

1753

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: HANAZAWA? Takezo

HOME ADDRESS: P.O. Box 10, Steveston, B.C.

REGISTRATION NUMBER 06509 SEX: Male AGE: 55

OCCUPATION: Fisherman

(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: Canadian Fishing Co. Steveston. (formerly)

MARRIED? Yes.

NAME OF WIFE OR HUSBAND: Haru

ADDRESS OF WIFE OR HUSBAND: P.O. Box 10, Steveston.

NAMES OF ANY LIVING CHILDREN: over 16

ADDRESS OF CHILDREN:

AGE OF CHILDREN: Over 16

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

1. LOCATION AND DESCRIPTION: No. 1 Municipality Richmond Lots 8 & 9 Block 17, Section 3, Block 3, North Range 7, W. Map 249, New Westminster #138790E No. 2 Municipality Richmond, Lots 11, 12, B. 4 Sec. 10 North Range 7, W. Map 249, New Westminster #74790 E. No 3 Mun. Richmond Lot 7, Block 17, Section 3, Block 3, North Range 7 West Map 249 New Westminster. #70214E.

2. BUILDINGS AND OTHER IMPROVEMENTS:

No. 1 Vegetable Garden

No. 2 Under Cultivation.

No. 3 One 1 Storey 5 Room frame dwelling
Two 1 Storey 4 room frame dwellings.
Two Woodsheds and 1 bath house.

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

4. TAXES (Amount and where payable) No. 1 \$ 4.82. No. 2 \$ 22.00
No. 3 \$ 23.74 All payable Brighthouse
All paid 1941.

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

6. OCCUPANCY AND LEASES (If vacant so state) Declarant occupies

5 room dwelling situate No. 3. Sadakichi Hayashi occupies 4 rooms dwelling and Tamejiro Hayashi occupies 4 rooms dwelling (rent free)
No. 2 and No. 1 occupied by owner.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In declarants possession.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: No. 1 joint interest Koichi Hayashi No. 3 joint interest Sadakichi Hayashi.

9. IF FARM LAND STATE CROPS SOWN Vegetables

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None

2. LANDLORD'S NAME AND ADDRESS: None

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:

2 sold on 7/6/44
2 Beds, 2 Stoves, 3 Tables and 12 Chairs, Kitchen Utensils in declarant's dwelling to be left there upon evacuation.

Boat - 15 H. P. surrendered.

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

REMARKS: None

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 2nd day of April 1942.

Archie Cornish

Witness

(Signature)

Takezo Harayama

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE August 17, 1943.

Our File No. 1753

Full Name HANAZAWA, Takezo
(Surname in Block Letters)

Registration No. 06502 Male - Female
(Check) Age July 8, 1886

Former Address P.O. Box #10, STEVESTON, B.C.

Date Evacuated May 21, 1942 Naturalized - Canadian-Born - National
(Check)

Present Address BRIDGE RIVER, B.C. FAWN P.O., Taylor Lake, B.C.

Married - Single
(Check)

Name of Wife (nee UYEAMA) Haru #06510

Name of Husband ---

Name of Mother (nee SAKIYAMA) Oyoku (Dec'd) Name of Father GENYOMEN (Deceased)

Names of Children under 16 ---

Requested by E.C.T. Registered with Custodian YES
(Yes or No)

Additional Information FISHERMAN. OWNER OF BOAT.

January 28th, 1947.

REAL PROPERTY SUMMARY
PARCEL NO. 1

JAPANESE NAME: Takezo Hanazawa, Registration #06509, File # 1753.
Sadakichi (Koichi) Hayashi, " #01902, " # 709.
Tamejiro Hayashi, " #10650, " #14034.

CATALOGUE NO: 763

PROPERTY ADDRESS: 23 Chatham Street.
Rear of 23 Chatham Street.
25 Chatham Street.
(Note: 3 houses were built on lot no. 7.)

LEGAL DESCRIPTION: Lots 7, 8, and 9, Block 17 of Section 3, Block 3 North,
Range 7 West, Map 249, Municipality of Richmond, D. N. W.

CLASSIFICATION: Dwellings (3).

ASSESSED VALUE: Lots 7, 8, and 9.

Land	\$ 405.00	Annual Taxes	\$ 60.86
Impts.	3120.00	Appraisal	1370.00

TITLE: Lot No. 7 registered in the names of Takezo Hanazawa and
Sadakichi Hayashi.

Lot Nos. 8 & 9 registered in the names of Koichi Hayashi
and Takezo Hanazawa.

Koichi Hayashi and Sadakichi Hayashi are one and the same
person.

ENCUMBRANCES: Registered: Lot no. 7 - certificate of vesting in the
Custodian filed 24900.

Lot nos. 8 and 9 - certificate of vesting
in the Custodian filed 24891.

Unregistered: Lot no. 7 - 1/3 interest, see letter of
March 25, 1943, filed 14034,
Tamejiro Hayashi.

Lot nos. 8 and 9 - no indication of any
unregistered.

