

14023

FORM 10
REGISTRATION SECTION
MAR 6 1943
File No. *20018*
Date *Mar 6 1943*

FILE NO. 14023

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.

REAL ESTATE

PERSONAL INFORMATION

NAME: *Sakae Tabuchi*
HOME ADDRESS: *1842 Adanac St Vancouver B.C.*
REGISTRATION NUMBER *02018* SEX: *female* AGE: *56*
OCCUPATION:

(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?

NAME OF WIFE OR HUSBAND: *Yoshitoko Tabuchi*
ADDRESS OF WIFE OR HUSBAND: *Magna Bay B.C.*

NAMES OF ANY LIVING CHILDREN: *Masamu, Hisako, Satono, Mitsuo, Yoshio, Tsiji Tabuchi*

ADDRESS OF CHILDREN: *% S. Mori, 222 Kelowna B.C.*
AGE OF CHILDREN: *10, 21, 26, 28, 24, 29.*

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

1. LOCATION AND DESCRIPTION: *1842 Adanac St.*

lot from (7) in Block nine (9) in subdivision "E" of district lot one hundred and eighty three (183) group one (1) New Westminster District.

2. BUILDINGS AND OTHER IMPROVEMENTS: *4 room stucco building with unfinished attic, basement, and double garage new front lawn, rocky garden, fences rebuilt stucco house completely painted after purchased, new furnace.*

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

In the hands of the corporation.

4. TAXES (Amount and where payable) *Over 90.00 per 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 Woodville B.C. without lease.

Polucki % S. Mrs. R.R.2. Kelowna B.C.
CLAIM ON ANY SUCH PROPERTY

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

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

All pieces of furniture and goods kept about in the house and basement of the house

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

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

4. STATE WHEREABOUTS OF LEASE:

Rent paid up to the full month of February
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

Polucki % S. Mrs. R.R.2. Kelowna B.C.
2. LANDLORD'S NAME AND ADDRESS: *Polucki, Mrs. and Mr.*

with the same and surrounding area, basement & double garage
1. LOCATION AND DESCRIPTION: *1842 Adams St. Oliver building*
STATEMENT OF REAL PROPERTY OCCUPIED

9. IF FARM LAND STATE CROPS SOWN

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: *Just done*

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: *with the Corporation*

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: *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 *3* day of *March* 194*2*

(Signature)

S. Tabuchi

Pat Shima

Witness

FOR DEPARTMENTAL USE

P.D. 3/3/43

INFORMATION FROM R.C.M.P.

Date

Aug. 18/43.

Our File No. 14023

Full Name Mrs. Sakaye (Yoshitaro) TABUCHI
(Surname in Block Letters)

Registration No. 02018

Male - Female ☒
(check)

Age Apr. 1/1887

Former Address

1942 Adenae St. Vancouver B.C.

Date Evacuated

April 15/42

Naturalized - Canadian-Born - National ☒
(check)

Present Address

83 Hayden Street
Toronto, Ont.

Married - Single ☒
(check)

Name of Wife

Name of Husband

Yoshitaro - 02017

Name of Mother

Name of Father

Names of Children under 16

Masaru

(See husband's slip)

Requested by D. Egglestone

Registered with Custodian

yes

(Yes or No)

Additional Information

27

September 19th, 1947

— GENERAL —

Sakaye(Mrs.Yoshitaro) TABUCHI
Reg. No. 02018

ASSETS:REALTY:

On Page 1 of Registration dated March 3, 1943 by Sakaye TABUCHI she declares ownership with "2 sons" Page 2. of 1842 Adanac Street, Vancouver, B.C. property.

However in May 1943 Sakaye TABUCHI gave a Quit Claim Deed of her interest to Taiji TABUCHI, thereby closing out her Realty interest.

FIRE INSURANCE: - No interest in Fire Insurance by Sakaye TABUCHI, except while interested in 1842 Adanac Street, Vancouver, B.C. property is revealed on the file. On signing Quit Claim Deed to this property, May 1943, she relinquished any claim she then had in such Fire Insurance.

