

3663

KEYING SYSTEM

Pitt Meadows, B. C.
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

To be completed by persons of the Japanese race having no property in any protected area.

NAME: TERAMURA (Kise) Mrs. Chozo
HOME ADDRESS: P.O.Box 6, Pitt Meadows, B.C. (Advent Road) REGISTRATION No. 14248
SEX: F AGE: 48 MARRIED? Yes
OCCUPATION AND EMPLOYER: Housewife, none.
NAME OF WIFE OR HUSBAND: Chozo *Kise* #231 ADDRESS: Advent Rd., Pitt Meadows, B.C.
NAMES OF LIVING CHILDREN: Kenzo (M) 17 ADDRESS: "
Hisao (M) 15 ADDRESS: "

I certify that the above information is true and complete and state that I have no property of any kind whatsoever in any protected area in British Columbia.

Dated this 10 day of April 1942.

WITNESS:

A. McCombs

(Signature)

寺村 清也

FOR DEPARTMENTAL USE

HOW DO YOU PROPOSE TO PAY THESE OFF?

None

LIST OF LIABILITIES:

P.O.
INFORMATION FROM R.C.M.P.

Our File No.

SC 63
4150

Date

Aug. 4/43.

Full Name

TERAMURA (Nise) Mrs. Chozo
(Surname in Block Letters)

Registration No.

14245

Male - Female
(check) ☒

Age

Mar. 12, 1894

Former Address

P.O. Box 6, Pitt Meadows B.C.

Date Evacuated

Apr 16/1942

Naturalized - Canadian-Born - National
(check) ☒

Present Address

40 T.H. & E. Steaver,
Myrtle, Mass.

Married - Single
(check)

Name of Wife

Name of Husband

Chozo - 14246

Name of Mother

nu HAYASHI, Matsuo

Name of Father

HIKIDA, Yosuke (dec'd)

Names of Children under 16

see husbands sheet

Requested by

Violet Scott

Registered with Custodian

yes
(Yes or No)

Additional Information

File No. 4231 REAL PROPERTY SUMMARY FOR CLAIM June 15/48.

CLAIMANT: (Mr.) Chose TERAMURA Reg. No. 14246.
(Also claiming on behalf of wife, Kise,
Joint owner of the property) Case # 900

PROP. SUBJECT OF CLAIM: Advent Road, Pitt Meadows, B.C.
being (V.L.A.)
Part (5 acres more or less) of Lot 1
of Lot 3 of Lot 12 of Sec. 36, 81k.6N.,
R.1E., as shown outlined Red on St. 8810,
Map. of Pitt Meadows, B.C.W.

CLAIM: Estimated fair market value as per claim:
Land \$800.00
Buildings 300.00
Custodian Cr. as per claim 300.00
(Actual Gross Selling Price \$300.)
CLAIM - \$ 800.00

REFERENCES

HISTORY

JP Declared April 10/42.
RP.1 C of E #51296, dated March 6-43, notes vesting in the Custodian
RP.2 Valuation - V.L.A., November 16/43, \$516.25.
RP.3 Japanese advised of sale of property July 19/44, \$300.00,
and provided with Statement of Sale and Statement of Account.
Statement of Account to date.

[Handwritten signature]

REAL PROPERTY SUMMARY

Files 4231 & 3663

V.L.A. B.C. 667-2

JAPANESE NAMES: Chozo TERAMURA - - Reg. No. 14246
Kise TERAMURA - - Reg. No. 14248

CATALOGUE NO: Part of The Director The Veterans' Land Act first offer.

PROPERTY ADDRESS: 2269 Advent Road, Pitt Meadows, B. C.

LEGAL DESCRIPTION: Lot 1 of Lot 3 of Lot 12 Section 36 Block 6 North Range 1
East Map 5900 Municipality of Pitt Meadows, B.C.D.

TITLE: In the name of Halbert Menzies.

ENCUMBRANCES: 775410 19th October 1937 Agreement for Sale and Purchase
to Chozo TERAMURA and Kise TERAMURA "Joint Tenants"

796450 18th March 1939 Mortgage in Fee to Maurice J. King
of 7% per annum (inter Alia)

Vesting in Custodian 24993, 22nd April 1942, vacated on the
7th February 1943, and Vesting 25551- 6th March 1943.

