

13657

REAL ESTATE

SECTION

FILE NO. 13657

MAR 6 1942

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: Yoshio Tabuchi
HOME ADDRESS: 1842 Adanac St Vancouver B.C.
REGISTRATION NUMBER 09520 SEX: male AGE: 24
OCCUPATION: mill hand

(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:

MARRIED? Single

NAME OF WIFE OR HUSBAND:

ADDRESS OF WIFE OR HUSBAND:

NAMES OF ANY LIVING CHILDREN:

ADDRESS OF CHILDREN:

AGE OF CHILDREN:

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

1. LOCATION AND DESCRIPTION: 1842 Adanac St.
Lot seven (7) in Block nine (9) in subdivision "E"
district lot one hundred and eighty three (183)
Group one (1) New Westminster District

2. BUILDINGS AND OTHER IMPROVEMENTS: 4 rooms stucco building
with unfinished attic, basement and double garage.
new front lawn, rockery garden, fences rebuilt newly
stucco house completely painted, new furnace in basement

3. INSURANCE (Give particulars; state where policies are)

In the hands of the Corporation

4. TAXES (Amount and where payable) Over 90.00 a year, included in payment

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

none

6. OCCUPANCY AND LEASES (If vacant so state)

Rented to Mr. Charles
Salmon of Woodbine without
lease

STATEMENT OF REAL PROPERTY OCCUPIED

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. *With the Corporation*
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. *Brooks & Marks*
9. IF FARM LAND STATE CROPS SOWN

9. IF FARM LAND STATE CROPS SOWN

- | 1. LOCATION AND DESCRIPTION | 2. LANDLORD'S NAME AND ADDRESS | 3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID |
|--|---|---|
| 1842 Warehouse, 1542 Avenue of the Americas, New York City | John J. Jones, 1542 Avenue of the Americas, New York City | |

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

4. STATE WHEREABOUTS OF LEASE.

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:

Get piece of furniture & garden table set
with wares and treatment of the house.

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

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

CLAIM ON ANY SUCH PROPERTY

CLAIM ON ANY SUCH PROPERTY

and brother, Jari Juchin.

% S. Mon. R.R.2. Tolson Bk.

4. INSURANCE CARRIED ON ABOVE PROPERTY:

*By the Corporation*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: _____

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 *3* day of *March* 194*2*^{*3*}

(Signature)

*Y. Yabuchi**Pat Shima*
Witness

FOR DEPARTMENTAL USE

13657

INFORMATION FROM R.C.M.P.

Date

Sept 18/40

Our File No.

13657

Full Name

TABUCHI Yoshio

(Surname in Block Letters)

Registration No.

09520

Male - Female
(check)

Age

Sept 6, 1919

Former Address

Stanfield, B.C.

1842 Adams St., Vancouver, B.C.

Date Evacuated

Apr. 15/42

Naturalized - Canadian-Born - National
(check)

Present Address

Mr. E. S. Smith, Kelowna, B.C.

Married - Single
(check)

Name of Wife

Name of Husband

Name of Mother

Yasuko

Name of Father

YOSHITAKA #02017

Names of Children under 16

Requested by

J. M.

Registered with Custodian

No
(Yes or No)

Additional Information

Michael J. Hall & share in prop. at 7th & 11th

Catalogue No. 1

File No. 12211, 14923 and 13657.

Name TABUCHI, Taiji, TABUCHI, Toshio and TABUCHI Sakayo (wife of Yoshitaro Tabuchi)

Civic Address 1842 Adams Street, Vancouver, B. C.

Legal Description Lot 7, Block 9, Subdivision "G", District
Lot 183, Group 1, New Westminster District,
Plan 180.

Classification Dwelling.

SOLD

This property has been sold to Jacob David Swaid (Meat Dealer) and Edith Swaid, his wife, of Vancouver (Joint Tenants). See Mr. Shear's letter of October 13, 1943.

For Real Property file covering this property please see file attached to File 12211.

1943

June 24th
Sept. 25th

Memo re Chattels (Few)
Memo re Claims

*Quit Claim Deed May 1943 from Yoshio and
Sakayo Tabuchi to Taiji Tabuchi.*

16-9-47

Nothing further than the above, and disposal of proceeds from sale of property needs attention.