CHATELS:

On Page 2 of Registration dated March 3, 1943 by Sakaye TABUCHI she declares "odd pieces of furniture etc.". However, these are, no doubt the same as those declared by Taiji TABUCHI and Yoshie - TABUCHI her sons. 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 Custodian. See Extract of letter July 24, 1943 on this file to Mrs. Salmon. See also memo(Green) 24-6-43.

SPECIFIED
ARTICLES:

No Cameras, radios, Fire Arms, Vessels or Motor Vehicles are revealed in the registration or the file.

No other Personal Property of Sakaye TABUCHI is revealed on the file.

LIABILITIES:

A Claim of \$85.00 by Dr. J. Howard Whitaker against Sakaye TABUCHI is revealed on the file. This claim was disputed as to amount, it being stated as \$75.00 but unable to pay. Reported to Dr. Whitaker and no further action taken by this office.

No other indebtedness of Sakaye TABUCHI is revealed on the file.

The above Summary is certified to be
in accordance with the information on file,
September 19th, 1947.

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

File No. 12211, 14023 and 13677.

Name. TABUCHI, Taiji, TABUCHI, Yoshio and TABUCHI Sakaya (wife of Yoshitane Tabuchi)

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

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

Classification. Dealing.

SOLD

This property has been sold to Jacob David Sveld (Sole Dealer) and
Edith Sveld, his wife, of Vancouver (Joint Tenants).
See Mr. Minor's letter of October 19, 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

*Interest of Sakaya Tabuchi transferred
to Taiji Tabuchi File 12211 (con)
memo June 20/43.
25-4-46
S*

Nothing further than the above, and dis-
posal of proceeds from sale of property
needs attention.

14023

~~(- also 1119, 1221, 13657)~~

1842 Adenac St.,
Vancouver, B.C.

CLAIM

File No. 14023

12/10/36

DATE

December 9, 1942.

CREDITOR

Dr. J. Howard Whittaker,
Medical Dental Building,
Vancouver, B.C.

DEBTOR

Mrs. Tabuchi,
-1842 Adanac St.,
Vancouver, B.C.

AMOUNT OWING

\$85.00

AGENT

nil

ORIGINAL FILE

G. 68

A

File No. 14023.

CLAIMS DEPARTMENT

September 25th, 1943.

Mrs. Sakaya (Yoshitane) TABUCHI - Reg. No. 02018

CREDITORS:

Dr. J. Howard Whittaker

\$85.00

*disputed
by Wilson &
Lambert*

*Advised
4/26/45
Miss Shirley
Tabuchi*

BRD:DB

12211
13657
14023

May 6, 1943.

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

Dear Sirs:

Re: Taiji TABUCHI, Yoshio
TABUCHI, Sakaya TABUCHI

We wish to thank you for your letter of May 3rd enclosing copy of mortgage #65363. We are enclosing statement in duplicate and would be pleased if you would fill in any particulars you may have regarding the balance owing, taxes and insurance, signing same and returning the original to us, retaining the duplicate for your own records.

Thank you for your co-operation.

Yours truly,

(D.A. Cramer)
for Ian Macpherson
Title Examiner

DAC:FC
Enclosure.

12211
13657
14023 ✓

April 9, 1943.

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

Attention Mr. Thomas

Dear Sirs:

Re: Taiji TABUCHI, Yoshio TABUCHI,
Sakae TABUCHI

With reference to our conversation of even date will you please obtain for us a copy of the mortgage given by the Ontario Loan & Debenture Co., for \$2050.00 to the above named Japanese, covering the following property:

Lot 7, Block 9, S.D. "E", D.L. 183,
Group 1, N.W.D., Plan 180.

Thank you for your co-operation.

Yours truly,

(D.A. Cramer)
for Ian Macpherson
Title Examiner

DAC:FC

This indenture made in duplicate the seventh day of November in the year of our Lord, One thousand nine hundred and thirty-nine.

In Pursuance of the "Short Forms of Mortgages Act."

Between:

Taiji TABUCHI and Yoshio TABUCHI, Mill workers and Sakae TABUCHI, wife of Yoshitaro TABUCHI, all of 1842 Adanac Street in the City of Vancouver, Province of British Columbia, hereinafter called the "Mortgagors"

of the First Part

and

The Ontario Loan and Debenture Company, a company duly incorporated under the laws of the Province of Ontario having its head office in the City of London in the Province of Ontario and having its head office for British Columbia at Suite 1500 Royal Bank Building in the City of Vancouver, Province of British Columbia, hereinafter called the "Corporation."

of the Second part.

