

3350

BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. _____

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 INFORMATIONNAME: YOSHIDA Mankichi.HOME ADDRESS: P.O.Box 175, Steveston, B.C.683 2nd Ave. Steveston.REGISTRATION NUMBER 04559.SEX: Male.AGE: 60.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: A.B.C. Packing Co., Skeena, B.C.MARRIED? YES. Yes.NAME OF WIFE OR HUSBAND: Yasu.ADDRESS OF WIFE OR HUSBAND: P.O.Box 175, Steveston, B.C.NAMES OF ANY LIVING CHILDREN: None.

ADDRESS OF CHILDREN: _____

AGE OF CHILDREN: _____

STATEMENT OF ALL REAL PROPERTY (Each parcel must be mentioned and particulars given)1. LOCATION AND DESCRIPTION: P.O.Box 175, Steveston, B.C.683 - 2nd Ave Steveston.(Second Avenue).5 Lots of Land.See agent's report for legal description2. BUILDINGS AND OTHER IMPROVEMENTS: address as above.Bungalow of four rooms.Woodshed.

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

\$1,200.00 Fire Insurance. Company's name not known.4. TAXES (Amount and where payable) \$20.00 approx. paid 1941 at City Hall,
Brighouse, B.C.

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

6. OCCUPANCY AND LEASES (If vacant so state)

Self and family.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS IN declarant's possession.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST.

No.

9. IF FARM LAND STATE CROPS SOWN

None.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:

2. LANDLORD'S NAME AND ADDRESS:

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:

At Second Avenue, Steveston, B.C. (P.O. Box 175.)

1 Singer Sewing Machine, 3 Beds, Springs and Mattresses, 1 Table,

5 Chairs, 2 Bureaus, 1 Chest of Drawers, Kitchen Utensils, China,

1 Trunk containing clothing.

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

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: _____

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) _____

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) _____

\$50.00 Victory Bonds maturing in 1952.

In declarant's possession.

8. BANK ACCOUNTS: _____

9. LIFE INSURANCE: _____

10. INTEREST IN ANY ESTATES OR TRUSTS: _____

11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: _____

2. TRADE DEBTS: _____

REMARKS: _____

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 6th day of APRIL 1942.

(Signature) Masaruichi Yoshida

Smith M. Chape
Witness

FOR DEPARTMENTAL USE _____

[Handwritten initials]

[Handwritten initials]

INFORMATION FROM R.C.M.P.

Date June 14/43

Our File No. 3350

Full Name YOSHIDA, Mankichi
(Surname in Block Letters)

Registration No. 04559

☒ Male - Female
(check)

Age Nov. 25/1882

Former Address P. O. Box 175, Steveston, B. C.

Date Evacuated May 13/42 ☒ Naturalized - Canadian-Born - National
(check)

Present Address P. O. Box 268, Grand Forks, B. C. (12/3/47)

☒ Married - Single
(check)

Name of Wife Yasu - #04578

Name of Husband _____

Name of Mother ---

Name of Father ---

Names of Children under 16 Kenji (M) Mar. 8/26.

Requested by E.C.T.

Registered with Custodian Yes
(Yes or No)

Additional Information Fisherman. Gasboat, 3 lots of land.

REAL PROPERTY SUMMARY

March 12, 1947.

JAPANESE NAME: YOSHIDA, Mankichi - Reg. No. 04559 - File No. 3350

CATALOGUE NO: 778

PROPERTY ADDRESS: 683 - 2nd Avenue, Steveston, B. C.

LEGAL DESCRIPTION: Lots 16, 17 & 18, Block 21 of Section 3, Block 3 North, Range 7 West, Map 249, Municipality of Richmond, in the District of New Westminster.

CLASSIFICATION: Dwelling

ASSESSED VALUE:

Land	\$ 369.00	Annual Taxes	\$22.47
Improvements	\$ 950.00		
Appraisal	\$1,065.00	- Coulthard, Sutherland & Co. Ltd., April 28, 1944.	