Vesting Order No. 24900 - lot no. 7 - November 3, 1942,
as to the interests of Takezo
Hanazawa and Sadakichi Hayashi.

Vesting Order No. 24891 - lot nos. 8 and 9 - Nov. 3, 1942,
as to the interests of Koichi
Hayashi and Takezo Hanazawa.

Real Property Summary

- Page 2 -

**HISTORY OF
ADMINISTRATION:**

Considerable trouble was encountered by the Custodian in administering the above property, owing to the fact that in the original declarations made by the above Japanese, they declared as follows:

Sadakichi Hayashi declared he was the owner of lot 8 and that T. Hanazawa had a 50% interest in this property.

Takezo Hanazawa declared that he was the owner of lots 7, 8, and 9 to the joint interest with Sadakichi Hayashi.

Tamejiro Hayashi declared he had a 1/3 interest in lot no. 7.

The Custodian's representative, J. D. Mather, in his report of April 30, 1942, further confuses the ownership of the above property.

After many letters, this situation was clarified as follows:

On lot no. 7, the three above-named Japanese each built a house.

On the front of the property, known as 23 Chatham Street, was the house owned by Sadakichi Hayashi, sometimes known as Koichi Hayashi.

The rear of 23 Chatham Street was owned by Takezo Hanazawa.

The very rear of this lot, known as 25 Chatham Street, was the house owned by Tamejiro Hayashi.

23 Chatham Street was rented by the Custodian's agent, Thomas C. King, in June 1942 to one D. K. McDonald in the amount of \$10.00 per month which included water. Mr. McDonald vacated on January 31, 1943. This house was then rented to a Mrs. Webster at the same rental and she remained the tenant up to the time of the sale of the property. Thomas C. King charged a commission of \$1.00 per month until the end of October 1942. Collections were then taken over by Mr. C. C. Robinson of the Custodian's office. All rents were credited to Sadakichi Hayashi.

The rear of 23 Chatham Street was rented by Thomas C. King, Custodian's agent, to C. L. McLean in July 1942 in the amount of \$10.00 per month including water. From this amount a commission of \$1.00 per month was charged by King as collection charges to the 7th of November 1942. From then on the collections were made by C. C. Robinson of the Custodian's office. McLean remained in tenancy until the sale of the property.

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Real Property Summary

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Repairs and replacement of a window pane in the amount of \$1.60 were deducted from the 1943 December rent. Rents were credited to Takezo Hanazawa.

25 Chatham Street was rented by Thomas C. King, Custodian's agent to Mrs. Webster in August 1942 in the amount of \$8.00 per month including water, less a commission of \$1.00 until October 31, 1942. From then on it was collected by C. C. Robinson, Custodian's representative. Mrs. Webster vacated the property at the end of September 1943.

It was then rented to one H. F. Perry at the same rental. He remained in possession until the sale of the property. Rents were credited to Tamejiro Hayashi.

Fumigation charges of \$20.00 were paid on October 7, 1943.

This property was advertised for sale by tender and given catalogue no. 763.

On April 25, 1944, this property was appraised by Coulthard, Sutherland & Co. Ltd. as follows:

23 Chatham Street, value of house	\$ 440.00
Rear of 23 Chatham Street, value of house	530.00
25 Chatham Street, value of house	150.00
Lots 7 and 8 @ \$75.00 each.	150.00
Lot 9	<u>100.00</u>
TOTAL APPRAISAL	<u>\$1370.00</u>

This property was sold to Fred and Lena Erickson in the amount of \$1420.00 and adjustments were calculated as of October 13, 1944.

Sale approved by the Advisory Committee on September 7, 1944.

On February 28, 1945, the gross proceeds in the amount of \$1420.00 were released from the Custodian's Suspense account to the joint credit of

Sadakichi (Koichi) Hayashi	
Tamejiro Hayashi	
Takezo Hanazawa	

with instructions to the Accounting Department to hold, for allment, all funds.

Certificate of Title no. 181329-E was sent to the purchasers by registered mail on March 3, 1945.

A complete statement of the transaction was forwarded to the three Japanese concerned on March 28, 1945, which shows a

.....4/

Real Property Summary

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net amount derived from the sale of the property of \$1312.90. In this letter, the appraiser's figures of the three houses on the land were shown. The Japanese confirmed the following amounts as their interests.

Sadakichi (Koichi)	Hayashi	\$ 516.81
Tamejiro	Hayashi	130.96
Takezo	Hanazawa	665.13

The joint account was then closed out and the above-mentioned sums were transferred to the separate accounts.

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



George Peters,
Office of the Custodian.

GP/10

January 28th, 1947.

REAL PROPERTY SUMMARY
PARCEL NO. 2

JAPANESE NAME: Takezo HANAZAWA, Registration No. 06509, File No. 1753.

CATALOGUE NO: 831

PROPERTY ADDRESS: Chatham Street, Steveston, B. C.

LEGAL DESCRIPTION: Lots 11 and 12, Block 4 of Section 10, Block 3 North, Range 7 West, Map 249, Municipality of Richmond, D.N.W.