Whereas the mortgagors purchased from the Corporation the land and premises hereinafter described for the price of \$2,250.00 payable \$ 200.00 cash down and the balance \$2, 050.00 payable in deferred instalments with interest -

And whereas it was agreed that upon the payment of the said sum of \$200.00 the Corporation would convey the said land and premises and deliver possession thereof subject to an existing monthly tenancy and taxes etc. to the mortgagors and the mortgagors to secure to the Corporation payment of the balance of the purchase price and interest would simultaneously execute and deliver to the Corporation a Mortgage in fee back on the said lands and premises for the sum of \$2,050.00 and interest, the said mortgage in fee to be in the terms hereinafter set out.

And Whereas in pursuance of the said Agreement the Mortgagors paid the said sum of \$200 and the Corporation has by a Conveyance of even date herewith conveyed to the Mortgagors the said lands and premises, and the Mortgagors in fulfilment of the said Agreement of Sale and purchase have now agreed to execute and deliver these presents - Witnesseth that in Consideration of the premises and of the sum of One dollar now paid by the Corporation to the Mortgagors (the receipt whereof is hereby by them acknowledged) they, the said Mortgagors do grant and mortgage unto the Corporation and their assigns forever, all and singular the land following, that is to say:

All and singular that certain parcel or tract of land and premises situate lying and being in the City of Vancouver, Province of British Columbia and being in the City of Vancouver, Province of British Columbia and being more particularly known and described as Lot 7 in Block 9 in Subdivision E of District Lot 183, Group 1, New Westminster District according to amended plan filed in the Land Registry Office at the City of Vancouver, B. C. and numbered 180,

The Mortgagors and all other parties to this mortgage hereby authorize and empower the Corporation to pay all taxes or charges and assessments now due or imposed or which may hereafter become due or imposed upon or in respect to the mortgaged premises but it is hereby declared that the Corporation shall be under no obligations to pay any such taxes, charges or assessments, and that it shall be under no liability for any neglect or default in so doing.

And it is further declared that all sums from time to time paid by the Corporation in pursuance of this clause shall bear interest at the rate of per annum provided in this mortgage for interest upon the principal sum and compounded half-yearly until paid.

The amount of the said taxes is estimated to be \$90.00 per year and any

excess over this sum shall if paid by the Corporation be repaid by the Mortgagors at the times hereinafter specified in addition to the monthly payments provided this mortgage to be void on payment at the office of the Corporation at London Ontario of the principal sum of \$2050 of lawful money of Canada, and also any other sums which under any of the provisions of this Mortgage shall become a charge upon the said lands, with interest on all and every of the aforesaid sums at the rate of 6% per annum, the said principal sum and taxes and interest and other sums chargeable against the said lands together with interest thereon at the rate aforesaid to be paid as follows:-

The Mortgagors shall pay the sums of \$47.50 on the first day of January 1940; \$47.50 on the first day of February 1940; \$37.50 on the First day of March 1940; and \$27.50 on the First day of April 1940 and on the First day of each and every succeeding month in each and every year until and including the first day of December 1944, and the balance of said principal, interest, taxes and other sums due on this Mortgage shall be paid on the First day of January 1945; and if the amount paid in any calendar year by the Corporation for taxes exceeds the estimate hereinbefore set forth, then so much of said taxes as exceeds the amount of said estimate shall on the First day of November in the same year be paid by the Mortgagors to the Corporation in addition to the monthly instalment hereinbefore provided to be paid on such date. The said monthly payments shall be applied as follows:

On the First day of June 1940 and on the First day of each six months thereafter during the life of this mortgage there shall be calculated the interest which would accrue on each such date on the amount owing at the beginning of such period, and on all other sums advanced during the said six months period (and in the case of the first period before the said period) and all payments which have been made by the Mortgagors during the said six months, together with interest at the said rate on such payments, calculated to the end of such period, shall be applied on the interest which has so accrued on the principal sum and any balance remaining after the payment of said interest shall then be applied in satisfaction and reduction of the principal taxes, or other sums owing upon this mortgage:

Together with all other sums charged upon the said land under the terms hereof or otherwise. And taxes and performance of statute labour and observance and performance of all Covenants, provisos, terms and conditions herein contained. And it is Hereby Declared that the principal hereby secured is \$2050 and the interest thereon is computed at the rate of 6% per annum calculated half yearly, not in advance -

And the Mortgagors for themselves, their heirs, executors, Administrators and Assigns covenant with the Corporation and their assigns that in the event of non-payment of the said principal money or any part thereof at the time the same falls due under the terms of this Mortgage the Mortgagors, their heirs, executors, Administrators or Assigns shall not require the Corporation or their assigns to accept payment of said principal moneys without paying a bonus equal to three months interest in advance on the said principal money so in default, such bonus to be in lieu of notice of intention to pay, the right to give or receive which notice is hereby waived -

And it is further agreed that all sums of principal and interest or other sums secured hereby which shall become payable under these presents shall, if not paid at the date when due bear interest payable from day to day at the rate aforesaid until payment thereof, and at the end of each half year from such date such interest shall be computed and the whole amount of interest then accrued under this clause and unpaid shall thenceforward bear interest at the same rate compounded at the aforesaid periods until paid, and all interest which shall accrue hereunder shall form a charge upon said land, and all provisions of this clause shall continue in force as well after as before the date fixed for the last payment under these present -

Provided that on default of payment of the interest hereby secured the principal hereby secured shall become payable,
 The Mortgagors covenant with the Corporation that they have a good title in fee simple to the said lands -

And the Mortgagors covenant with the Corporation that they have the right to convey the said lands to the Corporation -

And the Mortgagors covenant with the Corporation that in default the Corporation shall have quiet possession of the said land, free from all encumbrances -

And the Mortgagors covenant with the Corporation that they will execute such further assurances of the said land as may be requisite -

And the Mortgagors covenant with the Corporation that they have done no act to encumber said lands -

And the Mortgagors with the Corporation that the Mortgagors, their heirs, executors, administrators and assigns will repay to the Corporation or their Assigns all taxes and assessments which the Corporation may be obliged to pay in respect of said land and all other proper outlays not covered by any other covenant herein.

And it is further agreed that the taking of a Judgment or Judgments on any covenants herein contained shall not operate as a merger of the said covenants or affect the Corporation's right to interest at the rate and times aforesaid -

And the Mortgagors will insure the buildings on the said land to the amount of not less than their full insurable value in a Company selected by the Corporation, and that the Mortgagors, their heirs, executors, administrators and assigns will repay to the Corporation or their assigns all premiums paid by the Corporation or their assigns.

Provided that the Corporation may itself effect such insurance without any further consent of the Mortgagors, and the Corporation shall have a lien for the Mortgage debt on all insurance on the said buildings whether affected under this covenant or not;

And the said Mortgagors do grant and release to the Corporation all their claim upon the said land, subject to the said proviso,

Provided that the Corporation on default of payment for one calendar month may on one week's notice enter on and lease or sell the said lands - The Corporation may lease or sell as aforesaid without entering into possession of the land - should default continue for two months, an entry lease or sale may be made hereunder without notice; when under the terms hereof a notice is necessary such notice may be effectually given either by leaving the same with a grown up person on the said land if occupied, or by placing it thereon if unoccupied or at the option of the Corporation by publishing the same once in some newspaper published in the Province of British Columbia. And that the Corporation or their assigns may sell any of the said lands on such terms as to credit and otherwise as shall appear to them most advantageous and for such prices as can be reasonably obtained therefor and that sales may be made from time to time of portions to satisfy interest or parts of the principal overdue, leaving the principal or balance thereof to run at interest payable as aforesaid, and may make any stipulations as to title or evidence or commencement of title or otherwise as they shall deem proper, and may buy in or rescind or vary and contract for sale of any of the said land and resell without being answerable for loss occasioned thereby, and in case of a sale on credit the Corporation and their assigns shall only be bound to pay the mortgagors, their heirs, executors, administrators and assigns such moneys as have been actually received from the purchasers after the satisfaction of the Corporation's claim - and for any of said purposes may make and execute all Agreements and Assurances they shall think fit - And that the purchaser at any sale hereunder shall not be bound to see the property or regularity thereof. And that no want of notice or of publication when required hereby shall invalidate any sale hereunder -

And the above powers may be exercised by assigns of the Corporation and against the heirs, executors, administrators and assigns of the Mortgagors.

