

8987

REAL ESTATE BUREAU POWELL STREET
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE No. 8927

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: YAMAMOTO Fusako (Mrs. Michiyoshi)

HOME ADDRESS: 2327 Oxford Street, Vancouver, B.C.
(As per card - 2528 Napier St. Vancouver)

REGISTRATION NUMBER 02949 SEX: Female AGE: 42

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: Michiyoshi 11340

ADDRESS OF WIFE OR HUSBAND: Tete Jaune, B.C.

NAMES OF ANY LIVING CHILDREN: Nana (F) Hugo (M)

ADDRESS OF CHILDREN: Same as above.

AGE OF CHILDREN: 21 yrs. 18 yrs.

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

1. LOCATION AND DESCRIPTION: 2528 Napier St., Vancouver, Lot 5, In the City of Vancouver

Block 7, West half of Section 22, Town of Hastings Suburban

Lands. L.R.O. City Vancouver No. 1945

This property in name of husband (evacuated as above)

2. BUILDINGS AND OTHER IMPROVEMENTS: House.

1 story - 4 rooms

See husband's file #11340.

3. INSURANCE (Give particulars; state where policies are) \$1600.00 Policy with Sentinel Fire Ins. Co. Vancouver, Policy No. 72340. Policy in my own possession.

4. TAXES (Amount and where payable) About \$54.00 Payable at City Hall, Vancouver, Paid for 1941.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) \$512.93

Mortgage held by Manufacturers Life Ins. Co. Vancouver.

(Mortg. held by Manufacturers Life - assumed by Yamamoto)

6. OCCUPANCY AND LEASES (If vacant so state) To be rented to Mr. Hoy, Douglas Rd. Burnaby, commencing May 15, 1942, at \$20.00 per month.

(Mr. Hoy, Manufacturers Life is looking after his property.)

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: *Manitowish Lake*

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST *Manufacturers Life Ins. Co., Vancouver, B.C.*

9. IF FARM LAND STATE CROPS SOWN *None*

N.B. The above property is registered in my husband's name, but he has gone to camp, and did not register it with Custodian, before he left, so I am registering it for him.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: *House 2327 Oxford St., Vancouver.*

2. LANDLORD'S NAME AND ADDRESS: *My husband rents the house.*

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.

Located at 2528 Napier St., one light taney socket (5 plugs) 10 window blinds, 7 curtain holders, to be left for the use of new tenant. *215 Carleton St. Vancouver*

Located at Teitoku Hall, in care of caretaker of building, 8 cases, books, valued at about \$500.00, 1 box of household utensils and decorating fixtures, valued at about \$300.00.

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: 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 13th day of May 1942

[Signature]

Witness

(Signature)

Fusako Yamamoto

FOR DEPARTMENTAL USE

Previously done 2/12/42

INFORMATION FROM R.C.M.P.

Date _____

Our File No. 8987

Full Name

YAMAMOTO (Eusako) Mrs. Michiyoshi
(Surname in Block Letters)

Registration No. 02949

Male - Female
(check) ☒

Age

Aug 23, 1899.

Former Address

2528 Napier St. Vancouver B.C.

Date Evacuated

3/6/42.

Naturalized - Canadian-Born - National
(check) ☒

Present Address

Slocan, B.C.
Advised by R.C.M.P. on June 19/46 that above was at
Homewood Sanatorium, Guelph Ont.

Married - Single
(check) ☒

Name of Wife _____

Name of Husband

YAMAMOTO Michiyoshi

Name of Father

TAKENAKA Sastichi
(Japan)

Name of Mother

nee
(KONURA) Saki

Names of Children under 16 _____

Deceased - See file 11340
April 29.46 in Toronto

Requested by

CCF.