TITLE: Registered in the name of Mankichi YOSHIDA.

ENCUMBRANCES:

Registered Charge: Certificate of Vesting in the Custodian, Filed No. 26062.

Unregistered Charge: No indication of any.

Vesting Order No. 26062 - July 17, 1943, as to the interest of Mankichi Yoshida.

HISTORY OF ADMINISTRATION: The Custodian's representative reported on April 23, 1942:

"The house erected on the property is a 4 room frame shingle roof bungalow, and is in good condition."

Before his evacuation, Mankichi Yoshida entered into a lease agreement with one Robert Ferguson of Steveston, for the duration of the war with Japan, consideration being \$1.00 and the payment of taxes and upkeep. This lease includes the furniture and fixtures according to the inventory attached, which is made part of the agreement. This tenancy was not disturbed by the Custodian.

This property was advertised for sale by tender, under the Catalogue No. 778. An offer, in the amount of \$1,100.00, was received and accepted - this was approved by the Advisory Committee on October 4, 1944. Adjustments were calculated as of October 31, 1944.

Real Property Summary

March 12, 1947.

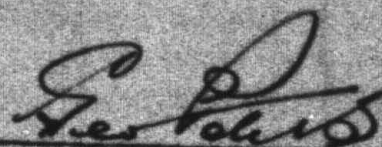
- Page 2 -

Funds were released to the credit of Mankichi Yoshida on February 10, 1945.

Certificate of Title No. 181015-E was delivered to the purchaser on March 3, 1945.

A complete statement of the transaction was forwarded to Mankichi Yoshida on March 24, 1945.

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



George Peters,
Office of the Custodian.

GP/EL

FILE NO. 1280

March 12, 1947.

FIRE INSURANCE SUMMARY

NO: Mankichi YOSHIDA
Reg. No. 04559

The above-numbered policy was transferred to Mr. John MacLean, purchaser of real property formerly owned by Mankichi Yoshida, on December 19, 1944.

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

G. Peters

George Peters,
Office of the Custodian.

GP/EL

March 12, 1947.

PERSONAL PROPERTY SUMMARY

Re: Mankichi YOSHIDA

Reg. No. 04559

Chattels:

See Chattel Summary

Specified
Articles:

There are no Cameras, Radios, Fire Arms or Motor Vehicles revealed in the registration or the file.

Fishing
Vessels:

"M. Y." was sold through the Japanese Fishing Vessels Disposal Committee and the net proceeds of \$1,980.00 were paid direct to Mankichi Yoshida on March 17, 1942.

Stocks,
Bonds, etc:

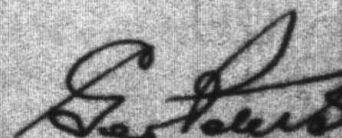
\$50.00 Victory Bond in owner's possession. No action was required by the Custodian.

Moneys
Owing:

Toshio MURAO, P/W A-508, Int. File 627, was indebted to Mankichi Yoshida in the amount of \$260.00. This was acknowledged by Toshio Murao and the amount was transferred to the account of Mankichi Yoshida on March 20, 1946.

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

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



George Peters,
Office of the Custodian.

GP/EL

March 12, 1947.

CHATTAL SUMMARY

Re: Mankichi YOSHIDA
Reg. No. 04559
Evacuated May 13/42.

In his declaration of April 8, 1942, Mankichi Yoshida declared chattels left in the Protected Area - see Chattal Schedule.

A letter appears on file, addressed to Mr. Ferguson from Mankichi Yoshida, and dated July 20, 1942, requesting the shipment of a trunk and a Singer sewing machine. These were shipped direct by Mr. Ferguson with the consent of the Custodian.

On December 16, 1942, Mankichi Yoshida sent in an additional list of chattels, which he states he had forgotten to declare - see Schedule.

