

8553

This file is connected, with file 4580 & Case 54

Documents re Case are on file 4580.

REAL ESTATE

BUREAU POWELL STREET
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE No. 8553

9

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: YADA Kuniyo (Mrs. Genichiro)

HOME ADDRESS: 3390 E. Hastings St., Vancouver, B. C.

REGISTRATION NUMBER 06758 SEX: Female AGE: 30

OCCUPATION: Housewife

(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: Genichiro

ADDRESS OF WIFE OR HUSBAND: Same address

NAMES OF ANY LIVING CHILDREN: Ken Frank (M)

ADDRESS OF CHILDREN: Same address

AGE OF CHILDREN: 6 yrs.

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

1. LOCATION AND DESCRIPTION: Located on north-east corner Cassiar
Vancouver, B. C.
& Hastings St. East, Lot 22, Block 4882, D.L. T.H.S.L.

2. BUILDINGS AND OTHER IMPROVEMENTS: None

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

4. TAXES (Amount and where payable) \$90.72 per yr. payable at City Hall, Van.,
B. C. Paid for 1941

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

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

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In husband's possession

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. None

9. IF CROPS SOWN. None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. Located at 3390 E. Hastings St., Vancouver,

B. C. 7-rooms living quarters above store.

2. LANDLORD'S NAME AND ADDRESS. Lived with father, UYESUGI Komakichi,

now in Japan

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID. Rent free

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.

Located at 3390 E. Hastings St., Vancouver, B. C. Goods stored

in one room in basement, & in stock room of store, & boarded up.

Left in care of T. J. Stephens, at that address-key in his

possession.

china-ware Vacuum cleaner

Silverware Clothes

Kitchenware

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS. None

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

CLAIM ON ANY SUCH PROPERTY. None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None6. 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)

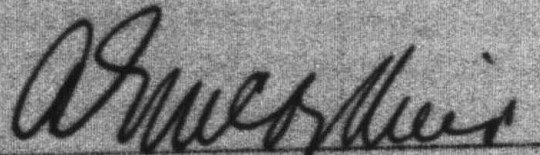
\$2,250.00 Victory Bonds in Bank of Montreal, Main & Hastings, Vancouver, B. C.\$800.00 Cartwright Lumber Co. Ltd., Van., B.C., in owner's possession8. BANK ACCOUNTS: \$3,500.00 Bank of Montreal, Vancouver, B. C.9. LIFE INSURANCE: \$2,000.00 Crown Life, husband beneficiary. Policy
in husband's possession. No. unknown10. INTEREST IN ANY ESTATES OR TRUSTS: None11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None2. TRADE DEBTS: None

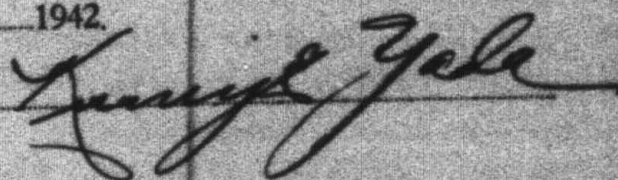
I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

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 11th day of May, 1942.


Witness

(Signature)



FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE Aug. 21/43

Our File No. 8553

Full Name YADA (Kuniyo) Mrs. Genichiro
(Surname in Block Letters)

Registration No. 06758 Male - Female Age May 15, 1911
(Check)

Former Address 3390 E. Hastings St., City

Date Evacuated May 11/42 Naturalized - Canadian-Born - National
(Check)

Present Address Bridge River, B.C. D'Arcy, B.C. (5/10/46 - RCMR).

Married - Single
(Check) Name of Wife

Name of Husband Genchiro #04337

nee
Name of Mother (NISHIMURA) Matsuo (Japan) Name of Father HYESUGI, Komakichi #00073 Int. 285
(Japan)

Names of Children under 16 Ken Frank (M) 30/3/36

Requested by V. Scott Registered with Custodian
(Yes or No)

Additional Information Owner of 1 store - above address 1 car.

REAL PROPERTY SUMMARY

November 20th, 1947.

JAPANESE NAME: Kuniye YADA Reg. No. 06758 File No. 8553, and Mr. Hideo YADA, Reg. No. 06550 File No. 4580.

CATALOGUE NO: 118.

PROPERTY ADDRESS: Corner Hastings and Cassiar Sts., Vancouver, B. C.

LEGAL DESCRIPTION: Subdivision 22 of the south half of lot 48, THSL, Plan 363.

TITLE: In names of Kuniye YADA and Hideo YADA, Certificate of Title, 54340-L

ENCUMBRANCE: 1933M, City of Vancouver, Restrictive covenant, release of liability to build bulkhead or retaining wall as set out in 54340-L.

VESTING: Of interests of Kuniye YADA and Hideo YADA filed as 25324 on December 2 1942.

ASSESSED VALUE: 1942
Land \$1135.00
Improvements nil - \$1135.00 Taxes \$33.97. Ar-
rears of taxes April 15th 1946 = \$381.23.

CLASSIFICATION: From letter of Johnson, Reeve & Watson dated July 19th 1943.

Vacant Lot. "This lot is on the north east corner of Cassiar Street. Dimensions 48' X 122'. It is level with both streets. Formerly the whole block was above Street level with a very high bank. This has been excavated about 90 feet back from Hastings Street, to induce building, without result.