CLASSIFICATION: Vacant land.

ASSESSED VALUE: Lot 11 - Land \$432.00 - Annual Taxes \$10.81 - Appraisal \$ 75.00
" 12 - " 450.00 - " " \$11.20 - " \$100.00

TITLE: Registered in the name of Takedo Hanadawa.
Note:- This was identified as Takezo Hanazawa.

ENCUMBRANCES: Registered: Certificate of Vesting in the Custodian filed 24902.

Unregistered: No indication of any.

Vesting Order No. 24902 - November 3, 1942, as to the interest of Takezo Hanazawa.

HISTORY OF ADMINISTRATION: This property was never rented by the Custodian.

This property was offered for sale, by tender, by the Custodian and an appraisal was made on April 24, 1944 by Mr. Coulthard of Coulthard, Sutherland & Co. Ltd. of New Westminster, in the amount of \$175.00 for both lots 11 and 12.

It was then sold to William Alfred Johnston for \$200.00 and adjustments were calculated as of October 13, 1944.

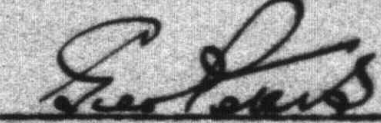
This sale was approved by the Advisory Committee on September 27, 1944.

The gross proceeds of the sale \$200.00 were released from the Custodian's Suspense account to the open credit of Takezo Hanazawa on March 6, 1945.

A complete statement of the transaction was forwarded to Takezo Hanazawa on April 6, 1945.

Certificate of Title #181331-E was delivered to the purchaser on March 7, 1945.

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


George Peters,
Office of the Custodian.

File No. 1753

January 25th, 1947.

LIABILITY SUMMARY

Re: Takeso HARAOKA
Registration No. 06509

There are no claims against the above-named Japanese revealed on the file.

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



George Peters,
Office of the Custodian.

GP/10

File No. 1753

January 25th, 1947.

PERSONAL PROPERTY SUMMARY

Re: Takezo HANAZAWA
Registration No. 06509

Chattels:

See chattel summary.

Specified
Articles:

There are no cameras, radios, motor vehicles or fire
arms revealed in the registration or the file.

Vessels:

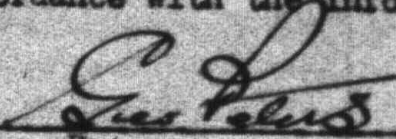
The file reveals the fishing vessel "T.H." was sold
through the Japanese Fishing Vessel Disposal Committee
in the net amount of \$517.25 and this amount was paid
direct to G. Hanazawa, May 19th, on the authority of
T. Hanazawa.

Accounts
Receivable:

Refund of B.C. Electric security deposit for light
under date of July, 1945. \$5.00.

No personal property interests other than those
mentioned are revealed on the file.

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


George Peters,
Office of the Custodian.

GP/ic

January 29th, 1947.

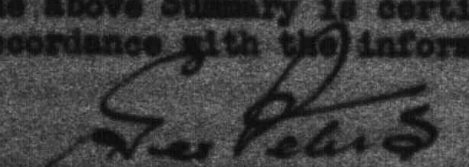
CHattel SUMMARY

Re: Takeso Hanazawa,
Registration No. 06509

On evacuation Takeso Hanazawa declared chattels left in the protected area (see schedule). His wife, Haru, also declared chattels which we are dealing with on the husband's file (see schedule).

Mr. C.B. Robinson, Custodian's agent, removed from Hanazawa's house a list of chattels on January 24, 1944. The disposition of these chattels will be shown on the schedule.

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



George Peters,
Office of the Custodian.

GP/1c

January 25th, 1947.

CHATEL SCHEDULE

Re: Takeso HANAZAWA
Registration No. 06509

Re: Mrs. Haru (Takeso) Hanazawa
Registration No. 06510

JAPANESE DECLARATION APRIL 2, 1942.

2 beds
2 stoves
3 tables
12 chairs
kitchen utensils

To be left in declarant's dwelling.

JAPANESE DECLARATION APRIL 23/42.

1 bed
gramophone with records
1 Singer sewing machine

Located at 6th Avenue and
Chatham St., Steveston, B.C.

All chattels removed under
husband file #1753.

GOODS REMOVED FROM THE REAR OF 23 CHATHAM STREET TO AUCTION SALE UNDER THE
NAME OF Takeso HANAZAWA JANUARY 24, 1944.

home-made writing desk	- auctioned
2 small flower tables	- 1 auctioned, 1 missing
kitchen table	- auctioned
2 long dining tables	- no value - left
shoe console	- auctioned
home-made bookrack	- auctioned
kitchen linoleum	- left
heater	- auctioned
2 springs	- no value - left
1 bedstead	- missing
2 mattresses	- destroyed
home-made long foot bench	- discarded
set net guards	- missing
3 kitchen chairs	- auctioned
home-made end table	- auctioned
small temple	- missing
1 gramophone	- auctioned, transferred from file #5235.