-- GENERAL --

Yoshio TABUCHI,
Reg. No. 99220

- ASSETS:** - On Page 1 of Registration dated March 3, 1943 by Yoshio TABUCHI he declares ownership with "Brother and Mother (Page 2) of 1842 Adams Street, Vancouver, B.C. property. However in May 1943, Yoshio TABUCHI gave a Quit Claim Deed of his interest to Taiji TABUCHI, thereby closing out his Realty interest.
- FIRE INSURANCE:** - No interest in Fire Insurance by Yoshio TABUCHI, except while interested in 1842 Adams Street, Vancouver, B.C. property is revealed on the file. On signing Quit Claim Deed to this property, May 1943 he relinquished any claim he then had in such Fire Insurance.
- CHATELS:** On Page 2 of Registration dated March 3, 1943 by Yoshio TABUCHI he declares "odd pieces of furnitures etc." However, these are no doubt the same as those declared by Taiji TABUCHI, his brother, and Sakaye TABUCHI, his Mother. These chattels were stated as of little value by Mrs. Salmon, the tenant, who was told later by TABUCHI that they "could keep anything they liked". The result is that no chattels were received by the Custodian. See letter July 24, 1943 on this file to Mrs. Salmon. See also memo (Green) 24-6-43.
- REFUND:** A refund of \$6.04 was received from Provincial Government on account of 1941 Tax and our cheque was forwarded to Yoshio TABUCHI March 10th, 1943, sending him this amount.
- BANK ACCOUNT:** Yoshio TABUCHI wrote regarding a credit balance with Japan & Canada Trust Savings Co. We advised him that we could find no record of same, and asked that he let us have more particulars. As we did not hear from him, no further action was taken by this office.
- SPECIFIED ARTICLES:** No Cameras, radios, Fire Arms, Vessels or Motor Vehicles are revealed in the registration or the file.
- No other Personal Property of Yoshio TABUCHI is revealed on the file.
- LIABILITIES:** A Claim by Dr. J. Howard Whitaker of \$26.00 against Yoshio TABUCHI is revealed on the file. The Claim was submitted to TABUCHI who admitted owing same but reported unable to pay. Said would endeavour to pay but we did not receive any payment from him. Later, July 23, 1945 Davis & Co. Barristers, wrote regarding the account to which we replied giving address of Yoshio TABUCHI.

(Over)

13657

AIR MAIL

December 11th, 1947.

Mr. Yoshio TABUCHI,
Registration No. 09520,
33 Howard Street,
Toronto 5, Ontario.

Dear Sir:

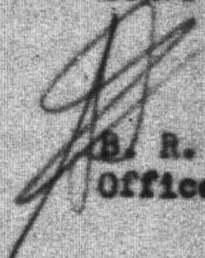
Re: 1842 Adanac Street, Vancouver, B.C.,
known as Lot 7/9/E/183/Plan 180.

We are in receipt of your letter of the 8th instant requesting information in respect to the above-described property.

In reply we wish to advise that in May, 1943, you gave a Quit Claim Deed of your interest in this property to your brother, Taiji Tabuchi.

The administration and liquidation of the property was thereafter carried on in his name and a final report was forwarded to him in our letter of the 18th September last.

Yours truly,


B. R. Dusenbury,
Office of the Custodian.

BRD/ER

MEMORANDUM

Files: 13657 ✓
12211
14023

May 4, 1944.

To: Mr. Green

From: Mr. Spain

Re: TABUCHI, Yoshio
TABUCHI, Taiji
TABUCHI, Sakaye (Mrs. Yoshitaro)
1842 Adams Street

The tenant Mrs. Salmon informed me that the Japanese left nothing of value on the premises. They had a letter from Mrs. TABUCHI informing them that they, the Salmons, could keep anything they liked, the result is that nothing remains. Mr. Salmon will write in to us explaining the situation and will send the letter received from Mrs. TABUCHI on the subject.

GBS/pls

no. 4. by airm

*Noted - please confirm
on June 1st that the letter
has been sent to us and
does give such authority.*

letter memo on file herein.
Substant
no. 4. by airm

November 20th, 1943.

REAL PROPERTY ENCUMBRANCE

FILE NO: 12211, 13657 and 14023
NAME: Taiji TABUCHI, Yoshio TABUCHI and Sakae TABUCHI
CATALOGUE NO: 1
RE: 1842 Adams Street, Vancouver, B. C.
Dwelling.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, Lot 7, Block 9,
Subdivision "E" District Lot 183,
Group 1, New Westminster District,
Plan 180.

Encumbrances:

19940 H. 24/1/40. 1.18. The Ontario
Loan and Debenture Company. Mortgage
for \$2050.00, due 1/1/45. Int. 6%.
Balance owing as of May 12/43-\$1533.09
(Mortgage to be assumed by purchasers.)

