

7527

SURREY, B. C.

FILE NO.

7527

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: **YAMASAKI, Shimanosuke**HOME ADDRESS: **Reebuck Rd., R. R. #4, New Westminster, B. C.**REGISTRATION NUMBER **08301** SEX: **Male** AGE: **61**OCCUPATION: **Farmer**

(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: **"Self"**MARRIED? **Yes**NAME OF WIFE OR HUSBAND: **Hideno**ADDRESS OF WIFE OR HUSBAND **Reebuck Rd., R. R. #4, New Westminster, B. C.**NAMES OF ANY LIVING CHILDREN: **Mary (F) (Mrs. H. Nakano); Tatsuo (M); Jiro (M).**ADDRESS OF CHILDREN: **Reebuck Rd., R. R. #4, New Westminster, B. C.
23, 26, 20 years respectively.**AGE OF CHILDREN: **23; 26; and 20 years respectively.**

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

1. LOCATION AND DESCRIPTION **Reebuck Rd., R. R. #4, New Westminster, B. C.****information as to detail****of this property is not on the declarant. He who also****owns a parcel of land in Cloverdale (information unknown)**2. BUILDINGS AND OTHER IMPROVEMENTS: **(12-storey, 4-rooms; 10-barn,****woodshed, small root house, bath house. (2) none**3. INSURANCE (Give particulars; state where policies are) **None**4. TAXES (Amount and where payable) **Total taxes about \$50.00 paid 1939
payable at Cloverdale Municipal Hall, B. C.**

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

None6. OCCUPANCY AND LEASES (If vacant so state) **(1) Owner intends leasing.
property (2) none**

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owner's possession

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None

9. IF FARM LAND STATE CROPS SOWN (1) 2 acres strawberries, 1 acre raspberries,
1 acre rhubarb, (2) none

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:

8-chairs, 3-small tables, 3-cabinets, 4-beds, kitchen stove,
1-heater, 2-carpets 1- , china ware, at Reebuck Rd., R. R. #4 New
Westminster, B. C. and at this address 3-double axes, 3-shovels,
water pump, 3-pipes, etc.

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

2-dogs, 2-cats,

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

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 4th day of May 1942.

(Signature)

S. Yamazaki

T. Williams
Witness

FOR DEPARTMENTAL USE

7527
INFORMATION FROM R.C.M.P.

DATE May 17th, 1945.

or File No. 7527

Full Name YAMASAKI, Shimanosuke
(Surname in Block Letters)

Registration No. 08301

Male - Female
(Check)

Age June 1, 1881.

Former Address Roebuck Rd. - R. R. No. 4, New Westminster, B. C.

Date Evacuated June 30/42. Naturalized - Canadian-Born - National
(Check)

Present Address Red Lake, B. C.

Married - Single
(Check)

Name of Wife ^{nee} (HAMAURA) Hideno

Name of Husband

Name of Father Momotaro - Dec'd

Name of Mother ^{nee} (HONDO) Toa

Names of Children under 16

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

Additional Information Fisherman and farmer. Boat and 17 acres and house.

464-07

MEMORANDUM.

Further Particulars of the Registration of :-

YAMASAKI, Shimanosuke,
Roebuck Road,
R.R. No. 4,
New Westminster, B. C.

Reg.No. 08301.

Declarant has rented property at :-

Roebuck Road, R.R. No. 4, New Westminster,
B. C., (Municipality of Surrey).

to Mr. Henry D. Friesen,

Pacific Highway, R.R. No. 4,
New Westminster, B. C.

COPY OF LEASE ATTACHED.

June 15th, 1942.

D. M. C.

S. Yamasaki

1532 Pacific Highway

File No: 7527

September 26, 1942

Name: Shimonosaki YAMASAKI

Reg. No: 08301

Address: 247 Rootuck Rd., R. R. 4, Sea Westminter, B. C.