To continue paying taxes involves setting aside \$3000.00 invested at 3% to provide for the expense. In view of the lack of prospects for selling we do not consider it advisable to pay the taxes."

APPRAISAL: By D. W. Reeve, July 19th 1943 at \$600.00.

OFFERS: From F. P. Power, ^{Dec 11/44} April 12th, 1945 \$450.00. Refusal advice April 14th 1945. ^{Dec 14/44}
From Loewen & Harvey, July 21st, 1945, \$500.00
From H. R. Bekert, October 11th, 1945, \$600.00. Offer withdrawn October 26th, 1945.
From George Kalugeroff, January 21st, 1946, \$600.00. Offer withdrawn January 30th 1946.
From A. E. Branca, through H. J. De Graves, \$600.00 on April 10th 1946.

SOLD TO: A. E. Branca for \$600.00 as at April 10th 1946. Approved by Advisory Committee March 22nd 1946.

Real Property Summary

CONVEYANCE: Deed dated April 26th 1946 registered May 7th 1946. Certificate of Title 147728-1 issued May 28th 1946 in name of Angelo Ernest Branca. Receipt of Certificate of Title acknowledged by A. E. Branca June 24th 1946.

FUNDS: Released to the joint credit of Kuniye YADA and Hideo YADA - sale price, \$600.00; less taxes \$381.23, advertising \$4.00, appraisal \$5.00, Certificate of Encumbrance \$1.00, Registration fee \$7.70, commission on sale \$30.00, closing of adjustments \$16.91, Total \$445.84. Released to Kuniye YADA - \$77.08, to Hideo YADA - \$77.08.

OLD TITLE: Mrs. Kuniye YADA was requested on April 2nd 1946 to send the old Certificate of Title to this office. No reply to this request was received.

STATEMENT: A statement of the joint account was sent to Mrs. Kuniye YADA and Mr. Hideo YADA on October 5th 1946.

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

IMC:DP


I. McPherson

YADA, Kuniye
YADA, Hideo
NE Cor. Cassiar & Hastings Sts. Vancouver, B.C. 8420 E. Hastings St.
Evac. File 8553
4580



Picture Taken April 9, 1943

See 11/2/43

C O P Y as December 29, 1947

JOHNSON, REEVE and WATSON
Estate Agents, etc.

Bank of Nova Scotia Building
602 West Hastings Street,
Vancouver, B.C.

19th July, 1943

The Custodian's Office,
Vancouver, B.C.

File No. 4580/8553

Catalogue No. 118

Dear Sir:-

Lot 22, Block 48, S₂ Hastings Townsite,
Vacant Land 3400 Block E. Hastings Street

We have inspected this property and beg to report as follows:-

Location Near the easterly boundary of the City. Although the land on Hastings Street is zoned as available for 3 storey commercial building, there has been very little development in the vicinity of this property.

The only business premises in this block are a gasoline service station opposite this lot. There is a 2 storey building with grocery store on the South west corner of Cassiar Street. Competition of the shopping district in North Burnaby just east of the boundary prevents any development.

Land This lot is on the north east corner of Cassiar Street. Dimensions 48' x 122'. It is level with both streets. Formerly the whole block was above street level with a very high bank. This has been excavated about 90 feet back from Hastings Street, to induce building, without result. All the other lots in this half block have reverted to the City at tax sale.

City Assessment - \$1,135

Taxes \$89.76 including \$33.97 for local improvement levy.

ARRANGED To continue paying taxes involves setting aside \$3,000 invested at 3% to provide for the expense. In view of the lack of prospects for selling, we do not consider it advisable to pay the taxes. The present value in our opinion does not exceed \$600. Almost any price would be found money.

Yours faithfully,
JOHNSON, REEVE & WATSON

per: (signed) D.W. Reeve

INSURANCE SUMMARY

Files 8553
4580

November 21st, 1947.

Kunio YADA and Hideo YADA.

Sub. 22, S.48 - THSL.

There being no improvements on this property there was
no insurance.

This summary is certified to
be in accordance with the in-
formation on file.

INC:DP


I. McPherson

4580 & 8553

October 5, 1946.

Mrs. Kuniye YADA,
Registration No. 06756,
D'Arcy, E. C.

Dear Madam:

Re: Catalogue No. 118
3400 Blk. E. Hastings Street
Subd. 22 of St. 48/T.H.S.L./369

Please be informed that the above property has been sold as of April 10th, 1946, for the sum of \$600.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

Adjustments of unearned taxes, up to the mentioned date, have been credited to the joint account of you and Hideo YADA.

The net result of this sale appears on an attached statement, and the proceeds have been credited to the above mentioned joint account. We are also enclosing a general statement of the joint account, up to date, which includes the net figure to which reference has already been made.

Yours truly,

George Peters,
Administration Department.

GP/EL
Enc. (3) - Statement of Sale
Statement of Account
Copy of letter.

cc to the Department of Labour,
Japanese Division.

to Hideo YADA

4983 & 6553

October 5, 1946.

Mr. Hideo YADA,
Registration No. 06550,
New Denver, B. C.