Provided that the Corporation may distrain for arrears of interest;

And it is agreed that the powers of the Corporation under the foregoing proviso may also be exercised to enforce payment of any instalments of principal hereby secured and in arrear.

And it is also agreed that the said proviso shall be held not to conflict in any way with the attornment clause following, but the powers incident to both clauses may be exercised either separately or together;

And for the consideration aforesaid the Mortgagors do atom and become tenant from year to year to the Corporation of the premises hereby conveyed from the day of the execution hereof at a monthly and after default in payment of interest, daily, rental equivalent to applicable in satisfaction of and payable at the same times as the interest upon the principal hereinbefore provided to be paid; the legal relation of landlord and tenant being hereby constituted between the Corporation and the Mortgagors, but it is agreed that neither the existence of this clause, nor anything done by virtue thereof shall render the Corporation Mortgagees in possession so as to be accountable for any moneys except those actually received;

And further that if default shall be made in payment of any part of said principal at any day or time hereinbefore limited for the payment thereof, it shall and may be lawful for the Corporation and the Mortgagors do hereby grant full power and licence to the Corporation to enter, seize and distrain upon any goods upon the said land or any part thereof and by distress warrant to recover by way of rent reserved as in the case of a demise of the said land as much of said principal as shall from time to time be or remain in arrear or unpaid, together with all costs, charges and expenses attending such levy or distress as in like cases of distress for rent -

And as a part of the consideration for the advance of the above sum the Mortgagors agree to waive and do hereby waive on the exercise of such right and licence all rights to exemption from seizure and distress under any statute of this Province. The Mortgagors agree that neither the execution nor registration of this mortgage, nor the advance in part of the moneys secured hereby shall bind the Corporation to advance the said moneys or any unadvanced portion thereof.

And it is hereby agreed that the Corporation may pay any liens, taxes, rates, charges or emurances upon the said land and premiums for insurance and mortgage or income tax imposed or that may be imposed on the Corporation in respect of the said property or this mortgage or money hereby secured and the amount so paid together with all costs, charges and expenses including solicitors' costs, charges and expenses as between solicitor and client, travelling expenses for the officers of the Corporation and commissions on collections of rent which may be incurred in taking, recovering and keeping possession of the said land or in inspecting or managing the same and generally in any other proceedings taken to realize the moneys hereby secured or to perfect the title of the said land, and also all moneys paid and expenses incurred by the Corporation in connection with the application for this loan and in the preparation and perfection of this mortgage security and in the satisfaction of any charge on said land shall be a charge on the land in favour of the Corporation and shall be payable forthwith by the Mortgagors, their

heirs, executors, administrators or assigns to the Corporation and their assigns with interest at the mortgage rate until paid and in default the power of sale hereby given shall be exercisable in addition to all other remedies - In the event of the money hereby advanced or any part thereof being applied to the payment of any charge or encumbrance the Corporation shall stand in the position and be entitled to all equities of the person or persons so paid off;

And the Mortgagors for themselves, their heirs, executors, administrators and assigns covenant with the Corporation and their assigns that the Corporation or their assigns may at such time or times as they may deem necessary and without the concurrence of any other person make such arrangements for the repairing, finishing and putting in order any buildings or other improvements on the Mortgaged premises, and for inspecting, taking care of, leasing, collecting the rents of and managing generally the mortgaged property as they may deem expedient, and all reasonable costs, charges and expenses, including allowance for the time and services of any officer of the Corporation or other person appointed for the above purpose, shall be forthwith payable to the Corporation or their assigns and shall be a charge upon the Mortgaged property and shall bear interest at the Mortgage rate until paid;

And that upon the Mortgagors or those claiming under them committing any act of waste upon the said land or doing any other thing by which the value of the land shall or may be diminished or making default as to any of the covenants or provisions herein contained the principal and interest hereby secured shall at the option of the Corporation forthwith become due and payable -