INVENTORY OF CHATTELS LEFT ON PROPERTY

In house upstairs

1 bed ✓
1 dresser ✓
1 bedstead ✓
1 small table ✓
1 shoe shine box ✓
1 small cabinet ✓

In house downstairs

1 range ✓
2 homemade tables ✓
1 kitchen cabinet ✓
1 medicine table ✓
8 chairs ✓
1 rocker +
1 bench ✓
1 heater ✓
1 bed ✓
1 bed couch ✓
1 mattress ✓
5 small tables ✓
1 sideboard ✓
1 cross cut saw ✓
1 medicine chest ✓
1 end table +
1 bench ✓
2 floor linoleums ✓
1 hook end +

Basement

1 35 gal. drum ✓
1 6 gal. crock ✓
2 wood barrels ✓
2 1" chockers ✓
1 2" chockers ✓
6 1/2" tubes ✓
5 bundles shingles +
2 cross bars ✓
1 peevie ✓
2 iron blocks ✓
1 4" tank +
2 8" pipe ✓
1 4" pipe ✓
1 clamp +
a few panes of glass +
1 car line +
1 1 gal. oil can ✓
1 radio cabinet +
1 1 gal. crock +
1 table ✓
1 3 ft. sto. ladder ✓
1 bench ✓

4 WINDOW BLINDS ✓
5 STRAWBERRY TRAYS ✓

This represents ~~all~~ my chattels remaining in any protected area of British Columbia.

Confirmed:

DATE: Oct 10th 1942 SIGNED: S. Yamasaki

Please sign and return one copy to the Custodian.

Re: Home trial

INVENTORY OF CHATTELS BELONGING

to

YAMASAKI, Shinamanosuki #08391
249 Roebuck Rd., Surrey B.C.

" I have today inspected the undermentioned articles and
consider them valueless and should be abandoned. "

- 1 Bed.
- 1 Bed Stead.
- 1 H .M. Table.
- 1 Sm. Cabinet (fixture)
- 1 Kitchen " "
- 2 Benches.
- 2 Floor Linoleums
- 1 Mattress.
- 1 Bed Couch.
- 2 Wood Barrels.
- 6 Jap Tubs.
- 4 Window Blinds.
- Qu. of Strawberry Trays.
- 1 Sm. Step Ladder.

Signed.

W. M. Anderson

REPORT ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: Surrey

Date: August 25th, 1942

NAME: YAMASAKI, Shimanosuki

REGISTRATION NO. 06301

ADDRESS: 249 Rosbuck Rd. R.R. 4 New Westminster, B.C.

PROPERTY:

ACREAGE: 11.07--6 $\frac{1}{2}$ cleared rest rough

KIND OF CROPS: 1 acre rhubarb, $\frac{1}{2}$ acre raspberries, 4 acres strawberries

APPROXIMATE ACREAGE OF EACH:

HOUSE: 1 $\frac{1}{2}$ storey

VACANT: Yes

OCCUPIED:

DESCRIPTION: Frame and part shingle

ROOF: Shingle and shake

SIZE: 26 x 32

NO. OF ROOMS: 5

CONDITION: Poor

OTHER BUILDINGS: Barn 12 x 14, poor. Woodshed 12 x 16 poor.
Root house 18 x 10, poor. Bath house 6 x 8 fair.

NAME OF LESSEE OR RENTOR: Mr. Henry D. Friesen 1522 Pacific Highway
New Westminster, B.C.

TERMS:

WATER: Well

ON:

OFF:

LIGHT: Yes

ON:

OFF:

No bulbs.

REMARKS: No Chinaware, NO pump, No axes.

INVENTORY OF CHATTELS LEFT ON PROPERTY:

In house upstairs

- 1 Bed
- 1 Dresser
- 1 Bedstead
- 1 Small table
- 1 Shoe shine box.
- 1 Small cabinet

Downstairs

- 1 Range
- 2 Home made tables
- 1 Kitchen cabinet
- 1 Medicine table
- 8 Chairs
- 1 Rocker
- 1 Bench
- 1 Heater
- 1 Bed
- 1 Bed coach
- 1 Mattress
- 5 Small tables
- 1 Sideboard
- 1 X cut saw
- 1 Medicine chest
- 1 End table
- 1 Bench
- 2 Floor linoleum
- 1 Book end

Basement

- 1 35 gal. drum
- 1 6 gal. crock
- 2 Wood barrels
- 2 2" chockers
- 1 2" pipe
- 6 Jap tubs
- 5 Bundles shingles
- 2 Grow bars
- 1 Peevee
- 2 Iron blocks
- 1 4' 4" Tank
- 2 8' 2" pipe
- 1 4' 2" pipe
- 1 Clamp
- A few panes of glass
- 1 Can lime
- 1 1 gal oil can

- 1 Radio cabinet
- 1 1 gal crock
- 1 Table
- 1 3ft. step ladder
- 1 Bench.