Dear Sir:

Re: Catalogue No. 118
3400 Blk. E. Hastings Street
Sold. 22 of S. 48/T.H.S.L./363

Please be informed that the above property has been sold as of April 10th, 1946, for the sum of \$600.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

Adjustments of unearned taxes, up to the mentioned date, have been credited to the joint account of you and Kuniye YADA.

The net result of this sale appears on an attached statement, and the proceeds have been credited to the above mentioned joint account. We are also enclosing a general statement of the joint account, up to date, which includes the net figure to which reference has already been made.

Yours truly,

George Peters,
Administration Department.

GP/EL
Enc. (3) - Statement of Sale
Statement of Account
Copy of letter.

cc to the Department of Labour,
Japanese Division.

to Kuniye YADA.

STATEMENT RE SALE OF:

Name: YADA, Hideo #06550
YADA, Kuniye #06758

Catalogue No: 118

File No: 4580 & 6553

Street Address: 3400 Blk. East Hastings St., Vancouver, B. C.

Legal Description: 22 of the S $\frac{1}{2}$ of 48/T.H.S.L./363

Date of Sale and Adjustments April 10, 1946.

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 2.50

Encumbrances:

~~Unpaid Vendor~~

~~Mortgage~~

~~Arrears of Taxes~~

~~Other Charges~~

Adjustments:

~~Fire Insurance~~

Taxes 22.11

~~Water~~

\$ 63.61 \$ 600.00

Net Proceeds credited to your account as of April 10/46 \$536.39

Date: October 5, 1946

Compiled by: George Peters

File No. 4980 & 4953
Reg. No. 06590 & 06798

Video & Narrative TADA

Date	Particulars	Debit	Credit	Balance
1943 January 27	Land Registry Office - Certificate of Encumbrances	\$ 1.00		
1946 April 10	Taxes 1942-3-4-5	381.23		
	Credit re Sale of Property		536.39	

\$ 382.23 \$ 536.39

CN \$ 154.16

October 4th, 1946
Accounting Department

*100 paid to him 10/16/46
for back taxes
per 10/10/46
per 10/10/46*

MEMORANDUM

May 15, 1949.

File No. Y/215
655

From Mr. F.G. Shears.

RE: Kenichi YASUGI
Kunio YADA (Mrs. Genichiro)

Mr. YADA called at the office today asking for information in regard to the return of his father-in-law to Canada. I advised him that we had received a letter from Mr. Wright on April 30, 1949, which referred to "pending a decision in regard to the insured's return to Canada".

I suggested that he write Mr. Wright, asking him to secure further information in this regard.

4580/8553

September 10, 1948

REGISTERED

Mr. Hideo YADA, and Mrs. Kuniye YADA
Reg. No. 06550 - Reg. No. 06758,
D'Arcy, B.C.

Dear Sir & Madam:-

We are forwarding to you herewith a cheque for
\$154.16 payable to you jointly. This is the total credit balance
in this account on the Custodian's books.

Kindly acknowledge receipt.

Yours truly,

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

END/ED.
Enc. 1.

Also Gen. Stah

DEGRAVES-MULGREW AGENCIES (1946) LTD.

Harry J. DeGraves
Real Estate Dept.
Manager
Realty Valuations

SPECIALIZING IN HASTINGS and NORTH BURNABY
FOR OVER 25 YEARS

PHONE
Hastings 1196

John Mulgrew
Notary Public
Insurance
Loans

2477 East Hastings,
VANCOUVER, B.C.

August 12th. 1946.

EVACUATION SECTION	
Rec'd	AUG 13 1946
File No.	4580/8553
Ans.	Ed.
Referred	Peters

Mr. George Peters,
Dept. Secretary of State,
Custodian Enemy Property,
Royal Bank Building,
Vancouver, B.C.

Dear Sir:

I herewith acknowledge receipt of
cheque #1951/3526, being commission on sale of
South Half of 48, T.H.SL/1565.

I thank you for entrusting this
business to me, and if I may be of assistance
in disposing of any other property that your
department may have for sale in the City, I
would be glad to have particulars of same.

Yours truly,

Harry J. DeGraves

Office Telephone
JAck 7521

Residence Telephone
AJack 2551

Angelo E. Branca
BARRISTER, SOLICITOR, NOTARY, ETC.

SUITE 402 HOLDEN BUILDING
16 EAST HASTINGS STREET

Vancouver, B. C.

June 24, 1946.

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

EVACUATION SECTION	
Rec'd	JUN 25 1946
File No.	4580/8553
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

Dear Sirs,-

Re: Your File No. 4580 & 8553

Not sent to you

I acknowledge receipt of your registered letter
of the 17th instant with enclosure, being Certificate of
Title No. 147728-L, covering the property described as
follows:

Catalogue No. 118, 3400 Blk. E. Hastings Street,
Subd. 22 of S $\frac{1}{2}$ 48/T.H.S.L./363

for which I thank you.

Yours truly,

A. E. BRANCA

per *[Signature]*

T/GD

4580 & 8553

June 12, 1946.

Mr. Angelo Ernest Branch,
Barrister & Solicitor,
402 Halden Building,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 118
3400 Blk. E. Hastings St.
Subd. 22 of 82 48/T.M.S.A./361

Title to the above described property has now been
received in your name and is ready for delivery.

Adjustments as of April 10th, 1946, as shown on the
enclosed sheet, have been calculated and a balance of \$16.91 appears to
your credit. A cheque for this amount is enclosed.