ASSESSED VALUE: 1942 - 10 acres.
Land \$1000.00
Improvements \$ 200.00 Total \$1200.00 Taxes \$23.10.

CLASSIFICATION: Berry farm with buildings. Inspector reported May 18th,
1942, 1 1/2 acres strawberries, 1/2 acre raspberries, 1/2 acre
blackberries, 1 storey frame shack, 15 x 30, two rooms, very
poor and woodshed, barn and garage.

HISTORY OF
ADMINISTRATION: In a letter dated 25th September 1942, Mr. Menzies informed
the Custodian that he offered \$700.00 for TERAMURA'S
equity in this property. This was reported to Mr. TERAMURA
who informed the Custodian that he preferred a clear title
of the West 1/2 of the lot. Accordingly Mr. Menzies procured
a Discharge of the Mortgage and title to this West 1/2 was
issued in the name of Chozo TERAMURA and Kise TERAMURA as
Joint Tenants, clear of encumbrance except the Custodian
vesting.

The West half of Lot 1 was leased by the Custodian on the
2nd May 1942 to R. BIEBENLOFF to the end of 1942 on a crop
basis of 50% of net returns, the crop to be delivered to
the Pacific Co-operative Union. The net returns of 50% of
this crop amounted to \$105.39.

In 1943 the property was leased on the 1st April to
Nettie M. HUTCHINSON at \$4.00 per month for 9 months to the
end of the year, the lease including the buildings. The
rental of \$36.00 accrued to the Director The Veterans' Land
Act.

There is no record on file showing any insurance on the
building.

building.

SOLD:

To The Director The Veterans' Land Act for \$300.00 as at
1st January 1943.
Approval of Advisory Committee 1st June 1943.

FUNDS:

Released to the Joint credit of Choso TITAMURA and Kise
TITAMURA, sale price \$300.00 plus rental \$105.39, total
\$405.39; less 2 Certificates of Encumbrance \$2.00, ad-
vertising \$1.68, registration fee \$3.00 legal fee \$15.00
total \$21.68. Net amount released \$383.71.

TITLE:

C. of T. 172715-E and payment of the consideration of \$300.00
made by cheque to the Custodian dated 28th June 1944.

The above summary is certified to be in accordance with the
information on file and on record by accounting department.

DATED February 12th, 1946.

Jaulleaspherran

LM:ML

COPY FOR FILE 3663

LIABILITY SUMMARY

File No. 4231

9th September, 1945.

Re: Chozo TERAMURA - Reg. No. 14246

When registering with this office the above Japanese declared owing a debt to Kinga HINATSU in the amount of \$150.00. This was settled in full on the 29th September, 1943, from his joint account with his wife.

The Canadian Indemnity Company filed a claim with this office against the above Japanese for \$67.07 covering the balance owing on an indemnity bond covering the installation of electric light service on their property. While the premises were occupied under rental, the tenant paid for the electric light service on their monthly account. When the property however, was vacant, it was necessary for the Custodian under their covenant to pay the monthly charge as directed, which amounted to \$19.84, paid on the 6th January, 1943; \$11.71 paid on the 19th June, 1943, and \$4.60 paid on the 22nd September, 1944.

This file reveals no other liabilities.

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

W.E. Quinn

3663 ✓
4231

2nd October, 1942.

Mr. & Mrs. Chozo Teramura,
c/o T.H. & E. Weaver,
Myrtle, Man.

Dear Sir & Madam:

re: Lot 1 of Lot 3 of Lot 12
Section 36 Block 5 N.
Range 1 E., Pitt Meadows.

We have received today an offer from Mr. Hal Mensies of Haney for the above property, which is registered jointly in your names. He states you owe him approximately \$340.00, being balance of purchase price for same, and as he is anxious to clear up this account, has offered \$700.00 cash for your equity on the property.

We would appreciate your consideration of this offer and an early reply.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:OF

cc: Soldier Settlement of Canada.

3663 ✓
4231

22nd October, 1942.

Mr. Hal Menzies,
Haney, B.C.

Dear Sir:

re: Mr. & Mrs. Chozo TERAMURA.