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

George Peters
George Peters,
Office of the Custodian.

SUMMARY TAKEN FROM VESSELS RECORDS

Date: June 2, 1944

Reg. No. 06509

File: 1753

Name: HANEZAWA, Takezo

Boat File No.: JFVDC 598

Name of Vessel: "T.H." 33'x7'6"x3'5" (1931) Vivian 15 HP (1936)

Lic. or Reg. No.:

New Westminster 870 (Issued 1919)

Naval No.:

NW.069-H

Owner's Valuation:

\$800.00

JFVDC Valuation:

489.00 Survey #433 NW

Custodian Valuation:

None

Date of Sale:

May 16, 1942

Purchaser:

Alexander Dennis

Signature on Sales Papers:

No copy

Selling Price:

\$525.00

Paid to JFVDC ~~on construction~~

525.00

Supervision Costs:

7.75

Balance due Owner:

517.25

Paid to:

G. Hanazawa, May 19th (On authority of T. Hanazawa)

Location of Boat at Sale:

New Westminster

Claims Against Canadian Govt.: None

Memo on boat file would indicate that all boat equipment was at the owner's home

Additional Information: Although this vessels was reported to be 10 years old, the survey report gave the estimated age to be from 15 to 20 years. The licence had been issued in 1919.

F. Macleod
Feb. 5, 1947

1753
Registration Number 06510
HANASAWA, Takeso
P. O. Box 10, Steveston, B. C.

LOCATION AND NATURE OF PROPERTY

Three separate parcels correctly described in Form "JP".

OWNERSHIP

Parcel No. 1 is owned jointly with Koichi Hanasawa, Parcel No. 3, owned jointly with Sadakichi Hanasawa and Parcel No. 2 is owned by the within Takeso Hanasawa. I have examined the Certificates of Title.

LAND AND BUILDINGS

Parcels No. 1 and No. 2 are vacant properties and have been used as gardens. On Parcel No. 3, there are the following houses:

1. Four room frame, shingle building, in fair condition.
2. Five room frame, shingle, bungalow type, one-storey building, in good condition.
3. In the rear of the property, a four room shack, not in good condition and not rentable. X

There are also 2 Woodsheds on the property, one attached to each house and a Japanese bath-house.

INSURANCE

There is no fire insurance.

TAXES

All taxes paid for the year 1941.

FINANCIAL POSITION

This man claims to have no liabilities. The Inventory as in Form "JP" is correct, with the addition of sundry dishes and linoleum on all floors and an assortment of Japanese dolls, worth about \$30.

RECOMMENDATION

This man wishes to board up his house and leave all the goods as per inventory, on the premises after evacuation. I would recommend that these goods be stored in a storage at Steveston and if possible, arrangements be made to rent the houses. m

April 30, 1942.

L. Mather

Registration Number 01902

HAYASHI, Sadakichi

23 Chatham Street, Steveston, B. C.

LOCATION AND NATURE OF PROPERTY

Lot 7, Block 17, Section 3, Map 249,
Dist. of New Westminster. (Please note this Lot is
listed as Lot 8 in Form "JP" in error)

LAND AND BUILDINGS

This is one city lot located at 23 Chatham St.
The house is a four-room frame, shingle roof dwelling.
Inside toilet, no bathroom.

OWNERSHIP

Hayashi is sole owner. Has Certificate of
Title in his possession.

INSURANCE

No Fire Insurance

FINANCIAL POSITION

Claims to have no Liabilities. Inventory
attached hereto.

RECOMMENDATIONS

This man will leave key with me on evacuating.
I would recommend that this house be rented at approximately
\$8 per month.

April 14th, 1942

A. Mather

*See
F.P. form*

*not so
see letter
jointly with
T. Hayashida*

COULTHARD, SUTHERLAND & Co., LTD.
ESTATE AND INSURANCE AGENTS
CAR FINANCING

TELEPHONE 106

609 COLUMBIA STREET.
NEW WESTMINSTER, B. C.

Catalogue #768.
File: 1768, 14024, 709.

April 25, 1944.

Office of the Custodian,
Royal Bank Building,
VANCOUVER, B.C.

APPRAISAL

RE: Lots 7-9, Block 17, Section 5, BSM/7W, Map 249,
Steveston Townsite.

Dear Sir:

This property is located at 25 Chatham Street. On Lot #7 there are three houses, one behind the other. The front house is 26' X 20' and the interior is finished with "V" joint which has been papered. The roof is in fair condition but the house is poorly laid out. It is heated by stoves and is equipped with a sink and toilet. There is city light and water. The post foundation is in fair condition and the house is of cheap construction throughout. It is rented to Mr. Webster for \$8.00 per month plus water.

The house directly behind this one consists of five rooms and is 32' X 20'. The interior is finished with "V" joint which has been painted and kept in good condition by the occupant. It is poorly laid out and is heated by stoves. The plumbing consists of a sink, there being an outside toilet. There is city light and water. The exterior is of drop siding, well painted, and the roof is in good condition. There is a post foundation in fair shape. It is rented to Mr. McLean for \$8.00 per month.