We are also enclosing the 1946 tax notice covering
this property.

Please return to us the attached control receipt, duly
signed, upon receipt of which title will be sent by registered mail to you
or to any person designated by you.

Yours truly,

George Peters,
Administration Department.

/s/

Enc. 4 - Cheque for \$16.91
Tax Statement
Adjustment Sheet
Control Receipt

cc to Mr. Harry J. De Graeve.

Catalogue No. 118
Files Nos. 4500 & 6559
3400 Blk. E. Hastings St., Vancouver
Subd. 22 of S; 48/T.S.S.L./363

June 3, 1946.

ANGELO EPREST BRANCA
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at April 10, 1946)

	DEBIT	CREDIT
Purchase price	\$600.00	
Cheques received		\$600.00
Seller's proportion of taxes for 1946 - 99/365 x \$81.49		22.11
registration fees on deed - \$600.00	5.20	
Balance owing to purchaser	16.91	
	<u>\$622.11</u>	<u>\$622.11</u>

BALANCE OWING TO PURCHASER \$16.91

Catalogue No. 118
File Nos. 4580 & 8553
3400 Blk. E. Hastings St., Vancouver
Subd. 22 of S₂ 48/T.H.S.L./363

Control of the above described property is by me hereby acknowledged and
I agree that all adjustments and incidents in connection with the sale to
me of this property have been settled.

Receipt is acknowledged of cheque for \$16.91, representing closing adjust-
ments on sale to me of this property.

Dated at Vancouver B. C., this 15 day of May 1946.

Signed [Signature]

Return to the Custodian

ANGELO E. BRANCA
Recorder, Solicitor, Notary, Etc.

Received JUN 15 1946

Answered JUN 15 1946

Drawn

File

For File 111

File Nos. 8553 and 4580.
Catalogue No. 118.

June 5th, 1946

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Kuniye YADA
Hideo YADA
Subd. 22 of S. $\frac{1}{2}$ of Lot 48,
T.M.S.L., Plan 363.

With reference to the above property which was recorded in the Vancouver Land Registry Office, May 7th, 1946, we attach herewith the following documents in connection therewith.

1. Copy of application number 147727-L, dated May 7th, 1946, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 147728-L, dated May 7th, 1946, registering the property in the name of Angelo Ernest Branca (Deed).
3. Duplicate of Transmission dated April 26th, 1946.
4. Duplicate of Deed dated April 26th, 1946 - Secretary of State to Angelo Ernest Branca.
5. Certificate of Indefeasible Title number 147728-L, dated May 26th, 1946, covering the above property in the name of Angelo Ernest Branca.

DMC:JS
Atch.

D. A. Cramer

Office Telephone
PA 6617 7621

Residence Telephone
AX 2261

Angelo E. Branca
BARRISTER, SOLICITOR, NOTARY, ETC.

SUITE 402 HOLDEN BUILDING
16 EAST HASTINGS STREET

Vancouver, B. C.

May 7th, 1946

Department of Secretary of State
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,

EVACUATION SECTION	
Rec'd	MAY 8 1946
File No.	4580-835
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

Dear Sir; Re: Catalogue No. 118
 3400 Blk.E. Hastings St.
 Subd. 22 of St 48/T.H.S.L./365

Mr. DeGraves has handed me your letter of the 10th ultimo which I now acknowledge. With reference to your enquiry as to whether or not I am a British subject. Please be advised I am a British subject. For your information no one is permitted to practice the profession of law without being a British subject.

I would be glad if you would prepare the conveyance and forward to me at your early convenience.

Yours truly,

T/S

A.E. BRANCA
Per *[Signature]*

8553 & 4580

April 12, 1946;

Mrs. Genichiro (Kuniye) YADA,
Registration No. 06758,
Bridge river, B.C.

Dear Madam

Re: Catalogue No. 116
3400 Blk. E. Hastings St.
Sold. 22 of 34 48/T.H.S.L./363

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The price obtained is \$600.00 which will be subject to the usual charges for the sale of any real property. The net proceeds of this sale will be credited to the joint account of you and Hideo YADA, and will be available when the sale is completed. A detailed statement of the transaction will be sent to you when the matter is concluded.

We note from your declaration to the Custodian that your husband, Genichiro, is holding title to this property in his possession and we would request that he forward it to this office by registered mail using the enclosed envelope for this purpose. If however, you have placed the title in the hands of some other person for safe-keeping, kindly advise us in order that we may obtain same.

We will appreciate a reply from you at an early date.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc. 1 - Addressed envelope

8553 & 4580

April 12, 1946.

Mr. Hideo YADA,
Registration No. 06550,
Bridge River, B. C.

Dear Sir:

Re: Catalogue No. 118
3400 Blk. E. Hastings St.
Subd. 22 of S. 48/T.14.S.1.4/363

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The price obtained is \$600.00 which will be subject to the usual charges for the sale of any real property. The net proceeds of this sale will be credited to the joint account of you and Mrs. Kuniye YADA, and will be available when the sale is completed. A detailed statement of the transaction will be sent to you when the matter is concluded.

Yours truly,

George Peters,
Administration Department.