Registered with Custodian

Yes.
(Yes or No)

Additional Information _____

YAMAMOTO Fusako
(see also file 11340)

[illegible]

REPORT FOR CUSTODIAN
Japanese Evacuation Section

File 8987

REAL ESTATE & PERSONAL PROPERTY

Registration No. 02949

Name Mrs. Fusaka YAMATO

Address: 2528 Napier Street

Type of Property: Residence

Description of Land and Buildings: This is a four room frame bungalow consisting of living room, kitchen, two bedrooms and one bathroom on the main floor. Cement basement with hot air heating. No garage. The decoration and exterior paint are in poor condition as we understand from the tenant that they will be redecorating the interior. It is now rented to Mr. Hoy @ \$20.00 per month.

Inventory of Contents: _____

No personal effects to be left on the premises except fixtures, such as blinds, curtain holders, etc.

Insurance

<u>Amount</u>	<u>Company</u>	<u>Number</u>	<u>Type</u>	<u>Premium</u>	<u>Expiry</u>	<u>Agent</u>
<u>1600.00</u>	<u>Sentinel Ins.</u>	<u>72340</u>	<u>Fire</u>	<u>-</u>	<u>-</u>	<u>-</u>

Name of Mortgagor _____ Address _____

Name of Mortgagee Manufacturer's Life Address _____

Amount of Mortgage \$512.93 Int. Rate _____ Payable _____

Dates Int. Payable _____ Principal Repayments _____

Mortgage Due
No further information available.

Recommendations: The owner has appointed the Manufacturers Life agents during his absence and we would recommend that they be appointed agents by the Custodian as this is the owner's wish.

PEMBERTON REALTY CORPORATION LIMITED.

[Signature]

MEMORANDUM.

I wish to register a life Insurance Policy which belongs to my husband, Michiyoshi YAMAMOTO, who has now gone to camp at Tete Jaune, B.C., which was not registered by him before he left.

Policy no. A-9477, Policy with British Columbia Mutual Benefit Association for \$2500.00. Beneficiary wife, Fusako YAMAMOTO. Policy in my possession.

June 10th, 1942.

File #8987

MEMORANDUM

To: Mr. Green

From: Mr. Peers

Re: Mrs. Michiyoshi
Fusako YAMAMOTO

This woman has listed the below personal property stored at Tairiku Hall, 215 E. Cordova St., Vancouver. The investigating agent has closed his file but does not report on these goods.

8 cases books, valued at about \$500.00
1 box of household utensils and
decorating fixtures, valued at about \$300.00.

Written 13-6.
H

8987

June 13th, 1942

The Manager,
Tairiku Nippo Sha,
213 - 215 East Cordova St.,
Vancouver, B. C.

Dear Sir:-

Re: YAMAMOTO, Fusako Mrs. Michiyoshi

Further to your letter of May 28th
and subsequent correspondence (our File #2919)
the above has declared to the Custodian that she
has stored the following property at your building
in care of the caretaker:

8 cases books, valued at about \$500.00,
1 box of household utensils and decorating
fixtures, valued at about \$300.00.

Will you please confirm that this is
the case?

Yours truly,

R. P. Alexander
Assistant Manager

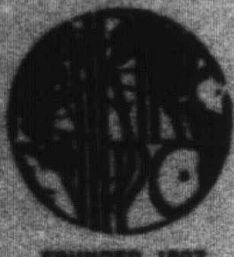

HFC:IF

Green 

TAIRIKU NIPPO SHA, LIMITED

PUBLISHERS OF TAIRIKU NIPPO AND PRINTERS
(THE CONTINENTAL DAILY NEWS)

PHONE:
DOUGLAS 5535



213-215 EAST CORDOVA STREET,
VANCOUVER, B. C.

213 - 215 E. Cordova
Vancouver, B. C.
June 15, 1942

8987

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

JUN 16 1942

Mr. R. P. Alexander, Asst. Manager
Dept. of the Secretary of State
Office of the Custodian
Vancouver, B. C.

Dear Sir:

In reply to yours of June 13th,
I wish to confirm Mrs. Michiyoshi Yamamoto's
statement that her property consisting of
8 cases books and 1 box of household utensils
and decorating fixtures are being stored at
my building under the same conditions and
arrangements as others.