Taxes:

1943 to us of \$96.13 unpaid. No arrears.

Vested:

No. 35963

VALUATION BY APPRAISER:

\$2800.00

AMOUNT OF BID:

\$1,262.66 plus value of mortgage - to
be paid by purchaser direct.

APPROVED BY ADVISORY COMMITTEE:

September 29th, 1943.

AMOUNT RECEIVED BY CUSTODIAN:

\$1,262.66

NAME OF PURCHASER:

Jacob David Sweid and Edith Sweid
(Joint tenants).

Will you be kind enough to anti-date these documents as same were executed
by the purchasers prior to the passing of Revised Regulations Respecting
Trading With The Enemy (1943).

KW/W

K. W. WRIGHT

Files: 12211
19657 X
1023

November 5th, 1943.

MEMORANDUM

TO: Mr. E. W. Wright

FROM: Mr. D. A. Cramer

Catalogue No. 1
1842 Adanac Street,
Lot 7, Blk. 9, S.D. "E",
D.L. 183, Gp. 1, N.W.D.,
Plan 180.

With reference to your memorandum of October 30th, 1943, re the sale, and making out of the Transmission and Deed, covering the above property.

The Quit Claim mentioned is really a Memorandum of Agreement, (taking the place of a Quit Claim) whereby Yoshio TABUCHI, Registration No. 09520, and Sakaye TABUCHI, Registration No. 02018, relinquish all their claim to any interest in the above property to Taiji TABUCHI, Registration No. 09006. This is registered in the names of Taiji TABUCHI, Yoshio TABUCHI, and Sakae TABUCHI, and because, in the Memorandum of Agreement, the name Sakae TABUCHI reads Sakaye TABUCHI, the Land Registry Office will not accept same. In order to facilitate matters, we are registering the Transmission in the three names.

The division of the proceeds is a matter for the Accounting Department to decide. The signed Memorandum of Agreement dated 31st of May, 1943, which is on file, should be sufficient evidence that both Yoshio TABUCHI, Registration No. 09520, and Sakaye (Sakae) TABUCHI, Registration No. 02018, have relinquished their interest in said property to Taiji TABUCHI, Registration No. 09006. You will also notice that the Police Registration No. 02018, as shown on the document as applying to the name of Sakaye TABUCHI, is the same as given to SAKAE TABUCHI - see her "JP" Form.

D. A. Cramer

DAC:JS

For File 13657

MEMORANDUM OF AGREEMENT

Made this 31st day of May 1943.

BETWEEN Yoshio TABUCHI, a person of the Japanese race, having Registration No. 09520 and Sakaye TABUCHI, a person of the Japanese race, having Registration No. 02018;

OF THE FIRST PART

AND Taiji TABUCHI, a person of the Japanese race, having Registration No. 09006;

OF THE SECOND PART.

WITNESSETH:

WHEREAS the parties of the First part together with the party of the second part are owners as tenants in common of that property in the City of Vancouver described as Lot 7, Block 9, Subdivision "E", District Lot 183, Group 1, New Westminster District, Plan 180 such property being subject to a Mortgage to the Ontario Loan & Debenture Company of record in the Land Registry Office as No. 15940-M.

AND WHEREAS for divers considerations moving between the parties hereto it has been agreed by and between them that the whole of the interest and property in the said lands are to be transferred from the parties of the First part to the party of the second part.

NOW THEREFORE THIS AGREEMENT WITNESSETH that the parties of the First part have transferred and do hereby assign, set over and transfer unto the party of the second part ALL AND SINGULAR the lands hereinbefore described as

Lot 7, Block 9, Subdivision "E", District Lot 183, Group 1, New Westminster District, Plan 180.

for and in consideration of the sum of \$1.00 now paid by the party of the second part to the parties of the First

part, receipt whereof is hereby acknowledged together with other lawful considerations completely and fully discharged the receipt whereof by the parties of the First part is hereby

acknowledged.

AND the party of the second Part doth covenant to and with the parties of the first part that he will at all times keep them indemnified from all charges, claim or demand for moneys due or to accrue due to The Ontario Loan & Debenture company in respect of the Mortgage upon the said lands hereinbefore mentioned

AND IT IS FURTHER AGREED by and between the parties hereto and the request is now made by them jointly and severally to the Custodian of Enemy Property that the said lands shall hereafter be administered by him solely for the benefit of the party of the second Part and that all charges arising out of the said land or the said Mortgage or for any reason connected with either the said land or the said Mortgage shall be charged to the account of the Party of the second part.