GP:EB

Date... *Jan 24, 1946*

REAL PROPERTY MEMORANDUM

File No. 4580 & 8553

06550

Name... YADA, Hideo & YADA, Kuniye (*Mrs Genichiro*) Registration No. 06758....

Re: Catalogue No. 118

Address: 3400 Blk. East Hastings St., Vancouver

Legal Description: Subd. 22 of the S₂ of Lot. 48,
T.H.S.L., Plan 363.

TITLE AND ENCUMBRANCES

✓ A. Certificate of Title No. 54340-L

Whereabouts: In possession of *Genichiro*
YADA.

Registered owner: Hideo YADA & Kuniye YADA (*Genichiro YADA*)
Reg. No. 06550
06758

Property: Subd. 22 of the South Half of Lot 48,
Town of Hastings Suburban Lands, Plan 363.

✓ B. Charges.

Registered: 1933OM, 1/10/40, 2.54, City of Vancouver, Restrictive
Covenant, Release of liability to build bulkhead or
retaining wall as set out in 54340-L.

✓ Vesting: 35324

✓ Unregistered: No evidence on file.

Taxes: 1945 - \$38.33 Tax arrears 1942-43-44-45 - \$339.63)
Interest to Jan 31/46) *Relat*

Water: Nil

Insurance: Nil

1946 - \$1.08
1.59
81.49
Paid 12/4/46

✓ Assessed Value: Land: \$730.00

Improvements: ---

✓ Valuation by Appraiser: \$600.00

✓ Amount of Bid: \$600.00

✓ Approved by Advisory Committee: January 22, 1946.

✓ Paid as shown in attached letter: \$600.00 - April 10/46.

✓ Name of transferee as attached letter: Angelo Ernest Branca

ADMINISTRATION.

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

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

Chattels: Particulars of those stored on the premises.

Nil

Named Agent: Office.

Compiled by:

George Peters
George Peters,
Administration Department

4580 & 8553

April 3, 1946.

Harry J. De Graves, Esq.,
2477 East Hastings Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 118
3400 Blk. E. Hastings St.
Subd. 22 of St. 18/T.H.S.L./363

Further to our letter of March 22nd we have to advise you that we are prepared to recommend the acceptance of your offer, on behalf of your client, Mr. A. E. Branca, of \$600.00 for the above described property. Will you please forward to us a certified cheque for the balance of the purchase price, namely, \$540.00.

Kindly advise the full name, address and occupation of the person in whose name this property is to be registered and also state whether or not the proposed registered owner is a British Subject, using the enclosed form.

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

We wish to call your attention to a registered charge appearing on the Certificate of Title, namely, 1933OH, 1/10/40, 2.54, City of Vancouver, Restrictive Covenant. Release of liability to build bulkhead or retaining wall as set out in 54340-L. The sale of the above property is subject to this charge.

Yours truly,

F. G. Shears,
Director.

GP:EB
Enc. 1 - Information Form.

4580/8553

22nd March, 1946.

Harry J. Degraeve Esq.,
2477 East Hastings Street,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 116
3400 Block E. Hastings St.

We are in receipt of your letter of the 16th instant in which you submitted an offer on behalf of your client, Mr. A.E. Brown, to purchase the above property for the sum of \$600.00 and enclosed cheque for \$60.00.

This matter is receiving our consideration and we will be writing you again in due course.

Our official receipt for \$60.00 is enclosed herein.

Yours truly,

F. G. Shears,
Director.

FHM

encl.

HARRY J. DEGRAVES

Licensed and Bonded
REAL ESTATE BROKER
Specializing in Hastings Properties

VANCOUVER, B.C.
April ,1946.

Rec'd	APR 8 1946
File No.	4580/8553
By	
Checked	Mr. Peltier

F. G. Shears, Esq.,
Director,
Department of The Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:

Your File No. 4580 & 8553.
Re. Catalogue No. 118
3400 Blk. E. Hastings St.
Subd. 22 of S. 48/T.H.S.L./363.

Enclosed you will please find a
certified cheque of my client Mr. Angelo Ernest
Branca, Barrister and Solicitor of 402 Holden
Building, Vancouver, B.C., in the sum of \$540.00,
being balance due in purchase of the above property.

I wish to thank you for drawing my
attention to the Restrictive Covenant, re bulkhead
registered against the property, which Mr. Branca
was aware of.

I would greatly appreciate this trans-
action being put through at your earliest conven-
ience.

Yours truly,

Harry J. Degraives

H.J.D./C.D.
Enc. 1.

#60 - previously recd.

PROPERTY EXPENSE ACCOUNT

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Mrs. Kuniye Yada

File No. 8553

Bridge River B.C.