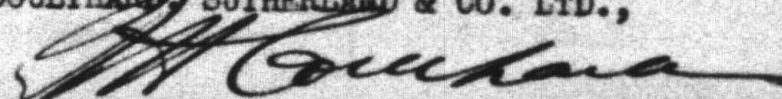
The third house is at the rear of the lot and is 26' X 20' and in very poor shape being unpainted shingles. The roof is poor. The interior is shiplap papered over. There is a sink and an outside toilet. The property is served by city light and water. The floors are uneven and the foundation rotten. It is of very little value. Mr. Perry pays \$6.00 per month for this house.

VALUATION:

House #1.....	\$440.00
" #2.....	530.00
" #3.....	150.00
Lot #9.....	100.00
" #7 & 8 @ \$75.00 each.....	150.00
	<u>\$1370.00</u>

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.,



The Custodian

B. B. 1 Steveston BC
Aug 29/44

Please find cheque for \$142⁰⁰/₁₀₀
(One hundred forty two dollars)
The required deposit on my bid of
\$1,420⁰⁰/₁₀₀ (One thousand four hundred &
Twenty dollars)

25 Chatham St Steveston
Lot 7-8. Blk 17. Q. 2. 3. B3N/7W
Map 249. 3 Dwellings 1753/14034/709

F. Eickson

763

3200

Rec'd	AUG 31 1944
File No.	55-14034-709
Ans.	
Entered	

706
763

SEP 1 1944
\$142⁰⁰/₁₀₀
88 -

Copy for Mr. Peters

1785
789
14034

October 4, 1944.

Mr. F. Erickson,
P. O. No. 1,
Steverson, S. C.

Dear Sir:

Re: Catalogue No. 763
25 Chatham Street
7-9/33/100/100/100

Your letter of August 29th, enclosing cheque for \$142.00 and offer to purchase the above property for the sum of \$1,420.00 has been received and considered.

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 the balance of the purchase price, namely, \$1,278.00.

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.

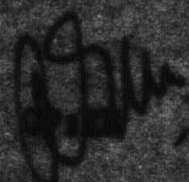
The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

After the documents have been registered a statement of adjustments of taxes, etc. will be prepared, including registration fees, and forwarded to you.

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

Yours truly,

F. G. Shears,
Director.



W. G. M.

1753
709
14034

October 13, 1944.

Mr. F. Erickson,
R. R. No. 1,
Stevaston, B. C.

Dear Sir:

Re: Catalogue No. 763
25 Grafton Street
7-9/17/5/RTB/RTB/249

This will acknowledge receipt of your letter of October 12th in which you enclosed your certified cheque for \$1,278.00. We have now received a total of \$1,438.00, being the full amount of the purchase price for the above property.

We note that you wish this property to be registered in the names of Fred Erickson, Farmer, and Lena Erickson, his wife, both of 249 Lorne Road, R. R. No. 1, Steveston, B. C., British Subjects.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance, and if accepted, adjustments will be calculated as of the date of this letter.

Yours truly,

F. G. Shears,
Director,

W. G. M.

Catalogue No. 763
Files Nos. 1753, 709 & 14034

Rec'd	OCT 12 1944
File No.	1753/709/709
Adm.	
Adm.	

TO THE PURCHASER

Kindly fill out the following information and return to this office:

Full name: *Red. Erickson, & Lena Erickson*
Address: *249. Lucas. R. R. R.I. Sturston*

Occupation: *Chicken Rancher*

Nationality: *Canadian*

Important:

If deed is to be registered in the name of a wife only, please give
full name, occupation and address of the husband.

1753, 709 & 14034

REGISTERED A/R

February 28, 1945,

Mr. & Mrs. Fred Erickson,
249 Lucas Road,
R. R. No. 1,
Steveston, B. C.

Dear Sir and Madam:

Re: Catalogue No. 763
25 Chatham Street
7-9/17/3/BSN/R7W/249

Title to the above described property has now been received in your names and is enclosed herewith. Kindly return to us the attached title receipt, duly signed. Relevant insurance policies which have been assigned to you are also enclosed.

Adjustments as of October 13th, 1944, as shown on the enclosed sheet, have been calculated and a balance of \$5.94 appears to your credit. A cheque for this amount is enclosed.

Will you also sign and return to us the attached chattel release in order that if there should be any hidden Japanese effects discovered on the premises at a later date these may be removed by the Custodian.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

Catalogue No. 763
 Files Nos. 1753, 709 & 14034
 25 Chatham Street, Steveston
 7-9/17/3/B3M/K70/249

February 28, 1945.