On May 12, 1943, the tenant of Yoshida's property, Mrs. H. Ferguson, acknowledged a list of articles in her care.

After the sale of the property, on December 13, 1944, and April 23, 1945, the Custodian's agent removed the chattels, in the care of Mrs. Ferguson, to Custodian's storage. Two beds and springs, 1 mattress, 1 old ironing board and a kitchen stove were discarded at that time, as being of no value.

At the request of Mankichi Yoshida, a bag, a box of clothing and a box of miscellaneous books were shipped to him on April 19, 1945. The balance of the articles removed were auctioned by the Custodian and the proceeds credited to the account of Mankichi Yoshida.

As Yoshida's declarations of April 8, 1942, and December 16, 1942, did not show all the goods that were removed, we are using the Custodian's removal inventory on our schedule to show the disposition.

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



George Peters,
Office of the Custodian.

March 13, 1947.

CHattel ScheduleRe: Nankichi YOSHIDA
Reg. No. 04559JAPANESE DECLARATION - APRIL 8, 1942.

Singer sewing machine - Shipped by tenant
3 Beds complete - 1 Bed & spring shipped July 8/43.
1 Table
3 Chairs
3 Bureaus
1 Chest of drawers
Kitchen utensils
China
1 Trunk containing clothing - shipped by tenant

Stored at 2nd Avenue, Steveston, B. C.

DECLARATION BY LETTER - DECEMBER 16, 1942.

2 Logging saws - 1 sent direct by tenant, Feb. 1/43.
25 Fathoms of Manila rope
Coleman gas stove
20 Gal. engine oil
Band saw
2 Peavie
3 Wedges
10 Lb. hammer
Hoe
Shovel
2 Japanese hoes
rake
45 Gal. empty barrel
1 wall paper

GOODS REMOVED BY CUSTODIAN - DECEMBER 13, 1944.

9 Boxes misc. clothes	- 4 shipped April 19/45, bal. discarded
1 Gramophone	- auctioned
1 Trunk	- auctioned
1 Dresser	- auctioned
1 Sideboard	- auctioned
1 Wicker basket	- auctioned
2 Suitcases	- auctioned
1 Small suitcase	- auctioned
1 Po. 1 st hose	- auctioned
1 D.n. table & extra leaf	- auctioned
2 Flower stands	- auctioned
3 Kitchen chairs	- auctioned
1 Card table	- auctioned
1 Chest drawers	- auctioned
1 Bureau & mirror	- auctioned
1 Heat safe	- auctioned
1 Pos. rope	- auctioned
3 Peavies	- auctioned
1 Crowbar	- auctioned
1 Saddle	- auctioned
2 Fish picks	- auctioned
1 Sledge hammer	- auctioned
2 Shovels	- auctioned
1 Wheel harrow	- auctioned
3 Cans oil	- sold, Feb. 15/44.
1 Scoop shovel	- auctioned
2 Book racks	- auctioned
1 Bag clothes	- shipped April 19/45.
1 Heater	- auctioned
1 Roll paper	- auctioned
6 D.n. chairs	- auctioned
1 High chair	- missing
1 Wedge	- auctioned
2 Lamp stands	- auctioned
Coleman stove	- auctioned
1 Sake	- auctioned
4 Cartons misc.	- auctioned
1 Flower stand	- auctioned
2 Pots	- auctioned
Twine	- missing
Saw	- auctioned
1 Table	- auctioned
2 Suitcases	- auctioned
1 Small cabinet	- auctioned
3 Hoes	- auctioned

General Schedule

March 12, 1947.

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GOODS RECEIVED BY CUSTODIAN - APRIL 23, 1945.