Reg. No. 06758

Company Crown Life

Agency Vancouver

Policy No. 211203

Premium - \$ 24.82

Payable: ^X Annually, Semi-annually or monthly

Month May Day 20

REMARKS:

34

Letter sent 5/10/42

ORIGINAL

DOMINION OF CANADA

INCOME TAX — IMPÔT SUR LE REVENU
NOTICE OF ASSESSMENT — AVIS DE RÉPARTITIONBASED ON INCOME OF
BASÉ SUR LE REVENU DE 19 41

N 69163

FILE
DOSSIER 3196ACCOUNT
COMPTÉCODE
CHIFFRE 4-1m75

237M

Yada Kuniye,
1 Custodian of Enemy Alien Property,
506 - 675 West Hastings,
Vancouver, B. C.3390 East Hastings Street,
Vancouver, B.C.1. DISTRICT OFFICE
BUREAU DE DISTRICT

VANCOUVER

DATE MAILED
POSTÉ LE

August 10th 19 43

2. YOUR NET TAXABLE INCOME HAS BEEN DETERMINED IN THE SUM OF:
VOTRE REVENU NET IMPOSABLE A ÉTÉ DÉTERMINÉ COMME SUIT:

\$ 288.15

3. YOU ARE HEREBY ASSESSED AS FOLLOWS:
VOTRE IMPÔT EST ÉTABLI COMME SUIT:

DOMINION

AMOUNT LEVIED
MONTANT ÉTABLI
INCOME TAX
SUR LE REVENU

\$ 43.20

PENALTY FOR LATE FILING
AMENDE POUR RETARD
À PRODUIREINTEREST
INTÉRÊTNATIONAL DEFENCE TAX
DÉFENSE NATIONALE

\$ 37.33

TOTAL..... \$ 80.53

\$ 5.46

AMOUNT PAID ON ACCOUNT
PAIÉ À COMPTE

\$ ---

BALANCE DUE
SOLDE ÉCHU

\$ 80.53

\$ 5.46

\$ 85.99

(A)

(B)

4. AMOUNT PAYABLE AS AT
SOLDE PAYABLE AU

September 10th 19 43

\$ 85.99

GP

INSTRUCTIONS AS TO PAYMENT
INSTRUCTIONS RELATIVES AU PAIEMENT

5. PREPAYMENT — PAIEMENT ANTICIPÉ

FOR EACH DAY THAT PAYMENT IS MADE IN ADVANCE OF THE DATE STATED IN ITEM 4, THE TAXPAYER MAY DEDUCT \$
POUR CHAQUE JOUR QUE LE PAIEMENT DEVANCE LA DATE INSCRITE AU NO. 4, LE CONTRIBUABLE PEUT DÉDUIRE

6. ADDITIONAL INTEREST — SUPPLÉMENT D'INTÉRÊTS

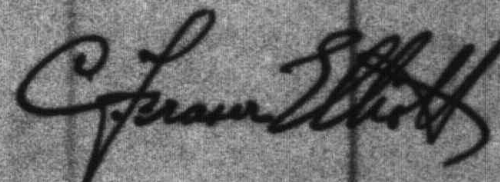
THIS STATEMENT INCLUDES INTEREST CALCULATED UP TO THE DATE SHOWN IN ITEM 4. ANY PAYMENTS ON ACCOUNT OF TAX (ITEM 3A) MADE
THEREAFTER MUST HAVE ADDED THERETO INTEREST AT 6% PER ANNUM.CE RELEVÉ COMPREND L'INTÉRÊT CALCULÉ JUSQU'À LA DATE INDICUÉE À L'ITEM 4. ON DOIT AJOUTER À TOUS PAIEMENTS À COMPTE D'IMPÔT
(ITEM 3A) FAITS APRÈS LADITE DATE UN INTÉRÊT AU TAUX DE 6% PAR ANNÉE.

7. ATTANCE SHOULD BE—

1. MADE PAYABLE TO THE RECEIVER
GENERAL OF CANADA, AND
2. SENT WITH THIS FORM
3. TO THE INSPECTOR OF
INCOME TAX
4. AT THE DISTRICT SHOWN IN ITEM 1.

7. TOUTE REMISE DOIT—

1. SE FAIRE À L'ORDRE DU RECEVEUR
GÉNÉRAL DU CANADA, ET
2. ÊTRE ADRESSÉE AVEC CETTE FORMULE
3. À L'INSPECTEUR DE L'IMPÔT
SUR LE REVENU
4. DU DISTRICT DÉSIGNÉ AU NO. 1.

PAYMENTS MAY BE MADE BY MARKED CHEQUE, POSTAL, EXPRESS OR BANK MONEY ORDER. ALL CHEQUES MUST HAVE AFFIXED THERETO
THE NECESSARY POSTAGE OR EXCISE STAMPS. AVOID SENDING CURRENCY IN ENVELOPES.LES PAIEMENTS PEUVENT S'EFFECTUER PAR MANDAT-POSTE, CHÈQUE VISÉ, MANDAT DE MESSAGERIES (EXPRESS) OU DE BANQUE. TOUT CHÈQUE
DOIT PORTER LES TIMBRES DE POSTE OU D'ACCISE REQUIS. PRIÈRE DE NE PAS ENVOYER DE NUMÉRAIRE SOUS ENVELOPPE.8. RETURN THIS FORM WITH PAYMENT (ITEM 7) TO
INSPECTOR OF INCOME TAX (INDICATED IN ITEM 1)RETOURNEZ CETTE FORMULE AVEC PAIEMENT (ITEM 7) À
L'INSPECTEUR DE L'IMPÔT SUR LE REVENU À (VOIR NO. 1)ALL CORRESPONDENCE TO BE LIKEWISE ADDRESSED
TOUTE CORRESPONDANCE DOIT ÊTRE ADRESSÉE DE CETTE MANIÈRE

COMMISSIONER OF INCOME TAX.
COMMISSAIRE DE L'IMPÔT SUR LE REVENU.