And that the Corporation may at their discretion at all times release any part or parts of the said land, or any other security for the moneys hereby secured either with or without any consideration thereof, and without being accountable for the value thereof or for any moneys except those actually received by them and without thereby releasing any other of the said land or any of the covenants herein contained -

Provided that until default of payment the mortgagors shall have quiet possession of the said land -

And it is hereby declared and agreed that all chattels, machinery, fixed or otherwise, erections, buildings or improvements now or hereafter put upon the said premises and attached thereto, incorporated therein or used in connection therewith shall thereupon become fixtures and part of the realty and become subject to these presents -

It is hereby agreed that the covenants on the part of the Mortgagors herein contained shall be and be deemed to be joint and several covenants -

In --

14023
Claims 10 / 36

August 17th, 1943.

Mrs. Sakaye (Yoshitaro) TABUCHI,
Registration No. 02018,
83 Hayden Street,
Toronto, Ont.

Dear Madam:

re: Claims

There have been lodged in this office the
following claims by Dr. J. Howard Whittaker, Medical
Dental Building, against:

Dick Tabuchi, 1842 Adanac St.	26.00	-
Miss Shirley Tabuchi, (same address) .	36.00	- 33
Mrs. Tabuchi, 1842 Adanac St.	65.00	- 700

not at this address

As you were previously located at this address
please advise if these claims are indebtedness of yours.

An early reply is requested.

Yours truly,

A. McAllister,
Claims Department.

MADE

DOUGLAS W. REEVE, F. S. I.
CHARTERED SURVEYOR AND VALUER
GEORGE A. WATSON

TELEPHONE MARINE 8264
CABLE ADDRESS "JOHREE" VANCOUVER

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B.C.

2nd August, 1943.

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

File No. 14023/13657/12211

Dear Sir:

Catalogue No. 1
Lot 7 Block 9 D. L. 183E
1842 Adams Street.

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

<u>Location.</u>	A convenient one in the East End.
<u>Land.</u>	49' x 124'. Above the level of the street, with concrete steps and walks.
<u>Building.</u>	1½ storey frame house on concrete foundation with stucco walls and shingle roof. 30' x 30'. Attic and stairs unfinished. 1st floor 4 rooms, nook and bathroom 3 fixtures. Basement concrete floor, hot air furnace and laundry tubs.
<u>Finish.</u>	Oak floor and fireplace living room. Tile sink.
<u>Condition.</u>	about 18 years old. Oak floor worn, rooms need decorating, plumbing worn, concrete floor rough and seepage showing, kitchen woodwork needs painting. Furnace new.
<u>Garage</u>	Dilapidated and of no value.
<u>Rent.</u>	\$30. per month
<u>City</u>	\$2,730 (Land \$630 Building \$2,100)
<u>Assessment</u>	
<u>Taxes.</u>	\$92.64
<u>Appraisal</u>	We are of the opinion that the fair market value of this property is \$2,800.

Yours faithfully,

JOHNSON, REEVE & WATSON

per

Dw Reeve

DWR

14223/13697/12211

23rd September, 1943.

Messrs. McGregor Johnston & Thomas,
414 Pender Street East,
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 \$2,500.00.

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 \$2,500.00, 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 noted 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.

FMJ/FMJ

14150
14023

September 27th, 1943.

Miss Shirley TABUCHI,
Registration No. 03180,
519 Christie St.,
Toronto, Ont.

Dear Madam:

re: Claims - Dr. J. Howard Whittaker

We wish to acknowledge receipt of yours of the
9th inst. relative to claims referred to in ours of the
17th August to Mrs. Sakaye TABUCHI, File No. 14023.

It is noted what you say, and we have advised
Dr. Whittaker accordingly and asked that he write to you
direct.

Should a settlement be arranged please advise
this office.

Yours truly,

BRD:DE

A. McAllister,
Claims Department.

14083/13657/12211

October 13th., 1943

McGregor, Johnston & Thomas, Ltd.,
414 Pender Street West,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 1,
1842 Adams St. Vancouver, B.C.

This will acknowledge receipt of your letter of the 13th instant in which you enclose your certified cheque for \$1255.00. We note that the purchasers will pay cash to the mortgage of The Ontario Loan and Debenture Company.