Yours very truly,

Y. Iwasaki

8987

22nd December, 1942.

Mrs. Fusako (Michiyoshi) YAMAMOTO,
Registration No. 02949,
SLOAN, B.C.

Dear Madam:-

Will you kindly send us Sentinel Fire
Policy No. 72340 covering for \$1600.00 on your property
at 2327-64th Street, Vancouver, which policy is shown
on your JP form as being in your possession.

2528

napier

Yours very truly,

S.M. Gibson,
Insurance Department

SMG:FM

EVACUATION SECTION	
Rec'd	JAN 22 1943
File No.	8987
Ans.	<i>Long</i>
Referred	<i>Gibson</i>

Slocan City, B. C.
January 14, 1943.

Custodian of Japanese Property,
508 Royal Bank Bldg.,
Vancouver, B. C.

Attention: Mr. S. M. Gibson

Re File No. 8987

Dear Sir:

Replying to yours of 22nd ulto., please be advised that my house is located 2528 Napier St., Vancouver, and not as mentioned in your letter.

I, however, enclosed herewith, copy of insurance policy issued by Sentinel Fire Insurance Company, #72340, for the amount of \$1,600.00, expires August 8, 1943. Kindly return same to me upon your checking.

Trusting that you will find the enclosure in order,

I am,

Yours very truly,

Mrs. Fusako Yamamoto.

*Return
her
copy*

8987 & 11340
Evacuee Section

June 14, 1946.

Mrs. Fusako Yamamoto,
Registration No. 02949,
Slocan City, B.C.

Dear Madam:

Re: Michiyoshi YAMAMOTO, Deceased.

We are in receipt of a letter from the Department of Labour, Japanese Division, and regret to note that your husband died at Toronto, Ontario, on April 29, 1946.

If your deceased husband left a Will, application should be made at once for probate, but in the event of the deceased dying intestate, the next-of-kin should make application at once, either through a Solicitor or direct to the Official Administrator, Mr. Samuel A. Moore, Court House, Vancouver, B.C.

In order to facilitate your application, we are enclosing herewith an itemized list of particulars which a Solicitor or Mr. Moore will require, and this form should be completed and forwarded to either one of the aforesaid as soon as possible.

Please send a copy of these particulars to this office for our information, and advise us regarding whom you have written to in this connection.

Yours truly,

WJJ/AC
Enc.

W. J. Johnston,
Administration Department.

CONF

WICKETT & SANAGAN
Barristers, Solicitors, Etc.

The Canadian Bank of Commerce Bldg.,
25 King St. West
TORONTO 1,
CANADA

June 11, 1946

The Custodian of Enemy Property,
OTTAWA, Canada

Dear Sir:

RE: Yamamoto Estate

We are acting for Hugo Yamamoto whose father, Michiyoski Yamamoto died on April 29th, 1946, leaving an insurance policy payable to our client and, we understand, a sum of roughly \$600. in your hands. We have to obtain succession duties releases for the insurance policies.

Will you please advise us:-

1. What is the exact amount standing to the credit of Michiyoski Yamamoto, deceased, late of Vancouver;
2. Will you release this amount to the beneficiaries;
3. If so, what is required for such release.

Yours very truly,

"G. D. Sanagan"

GDS/T.

COPY

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
Office of the Custodian

AIR MAIL

Victoria Building,
7 O'Connor Street,
Ottawa, Ontario

June 17th, 1946

P. G. Shears, Esq.,
Director,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Mr. Shears:

Re: Yamamoto Estate

Please find enclosed letter received from
Messrs. Wickett & Sanagan, Toronto, re the above.

We have no record of this Estate in this
office, so are forwarding it to you as it is most likely on your
files. Would you please communicate directly with Messrs. Wickett
& Sanagan.

Yours very truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

MEM

11340, 8967, 8880,
9012 - Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.
June 20, 1946

Messrs. Wickett & Senagan,
Barristers and Solicitors,
25 King Street West,
Toronto 1, Ontario

Attention: Mr. C. D. Senagan, M.A.