Replying to your letter of September 25th wherein you offer to purchase the equity of subject Japanese on Lot 1 of Lot 3 of Lot 12 Section 36 Lot 5 N. Range 1 E., we have to advise that we have received the following letter from C. Teramura:-

" I recently received your letter that Mr. Hal Menzies of Haney like to purchase my land.
"I would like to sell it and clear the payment
"but I like to keep half of it, the west side
"with the buildings on. Before I left Pitt Meadows"
"Mr. Menzies said that I should keep half of it
"and get the title for it. That's what I like to
"do now. So before I decide about this matter I
"like to hear from Mr. Menzies."

The address of the Japanese is care of
T.H. & E. Weaver, Myrtle, Man. We suggest that you
contact them.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF

3663

December 9, 1943.

MEMORANDUM FOR FILE

File No. 4231

TERAMURA, Chose

Reg. No. 14246

Re: Lot 1 of Lot 3 of Lot 12, Section 36, Block 6, N. R. 1 E.,
Map 5900, Municipality of Pitt Meadows, District of New West-
minster.

Halbert Hannison was and is yet registered owner. An agree-
ment for sale to Chose and Kise has been registered against his title.

Chose and Kise quitclaimed all their interest etc. in the
lot to Hannison, "save and except the westerly five acres (5 acres)
as shown on sketch attached to deed of conveyance."

Before the quit claim was executed (Nov. 30, 1942) the
interest of the Japanese was vested in the Custodian (Nov. 22, 1942).

Recommendations.

1. The red sketch which should be attached to the deed dated
the 30th day of November 1942 and made between Halbert Hannison, the
Grantor, and Chose TERAMURA and Kise TERAMURA, the grantees should be
obtained for clarification of description.

2. It should be ascertained whether the description in the deed
correctly describes the westerly half with the buildings on it.

3. If description is correct application should be made
to register the deed and if it appears that registration of the westerly
portion as a distinct parcel will be granted then the vesting order
may be lifted on the easterly half.

D. Davidson
D. Davidson.

DD/CD

4231 & 3663

Dec. 21, 1942.

Mr. & Mrs. Chozo TERAMURA, #14246 & #14248,
c/o T.H. & E. Weaver,
Syrts, Manitoba.

Dear Sir and Madam:

Re: Lot 1, Lot 3, of Lot 12, Sec. 36,
Blk. 6, N.W. 1/4, Map 5900, P.M.S.

Mr. Messias has now made out a deed,
jointly to you both of,

"All and Singular that certain parcel or
tract of land and premises situate, lying and being in the
municipality of Pitt Meadows in the province of British Columbia
in LOT ONE(1) of a subdivision of a portion of Lot Three(3)
of a subdivision of a portion of Lot Twelve (12) of a subdivision
of a portion of Section Thirty Six (36), Blk. Six (6) North,
Range One (1) East of Coast Meridian as shown on a plan deposited
in the Land Registry Office at New Westminster and numbered 5900,
and which said parcel or tract of land may be more particularly
known and described as follows:

Commencing at the South westerly corner of
the said Lot One (1); Thence North no degrees and thirty-four
minutes east (N.0. 34'E) a distance of eleven hundred and three
and four tenths (1103.4) feet to the north westerly corner of the
said lot One(1); Thence South fifty-seven degrees and three minutes
east (S.57 03'E) and following the north easterly boundary of the
said lot one(1) a distance of two hundred and forty nine and one
tenth (249.1) feet; Thence South no degrees and thirty four minutes
(S.0 34'W) a distance of nine hundred and sixty six and three
tenths (966.3) feet more or less to the southerly boundary of the
said Lot one (1); Thence North eighty nine degrees and thirty three
minutes and thirty seconds West (N.89 33'30"W.) a distance of two
hundred and ten and five tenths (210.5) feet more or less to the
point of commencement.

The said parcel or tract containing by
admeasurement FIVE (5.0) acres be the same more or less and is
shown outlined Red on the sketch hereunto attached."

(over)

COPY

HAL MENZIES

Real Estate and Insurance

HANEY, B.C.

February 25th, 1943.

The Custodian,
Japanese Evacuation Section,
Vancouver.

Dear Sir:

For attention Mr. Ian McPherson. Re Chozo Teramura and Kise Teramura.