MEMORANDUM

File No. 3553 /
3312

August 7, 1943

TO: File

FROM: Mr. G. B. Spain

I received a telephone call from Mr. J. T. Stephens the purchaser of the property asking permission to deliver Yada's chattels to his brother-in-law Genji Yada now on a visit to Vancouver.

I agreed to the release and requested Mr. Stephens to furnish this office with a signed list of articles delivered to Genji Yada.

GBS/MS

21

Bridge River, B.C.
Aug. 18 1943

Office of the Custodian,
Vancouver, B.C.

Rec'd
6/8/47

Dear sir:

As my brother-in-law got
permit to go to Vancouver, he will be
willing to pack all our belongings
and send them to me, so will
you kindly release everything which
I've left in possession of Mr. J. T.
Stephens at 3390 Hastings St. East. and
Oblige.

Yours truly
Kunigade
Reg. No. 06758

06758

J. T. Stephens
RR 5775 L

Presented by
Sungji Gadar

Filed 8553
3312

MEMORANDUM

To: File 8553

From: Specified Articles Department

July 13, 1943.

Re: YADA, Kuniye (Mrs. Genichiro)-Reg. 06758

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
CAR	1936 Dodge Sedan No. C-69 License No. (41) 68770	\$300.00

Released: ~~Pacific Co-operative Union~~ *Herbert A. Smith*

No Transfer papers on Car file. See March 2/42 and May 5/42
1942 file *PM*

Harker

*This car was released on May 5, 1942 to Herbert
A. Smith 3820 Duane St. & whom K Yada had
transferred the car on March 2, 1942. Sales
papers of March 2, 1942 show \$440.00 due Mrs Yada
of the total sale price of \$450.00. File does not show
any payment to Customs in respect of this
car.*

8553

March 1, 1943

Mrs. Kuniye YADA,
Reg. No. 06758,
Bridge River, B. C.

Dear Madam:

We have received notice from the City of Vancouver that the taxes on Sub. div. 22, of the South ½ of Lot 48, Town of Hastings, were in arrears \$93.08 to December 31st, 1942. As this land is not revenue producing and we have no funds on hand, we would appreciate your sending us a cheque to pay the above amount.

We have also written Hideo Yada to this effect.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
SEP 11 1942

Secretary of State
Office of the Custodian

Bridge River, B.C.
Sept 9th 1942

Green
ant to Rees

Dear Sir:-

In referring to file no. 8553.
I am very sorry that I have delayed in
answering your letter.

In the basement of 3390 Hastings St. E.
we have left the following items boarded up:
1 typewriter, lawn mower, chinaware,
silver-ware, book case, garden tools,
1 rope block, 1 trim saw, 1 pulley & 2 boxes,
iron bars, carpenter's tools, ropes & cables,
plumbing tools and many other small items.

Outside in the basement we left 1 electric
motor rip-saw. Behind the store in
the small store room we left the follow-
ing items: 1 clockings, Electric Vacuum
cleaner, 2 end tables, crockers, kitchen
wares, picture frames and many other
items. These goods are also packed up.

Up stairs in the living quarters we left
kitchen & had cork linoleum floorings,
1 gramophone, 1 coal oil heater, bath
brushes. I do not think these goods need
to be insured against fire. Yours truly,
(MRS.) K. Yada

8553

July 22nd, 1942

Mrs. Kuniye Yada, Reg. #06758,
Bridge River, B. C.

Dear Madam:-

In your registration form of May 11th, you declared a number of effects boarded-up in the basement of 3390 East Hastings Street, key in possession of T. J. Stephens. On inspection, we find that these goods have been very heavily nailed up and could be safely left where they are.

Before signing as being responsible for these goods, Mr. Stephens would like an inventory of what is there. Would you please send this to us and we will then get Mr. Stephens' written confirmation.

Do you wish these goods to be insured against fire and if so, for how much? If you wish them insured, it would be necessary to send us the money to cover the premiums.

Yours truly,

H. F. Green
Manager Protection Dept.

ask for reply

HFG:IF

File # 8553.

July 19, 1942

VADA, Kunze.
3390 Hastings St. E.

06758

There are two rooms of property
belonging to the above that have
been boarded up at 3390 Hastings East.
The new owner of the building a Mr.
J. T. Stephens has agreed to look
after the property as per his agreement
with Mr. VADA. Would suggest they
be left there for the present.

L.H.D.

Very heavily nailed up - & inaccessible
ask for inventory & refer to Mr. Stephens

MEMORANDUM

13th July, 1942.

To: Mr. Brown

From: Mr. Pears

Re: (Mrs. Genichiro) Kuniye YADA

Certain personal property is reported
stored in a stockroom at 3390 Hastings St. E., in the
possession of Mr. J. D. Stevens.

Very truly yours

(Correct)

Mr. J. D. Stevens, 3390 Hastings E. Ph. No. 3227
states that he does not wish to be responsible
for the goods of the Yadas. He told the Yadas that
he would care for the goods if it was properly
inventoried, but they left without doing so.
Some of the goods were boxed & sealed
into a section of the basement & other
goods were piled in a partitioned place
which the Stephens was asked to nail up.
He has not done so yet and does not
wish to be responsible for the goods and
would be glad to have them removed,
as he has bought the premises. He
thinks Mrs. Yada sold the Vacuum Cleaner
for \$10.00.
The S. would consider keeping the P.V.M.
goods if one of our men went over with him.