The parties of the first Part hereby covenant and agree to and with the party of the second part that they will at all times hereafter execute such further assurance of the said lands and premises and of the transfer hereby made to the party of the second part or to the Custodian of Enemy Property or to any person representing his or their successors or interest or the interests or successors of either of them as may be required.

IN WITNESS WHEREOF the parties hereto have set their hands and seals the day and date first above written.

SIGNED, SEALED & DELIVERED } *

In the presence of

Hisako Tabuchi,
Benjamin D. C.
Squire
as to signature of S. Tabuchi
as to the signature of
Yoshio Tabuchi

Yoshio Tabuchi
S. Tabuchi

CANADA
Province of Ontario
County of Lincoln
To Wit:

I, *William Rutherford*
of the *City* of *N. Catharines* in the
County of *Lincoln*
Public Accountant, make oath and say:

That I was personally present and did see the annexed Instrument and duplicate thereof
duly signed, sealed and executed by

Yoshio Tabuchi, one of the parties thereto.

2. That the said Instrument and duplicate were executed by the said party
at the *City* of *N. Catharines*
in the *County* of *Lincoln*

3. That I know the said party

4. That I am a subscribing witness to the said Instrument and duplicate.

SWORN before me at the *City*
of *N. Catharines*
in the *County*
of *Lincoln*
this *21st*
day of *June*
1943

W. Rutherford

J. Freeman
A Commissioner, etc.

*A Notary Public in and
for the Province of Ontario.*

13657
Date:

Property administered under Taiji's name,
File 12211.

REAL PROPERTY MEMORANDUM

File No. 12211 and 14023 and 13657.

Name. TABUCHI, Taiji; TABUCHI, Sakae (Mrs. Yoshitaro) TABUCHI, Yoshio

Catalogue No. 1.

1842 Adams Street, Vancouver.
Re: Dwelling. 7/9/E/183.

TITLES AND ENCUMBRANCES.

45722-4

A. Title No.

Lot 7, Blk. 9, Sub. "E", D.L. 183, G. 1,
Property. D.N.W. Plan 180 (Dwelling-4 rooms)

Taiji Tabuchi, Yoshio Tabuchi and Sakae Tabuchi, wife of
Name. Yoshitaro Tabuchi.

Land Registry Office.
Whereabouts.

B. Charges.

15940 M. Ontario Loan & Debenture Co. mortgage for
Registered. \$2050.00. Balance as of 12 May, 1943 \$1533.09 plus
interest from 1 April, 1943 less subsequent credits
if any. Statement on file.

35965

Vested:

(Repeal)
Unregistered, formerly in name of above three Japanese. Quit
claim deed signed to transfer property to name of Taiji
TABUCHI, see memo June 20/43.)

N.B.

1943, \$96.13, apparently unpaid but no arrears or consolidated.
Taxes: (Mortgagee may have paid.)

Insurance: McGregor, Johnston & Thomas Ltd. - Employers Liability Assoc
Co. Policy No. 746416 - \$2,100.00 - Ex. 29/10/43

Assessed Value:	\$630.00	\$2100.00
	Land.	Improvements.
	\$2800.00	

Valuation by Appraiser:

\$1265.83 plus value of mortgage, to be paid by purchaser direct.

Amount of Bid:

29/9/43.

Approved by Advisory Committee:

13/10/43.

Paid as shown in attached letter. ✓

Name of transferee as attached letter. ✓

ADMINISTRATION:

Rented to Mr. Charles Salmon see JP Form File 12211.
Tenancytelling agents are also agents for mortgagee and are named
agents in catalogue.

Chattels:

Memo June 24, 1943 File 12211.

MMY
27/10

14023/13677/1221

23rd September, 1943.

Messrs. McCreagh Johnston & Thomas,
414 Pender Street West,
Vancouver, B.C.

Dear Sirs

Re: Catalogue No. 1
1842 Adams Street.

In reply to your letter of the 16th and also your telephone conversation of today in which you advised that you are prepared to submit a definite offer to purchase the above property for the sum of \$2,800.00.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for \$2,800.00, the full amount of the purchase price.

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

The tenant will then be advised that the property has been sold, subject to the existing tenancy, and your client will then be in a position to assume control of this property.

Yours truly,

F. G. Shears,
Director.

FCS/PM

File #12211
13657
14623

May 6, 1943.

MEMORANDUM TO THE FILE

A copy of the mortgage made between Taiji
TABUCHI, Yoshio TABUCHI and Sakaye TABUCHI and the
Ontario Loan & Debenture Company dated November 7th,
1939 is on File #12211.

Deposited

DAC:FC