1 box misc. books	- shipped, April 19/45.
1 tin misc.	- auctioned
1 H.M. towel rack	- auctioned
Sundry lot of china	- auctioned
1 Small box metal fittings	- auctioned
1 round table	- auctioned
1 end table	- auctioned
1 wardrobe	- auctioned

GOODS DISCARDED BY CUSTODIAN AS OF NO VALUE

2 Beds & springs
1 Mattress
1 old ironing board
1 old kitchen stove

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



George Peters,
Office of the Custodian.

GP/EL

NAME ICMTR, British

REGISTRATION NO. 01332

FILE NO. 3730

The following chattels were sold by public
auction at Stevenson, B. C. on November 14, 1945.

		\$ 2.75
		2.25
		1.50
Total		\$ 6.50
Less Expenses:	(Auctioneer's Fee \$.65	
	(Advertising .22	\$ 1.12
	(Moving .21	
Net Proceeds Credited:		\$ 5.38

Members of Custodian Staff Present. Mr. Wille

Extracted from Auctioneering List No. Stevenson 42

Remarks.

NAME WILLIAM, Markham

REGISTRATION NO. 04559

FILE NO. 3350

The following chattels were sold by public
auction at Stevenson, B. C. on May 18, 1945.

Metal parts	\$ 0.50
China	1.25
China	1.25
Cups	1.00
Cups	1.75
China	2.10
China	2.25
Hand made towel rack	0.25
China box	1.00
China and glassware	1.15
Wardrobe	7.00
Bed table	2.25
Round table	2.25

Total

Less Expenses: (Auctioneer's Fee \$ 2.40
(Advertising) 1.25
(Moving) 3.38

Net Proceeds Credited:

23.95

6.61

17.34

Members of Custodian Staff Present.

Mr. Harris

Extracted from Auctioneering List No.

Stevenson 34.

Remarks.

NAME YOSHIDA, Mankichi

REGISTRATION NO. 04579

FILE NO. 1945

The following chattels were sold by public
auction at Stevenson, B. C. on February 2, 1945.

-Bachel-

\$ 0.50

Total

(Auctioneer's Fee) \$ 0.05

Less Expenses:

(Advertising) 0.02

(Savings) 0.04

Net Proceeds Credited:

\$ 0.39

Members of Custodian Staff Present.

Mr. Harris

Extracted from Auctioneering List No.

Stevenson 25.

Remarks.

*Original and
Handwritten*

The following chattels were sold by public auction at Everett, N. C. on January 19, 1946.

March 12, 1947.

Re: Bankichi YOSHIDA
Doc. No. 04399

All trunks and personal belongings in storage at Station were opened and inspected in October, 1945. Goods of no value were discarded; clothing of no saleable value were turned over to U.S.A.M.A.; saleable articles were auctioned and any personal photographs or goods of personal nature are stored ready for shipment at the request of the Japanese.

YOSHIDA, M.

Lot No. - Unrecorded: 3 Tins of rice flour

YOSHIDA

Cor. Madison & 2nd

Lot No. 21

Personal: 3 Boxes of books

YOSHIDA, M. (File 3350)

Lot No. 339

Auctioned: 3 Pieces rope

NOTE:

A telephone call was received on November 22, 1946, from Mr. Howell, who does special work for the Custodian. He informed us that the Buddhist Temple had again been broken into and that all parcels of personal goods stored in the basement had been opened and the contents strewn on the floor. It is impossible to identify to whom they belong.

/EL

E. L. Loney

NO. 1

41377

NAME

YOSHIDA, Masakichi

FILE NO.

3390

ASSURED

Mr. H. H. H. Deputy Custodian or his successors.

COMPANY
The North West Fire Insurance Company

POLICY NO.

206109

AMOUNT

\$1500.00

PREMIUM

\$21.00

RATE

1.40

TERM

3 Yr.

EXPIRATION

June 16, 1949

PROPERTY INSURED

\$1500.00 on the 1-story frame building with shingle roof and occupied as a private dwelling.