FRED ERICKSON AND LENA ERICKSON
 (purchasers)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at October 13, 1944)

	DEBIT	CREDIT
Purchase price	\$1,420.00	
Cheques received		\$1,420.00
<u>Amount of rent collected</u>		
McLean - Oct. 13th to Nov. 7th - 25/31 x \$10.00		8.06
Nov. 8th to Dec. 7th		10.00
Webster - Oct. 13th to Oct. 31st - 18/31 x \$10.00		5.80
Nov. 1st to Dec. 31st - 2 mos. @ \$10.00		20.00
Perry - Oct. 13th to Oct. 31st - 18/31 x \$8.00		4.65
Nov. 1st to Dec. 31st - 2 mos. @ \$8.00		16.00
Registration fees on deed - \$1,420.00	7.10	
Insurance premium - 54.4% x \$28.50	15.50	
Insurance premium - 54.4% x \$13.50	7.34	
Purchasers proportion of 1944 taxes -		
79/365 x \$60.86	13.17	
Water - 79/184 x \$36.00	15.46	
Balance owing to purchaser	5.94	
	<u>\$1,484.51</u>	<u>\$1,484.51</u>

BALANCE OWING TO PURCHASER

\$5.94

HANAZAWA, Takao,
HAYASHI, Sadakichi,
Tamejiro

STATEMENT RE SALE OF:

Name:

Catalogue No: 753

File No: 1753-709-14034

Street Address: Richmond, B.C.

Reg.#06509- 01902- 10650

Legal Description: 7-8-9/17/3/03M/RTM/249

Date of Sale and Adjustments October 13th, 1944.

Sale Price

\$ 1420.00

~~Real Estate Agents Commission~~

\$

Charge for Valuation

10.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

2.50

~~Expenses:~~

~~Impoundment~~

~~Mortgage~~

~~Insurance of House~~

~~Other charges~~

Adjustments:

Fire Insurance

(15.50

(7.34

Taxes

13.17

Water

15.16

16.50

\$ 1472.47

Net Proceeds credited to your account

1454.97

March 22nd, 1945.

Date:.....

Mr. George Peters

Compiled by:.....

HANAZAWA, Takezo
HAYASHI, Tomejiro
HAYASHI, Sadakichi or Koichi
25 Chatham, Steveston, B. C.
Evac. Files 1753

14034
709
—



Picture Taken April 13, 1943

HANAZAWA, Takezo
HAYASHI, Sadakichi or Koichi
HAYASHI, Tamejiro
23 Chatham (in rear) Steveston, B. C.

Evac. File 1753



Picture Taken April 13, 1943

HAYASHI, Sadakichi or Koichi
HANAZAWA, Takezo
Evac. File 709

23 Chatham, Steveston, B. C.



Picture Taken April 13, 1943

1
COULTHARD, SUTHERLAND & CO., LTD.
ESTATE AND INSURANCE AGENTS
CAR FINANCING

TELEPHONE 106

609 COLUMBIA STREET.
NEW WESTMINSTER, B. C.

Catalogue #831.
File: 1755.

April 24, 1944.

Office of the Custodian,
Royal Bank Building,
VANCOUVER, B.C.

APPRAISAL.

RE: Lots 11, 12, Block 4, Section 10, B3N/7W,
Map 249, Steveston Township.

Dear Sir:

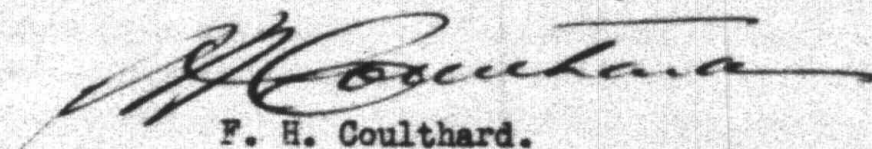
These two lots are located on the corner of Second Avenue and Chatham Street. There is an open ditch on two sides and the location is not attractive for residential purposes. They measure 44' X 120'.

VALUATION:

Lot 12, corner	\$100.00	
" 11,	75.00	
		\$175.00

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.,


F. H. Coulthard.

Rec'd	SEP 27 1944
FILE NO.	1753
NO.	
RECEIVED	

September 26, 1944.

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

Dear Sirs:

I hereby bid \$200.00 on property known as Catalogue
No. 831 - Lots 11 & 12, Block 4, Section 10, Block 3 North, Range 7
West, Map 249. Attached you will find a cheque for \$20.00 being 10%
deposit.

Yours truly,

W. A. Johnston

acknowledged
W. A.

W. A. Johnston,
B. C. Police,
Courthouse,
Vancouver, B. C.

1753

October 4, 1944.

H. A. Johnston, Esq.,
H. G. Police,
Courthouse,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 831
Chatham St., Richmond
11-12/4/20/231/ETR/243

Your letter of September 26th enclosing cheque for \$20.00 and offer to purchase the above property for the sum of \$200.00 has been received and considered.

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 the balance of the purchase price, namely, \$180.00.

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.

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.

After the documents have been registered a statement of adjustments of taxes, etc. will be prepared, including registration fees, and forwarded to you.

Yours truly,

F. G. Shears,
Director.



W. A. Johnston

1753

October 13, 1944.

