly,

George Peters,
Administration Department.

GP:ED

cc to B. C. Security Commission.

For File
File No. 8006.
Catalogue No. 425.

March 10th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Saburo OKADA
Municipality of West Vancouver
Lot 9, Blk. "B" of Blk. 7, D.L.
555, Co. 1, N.E.D., Plan 3890.

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated February 29th, 1944, we enclose herewith the following documents in connection therewith.

1. Copy of application number 98154-L dated February 29th, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 98155-L dated February 29th, 1944, registering the property in the name of Sydney Wallis Welsh (Deed).
3. Duplicate of Transmission dated February 11th, 1944.
4. Duplicate of Deed dated February 11th, 1944 - Secretary of State to Sydney Wallis Welsh.
5. Certificate of Indefeasible Title number 98155-L dated March 7th, 1944, covering the above property in the name of Sydney Wallis Welsh.

DAC:JS
Encls.

D. A. Cramer

File No. 8006.
Catalogue No. 425.

March 10th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Saburo OKADA
Municipality of West Vancouver
Lot 9, Blk. "B" of Blk. 7, D.L.
555, Gp. 1, N.W.D., Plan 3890.

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated February 29th, 1944, we enclose herewith the following documents in connection therewith.

1. Copy of application number 98154-L dated February 29th, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 98155-L dated February 29th, 1944, registering the property in the name of Sydney Wallis Welsh (Deed).
3. Duplicate of Transmission dated February 11th, 1944.
4. Duplicate of Deed dated February 11th, 1944 - Secretary of State to Sydney Wallis Welsh.
5. Certificate of Indefeasible Title number 98155-L dated March 7th, 1944, covering the above property in the name of Sydney Wallis Welsh.

DAC:JS
Encls.

D. A. Cramer