500' as Household Effects

LOCATION

Being on the west side of 2nd Avenue, between Broadway and Chatan Street, Stevenson, B. C. On lots 16, 17, and 18. Block 21.

LOSS PAYABLE

Bldg transferred to New Owner 19/12/44
marked

INSURANCE AGENT

Coulthard Suteland & Co.

RENTAL AGENT

ENDORSEMENTS

MEMORANDUM TO FILE 3350

March 18, 1944

Re: Mankichi YOSHIDA, Reg. 04559

"*Fish*" #3"

The vessel licensed at New Westminster 1168, was sold by Man YOSHIDA TO Fujinosuke TERANISHI, File 13499, who in turn sold the boat to Nelson Bros. Fisheries on March 19, 1942.

Fin

SUMMARY TAKEN FROM VESSELS RECORDS

Date: March 7, 1944
Name: YOSHIDA, Mankichi Reg. No. 04559 File: 3350
Boat File No.: JFVDC 62
Name of Vessel: "M.Y." 37'x8'6"x6' (1939) Vivian 16 HP
Lic. or Reg. No.: NEW WESTMINSTER 2459
Naval No.: NW.040-F
Owner's Valuation: ~~\$2,500.00~~ \$2,500.00
JFVDC Valuation: None
Custodian Valuation: None
Date of Sale: March 10, 1942
Purchaser: Canadian Fishing Co.Ltd.
Signature on Sales Papers: No copy on file
Selling Price: \$2,000.00
Paid to JFVDC ~~administration~~: 2,000.00
Supervision Costs: 20.00
Balance due Owner: 1,980.00
Paid to: Mankichi YOSHIDA, March 17, 1942.
Location of Boat at Sale: New Westminster
Claims Against Canadian Govt.:
Claim #38 (Inventory) Canadian Fishing Co.Ltd. \$24.50 (Paid)

Additional Information:

*Revised
Dec 5/45*

J. Macdonald

File No. 3350

December 1st, 1941.

MEMORANDUM

TO: File

FROM: Mr. R. B. Mackenzie

Re: Mackichi YOSHIDA

This file is in order as to chattels as these were left in the house at 683 Second Avenue, Steveston, B. C. which was rented furnished to Mr. Ferguson on April 2nd, 1942 and acknowledged. On July 20th, 1942 the above wrote direct to Mr. Ferguson to send some effects which were shipped with our consent.

On December 16th, 1942 the above sent an additional list of chattels which they said they had forgotten to declare. *See acknowledgment of May 1942*

RBM/HMS

RBM

CLAIM

File No. 3350

DATE

May 1, 1942.

CREDITOR

B.C. Electric Rly. Co. Ltd.

DEBTOR

M. Yoshida

(a/c No. 4110/2460)

AMOUNT OWING

\$1.09

AGENT

nil

ORIGINAL FILE

G. 68

*(not a return book)
therefore ignore*

EVACUATION SECTION	
Rec'd DEC. 21 1942	
File No. 2250	
Ans. 23-12	
Referred	<i>Green</i>

P.O. Box 268,
Grand Forks, N.D.
Dec. 16, 1942.

Dear Sir,

The following Articles is the one that I have forgotten to mention to the Comptroller when I was leaving Vancouver.

- | | | |
|-----------------------------------|---|--------|
| 1. Logging saw | 2 | \$20 |
| 2. Manila Rope 25 fathoms 1/2 in. | | \$7.50 |
| 3. Manila Rope 30 fathoms 1/2 in. | | \$6 |
| 4. Coleman Gas Stove | | \$8.50 |
| 5. Engine Oil 4 cans (20 gal) | | \$20 |
| 6. Hand Saw | | \$6 |
| 7. Paper | 2 | \$2 |
| 8. Wedge | 3 | \$3 |
| 9. 10 lb Hammer | | \$1 |
| 10. Hoe | | \$1 |
| 11. Shovel | | \$1.50 |
| 12. Japanese Hoe | 2 | \$5 |
| 13. Rake | | \$1.50 |
| 14. 45 Gallon Empty Barrel | | \$8.00 |
| 15. 1 roll paper | | \$3.00 |

Yours truly,

Reg. No. 04559 M Yoshida
M. YOSHIDA.