W. A. Johnston, Esq.,
B. C. Police,
Courthouse,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 831
Chatham St., Richmond
11-12/1/20/831/RTN/249

This will acknowledge receipt of your letter of October 11th in which you enclosed your certified cheque for \$180.00. We have now received a total of \$200.00, being the full amount of the purchase price for the above property.

We note that you wish this property to be registered in the name of William Alfred Johnston, Police Officer, of 667 No. 1 Road, Steveston, B. C., British Subject.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance, and if accepted adjustments will be calculated as of the date of this letter.

Yours truly,

F. G. Shears,
Director.

W. A. Johnston

Catalogue No. 831
File No. 1753

Paid	OCT 11 1944
File	1753
Am	
Ref	Peters

TO THE PURCHASER

Kindly fill out the following information and return to this office:

Full name: William Alfred Johnston

Address: 687 # 1 Road Steveston B.C.

Occupation: Police Officer (B.C. Provincial Police)

Nationality: Irish (North)

Important:

If deed is to be registered in the name of a wife only, please give
full name, occupation and address of the husband.

Certified Cheque for \$180⁰⁰ attached
\$20⁰⁰ deposit previously recd.

1753

March 6, 1945.

Mr. William A. Johnston,
687 No. 1 Road,
Steverson, D. C.

Dear Sir:

Re: Catalogue No. 831
Chatham Street,
11612/1/10/B3N/KTF/249

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

Adjustments as of October 13th, 1944, as shown on the
enclosed sheet, have been calculated and a balance of \$9.16 has been charged
to you.

Please mail us a cheque for the above amount and at the same
time 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.

GP:EB
Enc.

Catalogue No. 831,
File 1753
Chatham St. Richmond,
11-12/4/10/831/RTW/249

March 6th, 1945.

WILLIAM ALFRED JOHNSTON

(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at October 15th, 1944)

	DEBIT	CREDIT
Purchase price	\$200.00	
Cheques received		200.00
Registration fees on deed-\$200.00	4.40	
Purchaser's proportion of 1944 taxes 79/365 x 22.01	4.76	
Balance owing by purchaser		9.16
	\$209.16	209.16

BALANCE OWING BY PURCHASER - 89.16

STATEMENT RE SALE OF:

Name: **MAHAZAWA, Takao**

Catalogue No: **831,**

File No: **1753**

Street Address: **Chatham St. Steveston, B.C. Reg. #06509**

Legal Description: **11, 12/1/10/B38/R78/249**

Date of Sale and Adjustments **Oct. 13/44**

Sale Price

\$ 200.00

~~Real Estate Agents Commission~~

\$

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

4.75

~~Water~~

11.95

\$ 204.75

Net Proceeds credited to your account

193.25

Date: **April 5th, 1945.**

Compiled by: **Mr. George Peters**

Catalogue No. 831
File No. 1753
Chatham Street, Richmond
11812/4/10/B3N/R7W/249
Certificate of Title No. 181331-E

Control of property covered by Certificate of Title No. 181331-E is by me
hereby acknowledged and I agree that all adjustments and incidents connected
with the sale to me of the above property have been settled.

Dated at Steveston B. C., this 1st day of March 1945.

Signed

W. T. Johnston

Return to the Custodian

File No. 1753
709
13193

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

Reg. No. 06510
Bridge River B.C.

EVACUATION SECTION	
Rec'd	FEB 1 1943
File No.	709-1753-13193
Ans.	
Referred	Harold Bell

Dear Sir:

In regarding with your letter of the 25th January, which you need to check the Reg. No. 06510 and the ownership of the buildings and the properties.

Ownership of the building in (2) There are three houses which is on lot 7 Block 17. In this three houses there is only one house belongs to or owner is Takezo Hanayawa. The house which built in centre of this three houses, painted cream with grey bottom and dark green roof and should be (5 rooms) with one woodshed in the back, is the house owner of Takezo Hanayawa.

It is not house painted with grey and one woodshed and one bath house belongs to or owner is Sadakichi or Keichi Hayashi.

Rear House (not painted) is belongs to or owner is Tamejima Hayashi. (I don't know where he is ^{now}?)

Property in (E) Lot 7 Block 17, is registered in the names of Takezo Hanayawa & Sadakichi Hayashi. But we divided the property into three by ourselves.

Because there is three houses, owned by different person

On property (3) lots 8 and 9, not built on, is registered in the names of Takezo Hanayawa & Koichi or Sadakichi Hayashi. But I Takezo Hanayawa owns $\frac{2}{3}$ of this property starts from lots 8 to 9. Because I paid the $\frac{2}{3}$ the sum of money for the property 8 and 9 and $\frac{2}{3}$ the amount of taxes annually, which he (Koichi Hayashi) understood very well. Reminding $\frac{1}{3}$ of the property belongs to Koichi Hayashi.

On property in (4) lots 11, and 12, Block 4 Section 10, Block 3 N., Range 7 West, Map 249 not built on, is registered in the names of Takezo Hanayawa. I understand property in (4) is correct and I will be satisfied.

As far as I know Sadakichi & Koichi Hayashi is the same person.