Signed:

H. Friesen

P. S. ROSS & SONS

CHARTERED ACCOUNTANTS

MONTREAL TORONTO WINNIPEG
CALGARY VANCOUVER

Rec'd	OCT 22 1946
File No.	7527/28109
Ans.	656
Referred	Anderson

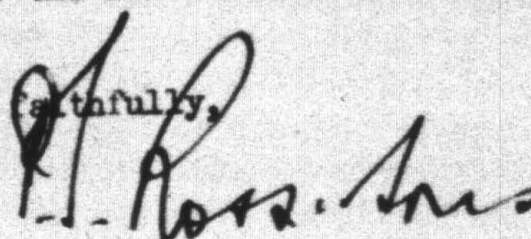
411 Royal Bank Building
Vancouver, B.C.
22nd October, 1946Our File 295-109Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.Attention: Mr. W. E. Anderson

Dear Sirs:

Re: T. Matsuyama & Co. Ltd. & Shimanosuke
Yamasaki - Your File 7527 & Int. 109

We wish to acknowledge receipt of your letter of the 3rd instant, enclosing cheque in the sum of \$250.79, which we accept as payment in full of the claim of the above mentioned company against Mr. Yamasaki.

Yours faithfully,





\$168⁴⁴/₁₀₀

Due March 1st No. 131
~~February 23rd.~~ 1942. 19

On Demand after date I promise to pay to
M. Nishiguchi Company Limited. or order

at 837 Columbia Street, New Westminster, B. C.

One hundred & sixty Eight ⁴⁴/₁₀₀ Dollars

Value received

S. Yamasaki

P. O. Box 1826,
Ashcroft, B. C.,
October 12, 1946.

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

File No. 7529 & 11519

Attention-Mr. W. E. Anderson

RE: M. Nishiguchi Company Limited claim
of \$168.44 against Shimonosuke Yamasaki.

EVACUATION SECTION	
Rec'd	OCT 15 1946
File No.	7529, 11519
Ans.	Anderson
Referred	11519 - Amt \$168.44

Dear Sir:

This is to acknowledge the receipt of your letter dated October 3rd. and the full settlement of the above amount against the above party.

As requested, I have enclosed herewith, the promissory note, No. 131, dated March 7, 1942, for the above amount signed by him. Please note I have cancelled the said note by and on behalf of M. Nishiguchi Company Limited.

Trusting it is in order and thank you for your kind services.

Yours truly,
M. NISHIGUCHI COMPANY LIMITED.

Per.....
Arthur Nishiguchi, President.

CHATELS BELONGING

to

YAMASAKI, Shimanosuke #08301
249 Roebuck Rd., Surrey B.C.

Sold to tenant,

Mrs. V. Thomas.

6 Chairs	\$6.00
1 Table	1.00
	<u>7.00</u>

Less Appraisal Fee

<u>.70</u>
<u>\$6.30</u>

" Considered a just and fair appraisal as made by me
this 20th day of November 1944. "

Witness.

Wm. Anderson

Signed.

TRAPP MOTORS, LTD.

J. D. Trapp

Approved by Local
Advisory Committee
12/2/44

7027

CHATELS BELONGING

to

YAMASAKI, Shimanosuke #08301
249 Roebuck Rd., Surrey B.C.

Sold to tenant, Mrs. V. Thomas.

8 Chairs	\$6.00
1 Table	<u>1.00</u>
	7.00

Less Appraisal Fee

<u>.70</u>
\$6.30
<u><u> </u></u>

" Considered a just and fair appraisal as made by me
this 20th day of November 1944. "

Witness.

W. M. Anderson

Signed.