8553

July 13th, 1942.

Mrs. Kuniye Yada,
Bridge River, B. C.

Dear Madam:

It has been brought to our attention that the taxes on the property you own, with Hideo Yada, known as Lot 22, South 1/2 of Block 48, D. L. T.H.S.L. being the corner of Cassiar and Hastings St. East are still unpaid.

Should you so desire we suggest that you mail to this office sufficient funds to cover these taxes so that we may pay them for you. Until Aug. 3rd next the amount necessary will be \$91.31 and thereafter will be a greater amount depending on when paid.

Yours truly,

F. G. Shears
Assistant Manager

 JRP:ND

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

Vancouver B.C.

March 2nd 1942.

RECEIVED
MAR 23 1942

Received from Herbert A Smith of 3820 Quebec St.
Vancouver, B.C. the sum of ten dollars (\$10.00).

The above amount being deposit on
purchase of Dodge 1936 Sedan owned by Kuniye
Yada of 3390 East Hastings Street Vancouver, B.C.

The above mentioned car to remain
in possession of Kuniye Yada until full sum
agreed on namely four hundred and fifty dollars
(\$450.00) is paid.

Signed.....*K. Yada*

Witness.....*W. J. Huntley*

Seize no. 69.

Released

✓
P
Telephone not work.
May 1 1942

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

501 Royal Bank Bldg.,
Vancouver, B.C.,
May 5, 1942.

Mr. Tom Ellis,
Hastings Park,
Vancouver, B.C.

Dear Sir:

Re: Car No. 69.

This is the Custodian's number of Dodge Sedan (1936). Will you please hand this car to Mr. Lloyd Huntley, whose signature is in the margin of this letter, receiving from him in duplicate, release duly signed by Mr. H.A. Smith, whose signature must be witnessed.

One of the copies to be handed to you of this release must be the crested form. Please obtain receipt from Mr. Huntley for the car and then render to him any assistance that is necessary for Mr. Huntley to take possession of the car, and remove it off the property.

Yours faithfully,

Edgar T. Read

Edgar T. Read,
for G.W. McPherson,
Authorized Deputy of the Secretary
of State and/or Custodian.

ETR/DB

*Hastings Park
May 6/42*

Received above car this day Car # 69

Lloyd Huntley

Mr. Huntley Signature is Lloyd Huntley

ROYAL CANADIAN MOUNTED POLICE

Detachment

69

Seizure No.

FOR USE WHEN APPLICABLE

EXHIBIT REPORT

Detachment File No.
Sub-Division File No.
Division File No.
Headquarters File No.

Detachment
Sub-Division
Division
Date

19

RE: **Kuniyo YADA 3390 E Hastings St Vancouver B C**
On **May 10 19 42** **I Goodfellow K J. MEMBER'S NAME**
Came into possession of the following goods by:-

STATE BRIEFLY AUTHORITY, ETC., WHETHER BY SEARCH WARRANT, ETC.

NO. OF PAGES	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL
	LICENSE NO. (41) 68770 MAKE & MODEL Dodge (36) SERIAL NO. 9466017 ENGINE NO. P2203680 SPEEDOMETER READING 44481 CONDITION Good	TIRE NUMBERS
	EXTRA EQUIPMENT Seat Covers	
	DESCRIPTION & CONDITION VERIFIED	Look on right front door broken
	Signature of Owner Japanese Registration 06758	
	Handed over to representative of Custodian whose signature in receipt thereof appears hereunder	
	DATE: May 10/42	

SIGNATURE OF MEMBER SUBMITTING REPORT

Re: YADA Kuniye (Mrs. Genichiro)
Regd. No. 06758

- 2 -

3. Description of Land:

Legal:

Lot 22, Block 48, S $\frac{1}{2}$ D.L., T.H.S.L.

General:

This is vacant property with a 48' frontage running back 122' to a 20' lane at the rear. Assessed valuation: \$1,135.00. From our information it would appear difficult at present to secure any figure in excess of the assessed value.

4. Inventory of Personal property:

As indicated under Section No. 1. above, the personal property mentioned appears to be in good hands, following arrangements made between Mrs. Yada and Mr. J. T. Stevens. Under the circumstances, we did not consider it necessary to complete a detailed inventory at this time, but suggest that one be prepared before the items are removed from their present location.

5. Particulars of insurance in force:

Life:

Crown Life Assurance Co.: Policy No. 211203; Principal \$2,000.00. Beneficiary, Genichiro Yada (husband). Annual premium \$43.12, the 1942 payment apparently having already been paid. Cash surrender value is \$180.00. Details in this connection were verified by reference to the Crown Life Assurance Co.

6. Particulars of Liabilities:

No liabilities have been disclosed as a result of our investigation, although we are nevertheless requesting clearances from the various Government departments, possibly interested in that connection.

RECOMMENDATIONS

As there appears to be nothing further to be done at present, we suggest the existing status be maintained pending any developments requiring further attention.

Your acknowledgment in due course will be appreciated.

Yours truly,

THE CANADIAN CREDIT MEN'S TRUST ASSOCIATION LIMITED

John Cunn
Manager.

Z:D