All the stuff is in your back storage unless you keep the stuff

goods unless we have them at the office

Registration Number 04559

YOSHIDA, Yankichi

INVENTORY

3-1 Oak Table (Expanding)	1 Gramophone
6 Chairs to match	1 Boat Mattress
3-1 Kitchen Table	6 Quilts
4 Chairs	30 Fathoms Manila Rope
2 Lamp Stands	Size 1 1/2"
1 Maple Table	
2 Flower Stands	
3-1 Clothes Closet	
2 Book Cases	
1 Singer Sewing Machine	
5 Bins (Complete)	
4 Bureaus (Bureau + 1 chest of drawers)	
1 Kitchen Stove	<i>3 sold by auction 10/5/42</i>
1 Heating Stove	<i>Stove for use</i>
1 Trunk containing Clothes	
2 Cross Cut Saws	
3 Sundry Kitchen Utensils	
3 Sundry Chinaware	

April 23, 1942.

Registration Number 04559

YOSHIDA, Mankichi

P. O. Box 175, Steveston, B. C.

LOCATION AND NATURE OF PROPERTY

Lots 16, 17 and 18, Block #1,
Part Sec. 3, Block 3 North,
Range 7 West, Map 249, Dist. of
New Westminster. Situated at
683-2nd Ave., Steveston, B. C.

OWNERSHIP

I have been unable to inspect the Title,
but I understand that the property is in the name
of the above.

LAND AND BUILDINGS

The house erected on the property, is a
4 room frame, shingle roof bungalow and is in good
condition.

INSURANCE

The building is insured in the North West
Fire Insurance Company for \$1500, Policy #199771,
expiring on June 16th, 1942.

TAXES

The taxes are paid to December 31st, 1941.

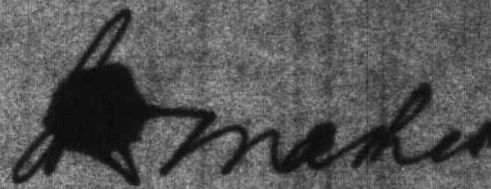
FINANCIAL POSITION

Yoshida claims to have no liabilities.
Inventory of personal effects attached hereto.

RECOMMENDATION

The house has been rented furnished, to a
Mr. Ferguson, who is responsible for the effects. I
understand this man is perfectly reliable and would
recommend that it be left with him, under the present
arrangement, for the duration. The rental to be paid
to the Custodian.

April 23, 1942.



Goods left in the house of Mankichi YOSHIDA, #04559.
607-2nd Ave, leased to Mr. Robert Ferguson.

- 1 Oak Dining Table, Expanding
- 6 Chairs to Match
- 1 Kitchen Table
- 1 Chairs
- 1 Lamp Stands
- 1 Maple Table
- 1 Flower Stands
- 1 Clothes Closet
- 1 Book Cases
- 1 Singer Sewing Machine
- 1 Bed Complete
- 1 Bedding
- 1 Kitchen Stove *HL*
- 1 Heating Stove
- 1 Trunk containing clothes
- 2 Cross Cut Saws
- 1 Sundry Kitchen Utensils
- 1 Sundry Chinaware
- 1 Gramophone
- 1 Bed Mattress
- 6 Quilts
- 30 Feet Manila Rope, 1 1/2"
- 4 *Pommes Home Made*

(1 now shipped)

Mrs. Phyllis E. Ferguson

BOULTBEE, SWEET & CO. LTD.