We note that you wish this property to be registered in the names of Jacob David Sweid, (Best Dealer) and Edith Sweid, his wife, both of No. 3106 West 13th Ave., Vancouver, B.C. (As Joint Tenants and not as Tenants in Common) You also state that the purchasers are both British Subjects.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance.

Yours truly,

F.G. Shears,
Director.

FCS/AS

Files: 13211
13657
14023 X

November 9th, 1943.

MEMORANDUM

TO: Mr. E. V. Wright

FROM: Mr. D. A. Cruser

Catalogue No. 1
1842 Adams Street,
Lot 7, Bldg. 9, S.D. "B",
D.L. 183, Co. 1, S.D.D.,
Plan 183.

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 Agree-
ment, (taking the place of a Quit Claim) whereby Yoshio TABUCHI,
Registration No. 09520, and Sakae 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 Sakae 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
11st of May, 1943, which is on file, should be sufficient evidence
that both Yoshio TABUCHI, Registration No. 09520, and Sakae (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 Sakae TABUCHI, is the same as
given to SAKAE TABUCHI - see her "JP" Form.

D. A. Cruser

DAC:JB

12211
13677
14023

November 8th, 1943.

Messrs. McGregor, Johnston & Thomas Ltd.,
414 West Pender St.,
Vancouver, B. C.

Dear Sirs:

~~ATTENTION:~~ Mr. Thomas.

Catalogue No. 1 - 1842 Adams St.
Lot 7, Blk. 9, Subd. "E", D.L. 183,
Qm. 1. H.R.D. Plan 180.

We beg to enclose herewith three copies of a
Deed from the Honourable the Secretary of State of
Canada to Jacob David Seid and Edith Seid, covering
the above lot. Will you please have these signed by
both Mr. and Mrs. Seid and the Affidavit of Witness
taken. You will find the Affidavit of Witness on the
last sheet of the Indenture.

Thanking you for your co-operation.

Yours truly,

(D.A. Cruser)
for Ian Macpherson
Title Examiner.

LAC:JS
Encls.

9921

McGREGOR JOHNSTON & THOMAS
Limited

MORTGAGE DEPARTMENT

414 Pender Street West

VANCOUVER, B.C. 9th Nov. 1943.

Attention of Mr. Cramer.

The Custodian
Japanese Evacuation Section
Vancouver, B.C.

Dear Sir.

re. Catalogue No. 1-1842 Adanac St.
(Your file 12211.13657 & 14023)

We thank you for your letter of the 8th inst. enclosing
Deed for signatures of Mr and Mrs Sweid. We now return the Deed, in
triplicate, duly executed by Mr. and Mrs Sweid and which we trust you
will find in order.

Yours very truly,

McGREGOR, JOHNSTON & THOMAS LTD.

"Owen W. Thomas".....Vice-Pres.

OWT.

November 20th, 1943.

REAL PROPERTY ENDORSEMENT

FILE NOs: 12211, 13697 and 14023
NAMEs: Taiji TASUCHI, Yoshio TASUCHI and Sakae TASUCHI
CATALOGUE NOs: 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: 19340 H. 24/1/40. L.R. 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 taxes of \$96.13 unpaid. No arrears.

Vested: No. 39965

VALUATION BY APPRAISERS: \$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 Sved and Edith Sved
(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)".

EW/S

K. V. WRIGHT

12211
14023
13657

January 26, 1944.

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

Dear Sirs:

Re: Employers' Liability Policy No. 746416

Enclosed please find transfer form in
duplicate for the above policy signed as per
your request.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

Encl.

13876/ 14023

April 26th, 1946.

The Department of Labour,
Japanese Division,
360 Homer Street,
Vancouver, B.C.

Dear Sir:-

Re:- Yoshitaro TABUCHI, Reg. #02017
Sakaya (Mrs. Yoshitaro) TABUCHI
Reg. # 02018

We are in receipt of your letter of the 24th instant requesting information as to what assets if any are registered in the names of this man and his wife.

This is to advise that our records do not reveal any assets in their names, either jointly or severally.

Yours truly,

BRD/DD.

 B.R. Dusenbury,
Administration Department.