Re: Estate of Michiyoshi YAMAMOTO, De'd

Dear Sirs:

We are in receipt of your letter of the 11th instant and note contents.

We were advised by the Department of Labour, Japanese Division, on June 7, 1946, that the above named died at Toronto, Ontario, on April 29, 1946, and we accordingly wrote his widow, Mrs. Fusako Yamamoto, at Slocan, B. C., advising her to apply to a Solicitor or Official Administrator for administration of this Estate. We have now been advised by the Royal Canadian Mounted Police that Mrs. Yamamoto has left Slocan City and is presently a patient at Homewood Sanatorium, Guelph, Ontario.

We have also been informed by the R.C.M.P. that Mrs. Fusako Yamamoto, widow, is a Japanese National, but Hana Yamamoto, daughter, and Hugo Yamamoto, son, are Canadian Born.

It is customary for this office, when writing to Japanese in connection with the Estate of a deceased person, to enclose with our letter our Memorandum of Particulars Form, in triplicate, in order that it may be completed and a copy forwarded either to a Solicitor or Official Administrator for his information, and also to this office for our records. In this connection, it may be that the forms enclosed in our letter to Mrs. Yamamoto have been misplaced, and we are therefore enclosing three copies, which we would ask you to kindly have completed and return one copy to us.

In reply to the queries outlined in your letter, and in the same order, we wish to advise you as follows;

1. The credit balance in the account of the deceased in this office presently amounts to the sum of \$270.97.

11340, 8987, 8880,
9012 - Evacuee Section

Messrs. Fickett & Sanagan

-2-

June 20, 1946

2. The above funds will be forwarded to a properly appointed Administrator, who is authorized to administer that portion of the Estate which is in the Province of British Columbia.
3. A certified copy of said Letters of Administration must be forwarded to this office for our file record.

The above deceased, prior to evacuation from the protected area, resided at 2528 Napier Street, Vancouver, B. C. We would suggest that consideration be given the matter of the domicile of an evacuated Japanese before administration of his estate is undertaken. In any case, we understand that a Succession Duties Release is required by the British Columbia authorities relative to that portion of the Estate which lies in the protected area.

As a matter of record, the Custodian requests Administrators to furnish our Vancouver Office with a statement of receipts and disbursements, together with a certified statement that claims have been advertised for and that all debts have been paid. A list of the beneficiaries showing the specific amounts allocated to each should also be provided.

Having received this information, the Custodian will then be in a position to advise the administrator whether benefits derived from assets in the protected area may be remitted direct to the beneficiaries, or sent to this office for the credit of their respective accounts. Where it is required that these funds be sent to the Custodian, an official receipt will be given for such money, but the administrator will, of course, follow his usual practice regarding obtaining releases from the beneficiaries. The exception will be where a named-beneficiary is an Enemy, in which case all funds payable to him must be forwarded to this office and the Release will be given by the Custodian.

11340, 8987, 8880,
9012 - Evacuee Section

Messrs. Tickett & Sanagan

-3-

June 20, 1946

We are enclosing herewith, for your information, copy of
the Revised Regulations Respecting Trading with the Enemy (1943),
together with Orders-in-Council P.C. 1665, P.C. 2483 and P.C. 469.

Yours very truly,

F. J. Johnston
Administration Department

WJ/JY
Encl.

11245, 577, 585
VLS - Finance Section

300 Royal Bank Building,
Ottawa, O. C.
June 25, 1946

Department of Labour,
Finance Division,
300 Bank Street,
Ottawa, O. C.

Attention: Mr. E. L. Brown

The Estate of Michiochi YAMAGUCHI, Dec'd

Dear Sirs:

We are in receipt of your letter of the 20th instant, enclosing copy of a letter, dated June 12, 1946, from your Vice-President Office in Toronto, Ontario, in connection with the above-mentioned estate.