You will remember that when you gave me the documents in connection with a release from the Teramuras to myself, and a deed from myself to Teramura and Teramura to half of the property they were originally purchasing, that you advised me that you would send a release of the vesting certificate as soon as I had the documents in order for registration.

The documents are now deposited in the Land Registry Office and they tell me what is required is "a release of Vesting Certificate No. 24993 as to Lot 1 of Lot 3 of Lot 12 of a subdivision of Section 36 in Block 6, North Range 1 East, Map 5911, SAVE AND EXCEPT part five acres as shown on Sketch attached to deed of Conveyance from Halbert Menzies to Chozo Teramura and Kise Teramura."

If you will send this over to the Registry Office at New Westminster, the title, Teramura and Teramura, will be mailed to you by the Land Registry Office as soon as it is issued as instructions to do so were noted on the application.

Yours truly,

(Signed) H. Menzies.

HM:K

MEMORANDUM

To Mr. Alexander

March 2nd, 1942.

From Mr. Ian Macpherson

Re: Lot 1 of Lot 3 of Lot 12, Sec. 36,
R.R. Co., Range 1E, Map 3900, N.W.P.

CHASO TERAMURA and KIMO TERAMURA acquired interest by Right of Purchase, October 19th, 1937 from H. Maudslayi, the registered owner. This interest was vested in the Custodian November 22nd, 1942.

Mr. Maudslayi has secured a Quit Claim from the two Teramuras covering the whole of Lot 1 and proposes to deed to them the West 1/2 of the said Lot. In order that Quit Claim and Deed may be registered it is necessary to file a Vesting Order in respect to the whole of the lot and after these documents have been registered, it is proposed to file a new Vesting Order covering the West 1/2 of the Lot, title to which will then be in the name of Chaso and Kimo Teramura. The Vesting Order and the new Vesting Order are submitted to you for your approval. The description of property in the new Vesting order corresponds to that in the deed to the Teramuras.

J. M.

IM:PB

*For Llan
Chase sym
attached
MP*

3663 & 4231

March 28th, 1943.

The Registrar,
Land Registry Office,
New Westminster, B. C.

Dear Sir:

Re: Lot 1 of Lot 3 of Lot 12, Sec. 36,
Blk. 6N, R. 1E, Map 5900, N.W.D. -
Chose TERAMURA (Reg. No. 14246 and
Kise TERAMURA (Reg. No. 14248).

Mr. Hal Mensies of Hanesy, B.C. has informed us that he has sent to you for registration, a Quit Claim and a Deed affecting the above described land and has requested us to release this property from the Vesting Order #24993. Accordingly we are enclosing a request to cancel that Certificate of Vesting to permit the registration of Mr. Mensie's Deed and Quit Claim. When these documents have been registered will you kindly file the enclosed new Vesting Order covering the Japanese interest in the portion of Lot 1 deeded to Chose and Kise TERAMURA, after which filing we should be pleased to have from you, a Certificate of Encumbrance as to the property deeded to Mr. and Mrs. Teramura.

Yours truly,

IM:PB

Ian Macpherson
Title Examiner

3663 & 4231

March 4th, 1943.

Mr. H. Monsies,
Honey, B. C.

Dear Sir:

Re: Lot 1 of Lot 3 of Lot 12, Sec. 36,
Blk. 6E, R. 1E, Map 5900, H. W. D. -
Gross and Klee TESHUBA.

I have yours of February 25th and am today sending to the Land Registry Office at New Westminster, a Certificate vacating the present vesting of Lot 1 in order that your Quit Claim and Deed may be registered. This has not been done before as it was our understanding that you would notify us when you were ready to register those documents.

Yours truly,

Ian Macpherson
Title Examiner.

IM:PB

Extract from Lease No. 490.

File Nos. 4231, 3663.

Lessor: Chozo TERA URA & Kise TERA URA.

Lessee: Mrs. Nettie M. Hutchinson.

Date: 22nd April, 1943.

Term: 9 months from 1st April, 1943 to 31st December, 1943.

Consideration: \$36.00, payable \$4.00 monthly commencing 1st April, 1943.
No Taxes.

Property:

Land: Part 5 acres more or less of Lot 1 of Lot 3 of Lot 12 of
Section 36, Block 6 N., Range 1 E, Sketch 8810, C. of T. 157243 E.
Municipality of Pitt Meadows.