888 HOWE STREET

VANCOUVER

CANADA

INSURANCE
REAL ESTATE
MORTGAGES
PROPERTY MANAGEMENT



CABLE ADDRESS
"BANDS"
VANCOUVER

TELEPHONE PACIFIC 7281

Rec'd	1-5-44
File No.	3050
Ans.	Ans.
Referred	

April 12th, 1944.

162
778

Office of The Custodian,
506 Royal Bank Building,
678 West Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re : 683 - 2nd Ave., Steveston.
Your Catalogue No. 778.
Lots 16-18, Blk. 21, D.L. 3.

On behalf of our client, Mr. Robert Ferguson,
we beg to tender you the sum of \$800.00 for the
above property -- half cash and the balance to be
arranged.

We enclose herewith our cheque for \$80.00
being 10% of the purchase price, as evidence of
good faith.

Yours very truly,

BOULTBEE, SWEET & CO. LTD.

E. L. Boulton
(E. L. BOULTBEE)

ELB:AG

Enc.

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

776
TELEPHONE 106

609 COLUMBIA STREET.
NEW WESTMINSTER, B. C.

Catalogue #772.
File: 8550.

April 28, 1944.

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

APPRAISAL

RE: Lots 16-18, Block 21, Section 5, B5N/7W, Map 249,
Steveston Townsite.

Dear Sir:

This property is located on the corner of Broadway and Second Avenue. There is a six roomed dwelling 40' X 28', the exterior being part siding and part shingles painted white. The roof is fair. The post foundation is in bad condition, the septic tank overflows into the yard. The interior is finished in "V" joint and some parts are papered and the paper is loose and cracked. The floors are good but uneven. Plumbing consists of a sink and toilet. There is city light and water and the only heat is provided by stoves. The layout of the house is terrible and it is very old and apparently has been added onto many times. Construction is cheap and poor.

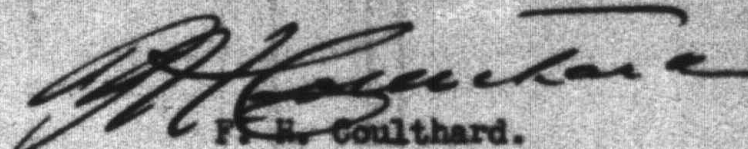
The lots are good all fenced in and in garden with twelve fruit trees. The property is leased to Mr. Ferguson for the duration. The tenant has spent a considerable sum to make it habitable.

VALUATION:

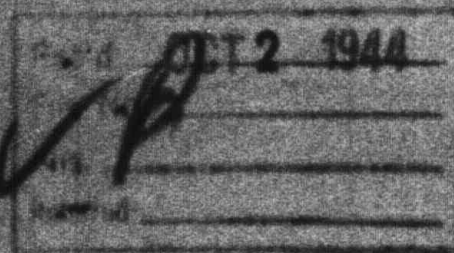
House.....	\$740.00
Lots.....	325.00
	<u>\$1065.00</u>

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.,


F. H. Coulthard.

Thomas C. King
REAL ESTATE AND INSURANCE
COMMISSIONER
FOR TAKING AFFIDAVITS



PHONE STEVESTON 138

78 GEORGIA STREET

Stevedon, B. C.

Sept 29th, 1944.

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

Dear Sirs:

Re: Catalogue No. 778
Lots 16-18, Block 21,
Sec. 3, B.N., R7W, Map 249

I wish to bid for my client John MacLean
of Steveston, the sum of \$1000.00 for the above
property situated 683-2nd Avenue, Steveston, B.C. *1100.00 ✓*

The property is to be registered in the
name of John MacLean, Fisherman, of Steveston, B. C.

A certified cheque for ~~10%~~ of the bid is *750.00 ✓*
attached herewith.

Thanking you,

Yours very truly,

Thomas C. King.

Thomas C. King,
78 Georgia Street,
Steveston, B. C.

*certified cheque
accept.*

This Indenture

Made in duplicate the Second day of April in the year of Our Lord one thousand nine hundred and forty-two

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

Between:

MANKICHI YOSHIDA, of Steveston in the Province of British Columbia, Fisherman.