I don't understand why he used the different names. I was very sorry but if you need to check Koichi Hayashi Will you send a letter to Greenwood? I think he stays there from the Japanese Evacuation.

Please excuse my rough writing and if you entertain my information favorably will greatly oblige me.

Yours truly,

T. Hanayawa

File No. 140-~~1~~ 1753

Q. 709. Bureau

P. H. Russell, Esq.

Administration Department

Dear Sir:

I am replying with the recent letter on March 12, 1943, concerning ownership of the property.

In the property No. 1. Lots 8 & 9, Block 17, Section 3, D. H. W. you stated that from Mr. Koyashi on Feb. 25th actually ~~that~~ Tamejino Koyashi has one third interest in this property. I will reject this rumor because Tamejino Koyashi has ^{not} any interest in this property. If possible, please send letter to Tamejino Koyashi at Idarwask, B.C. which he himself understood very well. Mr. Koyashi letter to you on Feb. 25th I think he misunderstood with Lot 7, Block 17 Section 10.

Bridge River B. C.
March 18, 1943

EVACUATION SECTION	
Rec'd	MAR 22 1943
File No.	
Ans.	
Referred	Russell

Received
not
action

Actually Mr. K. Hayashi himself
has one-third interest in this property
(lot 8 & 9). But the registered is
in the names of Takeyo Hanagawa
& Kaichi Hayashi.

We bought this land lot 8 & 9, at
\$225.00 which Hayashi only paid
 $\frac{1}{3}$ of the sum \$75.00 and also he paid
one-third of the taxes in the property annually.
Remainder $\frac{2}{3}$ of the sum of money \$150.00
is paid by myself Takeyo Hanagawa
and also $\frac{2}{3}$ of the sum of taxes annually.

The above statement will prove that
myself owns $\frac{2}{3}$ of this property and
Hayashi one-third interest in this
property. (which Hayashi understand very
well). Other statement in this letter,
which I think is all correct.

Trusting you will give this matter your
kind attention. Yours Truly
Takeyo Hanagawa.

NAME WATSON, John

REGISTRATION NO. 6432

FILE NO. 1753

The following chattels were sold by public
 auction at Stevenson, B. C. on January 28, 1944

Book Case Shelves	\$1.00
Desk (Home made)	.50
3 Chairs	2.00
Box Heater (3 Legs)	3.00
Dining Table	4.00
Small table, paper rack	.75
Flower Stand	.30
Paper Rack	.25
Upright Gramophone (Transferred from File 5235	1.25

4/2/47) C4.

Total:

Less Expenses: { Auctioneer's Fees 1.31
 { Advertising 0.75
 { Moving 1.83

Net Proceeds Credited:

13.05	13.05
3.89	3.89
9.16	9.16

Members of Custodian Staff Present. Mr. Robinson

Extracted from Auctioneering list No. Stevenson 4

Remarks.

March 12th, 1945.

Re: Files 709, 1753 and 14034

FROM: Administration Department

RE: CHATTELS

File No. 709 - Sadafichi HAYASHI
House No. 1
23 Gethen Street, Steveston, B.C.
Thomas Albert Roberts

See memo to Mr. Macdonald dated February 19th, 1945 re chattels.
We are awaiting further information from Mr. Macdonald before
replying to the B.C. Security Commission's letter of February 6th
re chattels.

File No. 1753 - Tokuo HAYASHI
Near 23 Gethen St., Steveston, B. C.
House No. 2
Thomas G. L. Nelson

No chattels have been left in this house. Everything was removed
by January 23, 1944 - see foot note on memo dated January 9, 1945.

File No. 14034 - Tamejiro HAYASHI
23 Gethen St., Steveston, B.C.
House No. 3
Thomas G. L. Nelson

According to "JP" form all the chattels at this house belong to
Mrs. T. Haseguchi, File 5235. It would appear that all these chat-
tels were removed and sold by auction (See File No. 5235).

P. Dwyer.

PD/m

EVACUATION SECTION
Rec'd AUG 23 1945
File #
Per. *Pitts*

Taylor Lake, B. C.
August 19, 1945.

Dept. of the Secretary of State,
Office of the Custodian,
Vancouver, B. C.

Dear Sirs: Re: File #1753, 709, 14034
 Catalogue #763
 25 Chatham Street
 7,8,9/17/5/B5N/R7W/249

In regards to your letter of June 16, 1945 showing the total proceeds from the sale of the above property, I am satisfied with the division of the proceeds and hereby request that a cheque covering my portion, Six Hundred and Sixty-Five Dollars and Thirteen Cents (\$665.13) be forwarded to me at your earliest convenience.

Yours truly,

T. Hanazawa
per. T. Hanazawa
T. Hanazawa.

✓

MEMORANDUM

File No. 1753

Sept. 24/45

TO: The File
FROM: Mr. R. B. Mackenzie

RE: Takeso HANAZAWA

The following article was either destroyed or abandoned
as being of no value:

1 Small bench

REM:LMM

R.B.M.