Buildings: Included.

Lease handed to S.S.B. 22/7/43.

J. L. 457

October 19th, 1943.

Files #3663 & 4231

↑

MEMORANDUM - DIRECTOR, VETERANS' LAND ACT

Re: C. and K. TERAMURA

Lot 1 of part of lot 3, Blk. 12, Sec. 36,
Municipality of Pitt Meadows.

The offer price for this property is \$414.00.

Subject Japanese only owned five acres of
this ten acre property. Their interest being in the
West half only.

RDR/JS

34

3063/4231

10th January, 1944.

I.T. Barnet Esq.,
District Superintendent,
Soldier Settlement and Veterans' Land Act,
118 Rogers Building,
Vancouver, B.C.

Dear Sir:

Re: C. & E. Fennema property - Lot 1 of part
of Lot 3, S1/4, 12 Sec. 36, Municipality of
Pitt Meadows.

With reference to yours of December 8th in regard to your
offer for the purchase of the above property.

As pointed out in our Memorandum dated October 19th, the
Japanese was only interested in the West half of this property and
we were therefore not in a position to give title to the whole lot
of your offer of \$414.00.

We note that you are prepared to offer \$300.00 for the
Westerly half of this property and this will be satisfactory.

We are to-day advising Mr. Duncan Cruz in regard to this
change.

Yours truly,

F. G. Sheara,
Director.

FCS/TWH

4231 / 3668
14246 / 14248

SOLDIER SETTLEMENT and VETERANS' LAND ACT.

File No. BC/667P
(J.L. 457)
Vancouver, B.C.

A. G. Duncan Crux, Esq.,
Randall Building,
535 West Georgia St.,
Vancouver, B. C.

*TERAMURA, Chgo
Kiss*

Dear Sir:-

Re: Part 5 acres more or less of Lot 1,
of Lot 3 of Lot 12 of Sec. 36, Blk. 6,
North Range 1 East as shown outlined
Red on Sk. 8810, M.W. OF PITT MEADOWS.

I beg to acknowledge receipt of Duplicate
Certificate of Title No. **172715-E** of the New Westminster
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

Herewith is Veterans' Land Act cheque
for \$ **300.00**, in favour of The Secretary of State,
dated **June 28, 1944**, being the amount of the purchase
price in full of the above land arrived at as follows:-

Purchase Price	- \$	300.00	✓
Less arrears of taxes to January 1st, 1942,	- \$	--	
Amount paid to Secretary of State:	- \$	300.00	

*Rec'd
3rd*

Will you kindly acknowledge receipt of the
purchase price by signing the receipt on the duplicate hereof
and return it to me.

Yours truly,

[Signature]
T. Todrick,
DISTRICT SOLICITOR

RECEIVED Cheque covering the purchase price in
full of the land above described.

JUN 28 1944

Date

Solicitor for The Secretary
of State.

3663 & 4231

27th September, 1946.

REGISTERED

Mr. & Mrs. Chozo TERAMURA,
Reg. Nos. 14246 & 14248,
c/o A.L. McCutcheon,
Hesswood, Manitoba.

Dear Sir & Madam:

We enclose herewith Custodian cheque in the amount of \$62.06 which sum represents the balance of funds as shown on the attached statement of the account. This statement is made up from the date when one was sent to you with the particulars of your property sale.

The Canadian Indemnity Company filed a claim with this office against you in the amount of \$67.07, covering the balance owing on an indemnity bond covering installation of electric light service on your property. While the premises were occupied, the tenant paid for the electric light service on their monthly account, but when the property was vacant, it was necessary for the Custodian under your covenant to pay the monthly charge as directed.

There are funds still to be credited to your joint account from the sale of personal effects at auction. These funds will be remitted to you as soon as distribution of funds is made.

Please acknowledge the enclosed cheque.

Yours truly,

H.E. Anderson,
Administration Dept.

/H
Encl. (cheque)

3663 & 4231

October 10th, 1950.

Mr. & Mrs. Chozo TERAMURA,
Headingley, Manitoba.

& Madam:

900

\$480.32

\$462.54

\$ 17.78

FGS/js
1 encl.