Insert full Name, Address and Occupations of parties.

hereinafter called the "Lessor" of the First Part:

And

ROBERT FERGUSON, of Steveston, in the Province of British Columbia, Canneryman.

hereinafter called the "Lessee" of the Second Part:

Witnesseth, the said Lessor doth demise unto the said Lessee, his executors, administrators and assigns, All and Singular that certain parcel or tract of land and premises situate, lying and being in the Townsite of Steveston in the Municipality of Richmond in the Province of British Columbia and more particularly known and described as:

Lots Sixteen (16) Seventeen (17) and Eighteen (18)
Block twenty-one (21) of part of Section Three (3)
Block Three (3) North, Range Seven (7) West, Map Two
hundred and forty-nine (249) in the District of New
Westminster.

Together with all buildings thereupon erected, or hereafter during the term hereby granted, to be erected, and also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the said premises belonging or otherwise appertaining, together with furniture and Fixtures according to inventory attached and which is made part of this agreement.

Yielding during the said term therefor the rent of--One Dollar (\$1.00)-----Dollar,
of lawful money of Canada, payable on the following days and times that is to say:

And also that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the Lessee, or if the Lessee shall make any assignment for the benefit of creditors, or becoming bankrupt or insolvent, shall take the benefit of any act that may be in force for bankrupt or insolvent debtors the then current rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

And it is hereby Declared and Agreed that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned or damaged by fire or tempest so as to render the same unfit for the purpose of the Lessee then the rent hereby reserved or a proportionate part thereof according to the nature and extent of the injuries sustained, and all remedies for recovering the same shall be suspended and abated until the said premises shall at the option of the Lessor have been repaired or made fit for the purpose of the Lessee.

Provided always and it is hereby agreed by and between the parties hereto that if the said Lessee shall hold over after the expiration of the term hereby granted and the Lessor shall accept rent, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year, and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month.

Wherever the singular or the masculine are used in this Indenture, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the heirs, executors, administrators, successors and assigns of the respective parties hereto and each of them, (where the context or the parties so require).

In Witness Whereof the said parties have hereunto set their hands and seals the day and the year first above written.

Signed, Sealed and Delivered

IN THE PRESENCE OF
(Signed)

Signature of Witness T.C. King.

Street Address

City or Town

Occupation

(Signed) Mankichi Yoshida.

(Signed) Robert Ferguson.

STATEMENT OF SALE OF:

Name: YOSHIDA, Mankichi

Catalogue No: 778

File No: 3350

Street Address: Steveston, B.C.

Reg. #04559

Legal Description: 16-18/21/3/B3N/R7W/249

Date of Sale and Adjustments Oct 31/44

Sale Price \$ 1,100.00

Real Estate Agent's Commission \$110.00

Charge for Valuation 7.50

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

~~Encumbrances:~~~~Unpaid Vendor~~~~Mortgages~~~~Amount of Taxes~~~~Other charges~~

Adjustments:

Fire Insurance 4.35

~~House~~~~Water~~124.00 \$ 1,104.35

Net Proceeds credited to your account \$ 980.35

March 22nd, 1945.

Date:.....

Mr. George Peters

Compiled by:.....

Catalogue No. 778
File No. 3350
683 - 2nd Avenue, Stevenson
16-18/21/3/BJR/RTG/249

February 7, 1945.

JOHN MacLEAN
(purchaser)

To account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at October 31st, 1944)

	DEBIT	CREDIT
Purchase price	\$1,100.00	
Cheques received		\$1,100.00
Registration fees on deed - \$1,100.00	6.45	
Insurance premium - 20.7% x \$21.00	4.35	
Balance owing by purchaser		10.80
	<u>\$1,110.80</u>	<u>\$1,110.80</u>

BALANCE OWING BY PURCHASER \$10.80