For your information, we wish to advise you that the son of the deceased, Hase Yumoto, Registration No. 03401, interviewed Messrs. Wainwright & Duggan, Barristers and Solicitors, 45 King Street East, Toronto 1, Ontario, regarding this matter and these Solicitors wrote on under date of June 14th, for particulars of the estate and information concerning the release of funds to the beneficiaries.

We replied under date of June 20, 1946, and enclosed herewith copy of our letter, and you will note that it will be necessary to have this estate administered before funds can be disbursed.

Yours very truly,

W. J. Johnston
Administration Department

WJ/JP
Encl.

11340, 8987,
8880, 9012

October 17, 1945.

Messrs. Wickett & Sanagan,
Barristers, Solicitors, Etc.,
The Canadian Bank of Commerce Bldg.,
25 King St. East,
Toronto 1, Canada.

Attention: Mr. G.F. Sanagan.

Dear Sirs:

Re: Estate of Nichivoshi YAMAMOTO, Deceased.

Your letter enclosing Grant of Letters of Administration to Hugo Yamamoto has been received and also your letter of September 30th enclosing notarial copy of Grant of Letters and Succession Duty discharges relative to the above estate.

We are pleased to enclose herewith Custodian cheque in the sum of \$870.97 payable to the Administrator named in the Grant, and since the notarial copy is sufficient for our file record, we return the original Grant enclosed in yours of October 9th.

In order to avoid delay we are advising the B.C. Mutual Benefit Association that the Custodian has no objection to the benefits under the policy of the Deceased being paid direct to the beneficiary Hugo Yamamoto, and have indicated that the cheque might be sent in your care.

As far as the proceeds from the Estate are concerned, it is our practice as outlined in our letter of June 20th, 1946 to require from the Administrator a list of the beneficiaries showing their respective shares in order that the Custodian may recommend whether the funds be paid direct or through this office. We have however, reviewed the files of Mrs. Fusako Yamamoto and the two children Hugo Yamamoto and Mrs. Hana Yamaki, and may say that unless there are other beneficiaries, as far as the Custodian is concerned there will be no objection to proceeds being disbursed in accordance with your usual practice. We would request however, that the Administrator supply us with the list of the beneficiaries as above set out, together with a statement of receipts and disbursements for our file record.

Messrs. Sickett & Sanagan,

2.

October 17, 1946.

Would you kindly acknowledge receipt of the enclosed
cheque and original Grant of Letters of Administration.

Yours truly,

A. G. Hartman,
Office of the Custodian.

AGH:ms

encl. Cheque \$870.97
Original Grant of Letters of Administration.

11340, 6987,
8880, 9012 - Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.
August 19, 1946

Messrs. Wickett & Sanagan,
Barristers and Solicitors,
25 King Street West,
Toronto 1, Ontario

Attention: Mr. G.D. Sanagan

Re: Estate of Michiyoshi YAMAMOTO, Dec'd

Dear Sirs:

We duly received your letter of June 26, 1946, and, after giving this matter special consideration, we are now in a position to advise you that the Custodian has no objection to this Estate being administered in the Province of Ontario, in view of the fact that the deceased had taken up his permanent domicile in that province. We will, therefore, on receipt of a certified copy of Letters of Administration and Dominion and Provincial Succession Duty Releases, forward to you our cheque for the amount of funds on hand in the account of the deceased, made payable to Mr. Hugo Yamamoto as Administrator of this Estate. We believe you will require a Succession Duty Release from the Province of British Columbia.

For your information, in reply to your query regarding advertising for creditors, we wish to state that the Official Administrators in the Province of British Columbia are placing an advertisement in a newspaper in the district in which the deceased resided prior to evacuation, and in the Province of Alberta, Solicitors for an Administrator are taking the same steps, as well as advertising in that Province.

The British Columbia Mutual Benefit Association cheque for \$2,500.00 should be made payable to the beneficiary and forwarded to him through this office in accordance with our general practice, with which all insurance companies are required to comply.

Yours very truly,

W. J. Johnston
Administration Department

WJJ/JF