IRAPP MOTORS, LTD.

J. W. Irapp

Jan. 2nd, 1945.

The Director, The Veterans' Land Act,
515 Rogers Building,
Vancouver, B.C.

Dear Sir:

Special arrangement by Mr. Shears

Re: 249 Roebuck Road, Surrey
Lots 2 & 3 of Sec. 28, BTH,
R2W. Map 1273, E.M. of Surrey.

Your letter of December 19th and offer to purchase the above property for the sum of \$800.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. As previously arranged, the purchase price will be payable on our production of Certificate of Title.

This property will be registered in the name of 'The Director, The Veterans' Land Act'.

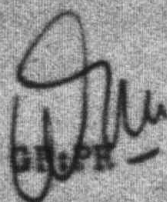
The necessary documents will be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

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 tenancy.

All adjustments will be calculated as of
December 31st, 1944.

Yours truly,

F. G. Shears,
Director.



CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

PHONE PACIFIC 6181
PLEASE REFER TO
FILE NO. 7527

806 ROYAL BANK BLDG.,
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

REGISTERED A/R

October 7th, 1944.

Mr. Shimanosuke YAMASAKI,
Registration No. 08301,
Red Lake, B. C.

Dear Sir:

Re: Lots 2 & 3 of Sec. 28, B5N,
R2W, Map 1278, Munc. Surrey,
District of New Westminster.

We have already, five times, requested you to let us know the amount owing by you, if any, on the purchase of the above described parcel of land. We are authorized by the Revised Regulations Respecting Trading With The Enemy (1943) to demand any information that may be necessary in connection with the sale of land with Japanese. We now make this demand and must insist upon a prompt reply. We point out to you that the penalty for neglecting to give such information is serious. We enclose a copy of our letter to you of January 27th last addressed to Kamloops, B. C.

Yours truly,



Ian Macpherson,
Title Examiner.

IM:AM
Encl.

C O C
O O
P P
Y

File 7527

C O C
O O
P P
Y

January 27th, 1944.

Mr. Shimanosuke YAMASAKI,
Registration No. 08301,
c/o Kamloops Bakery,
Kamloops, B. C.

Dear Sir:

Re: Lots 2 and 3 of Sec. 28, B5N,
R7W, Map 1278, Munc. Surrey,
District of New Westminster.

We note by search of the records of the Land Registry Office at New Westminster that you purchased the above described land from Mrs. Effie P. Gladding. If Mrs. Gladding's present address is known to you, Please let us have it. We wrote you on the 16th of September and again on the 29th of November, 1943, asking you for information concerning your purchase of the above described parcel of land from Mrs. Gladding. We asked you in these letters to advise us of the amount still owing by you, if any.

This is to notify you that the property is being sold by virtue of the Revised Regulations Respecting Trading With The Enemy (1943), and until the information asked for is given to us we will not be able to pay over to you any money in connection with this transaction. If you hold a Deed from Mrs. Gladding, you are requested to send it to this office without delay.

Yours truly,

Ian Macpherson,
Title Examiner.

IN:ML

C O C
O O
P P
Y

File. No. 7527.

c/o. Kamloops Bakery.
Kamloops, B.C.
November. 4th. 1943.

Custodian
Department of the
Secretary of State
of Canada.

EVACUATION SECTION

Rec'd NOV 8 1943

File No.

Ans.

Referred

B.P.D.
M. Collier

Dear Sir;

I received your letter someago, and finding,
that, Mr. Shetaro Nakamura 's claim should be,
(\$64.13) instead of (\$84.13).
We have acopy of the statement to prove it.
The rest of the claims from (1,2,3. are correct.

Yours very truly,

Help
asked to
provide

S. Yamazaki

6672; 3703;
7577; 3847.

October 30th, 1943.

Mr. Fukuhiro SUENAGA,
Registration No. 06981,
Minto Mine, B.C.

Dear Sir:

We wish to acknowledge receipt of your letter
of the 24th inst. in regard to certain claims of yours,
as follows:

1. Kanichi SUYENIRO	\$460.00
2. Jukichi NAKAMURA	150.00
3. Shimenosuke YAMASAKI	30.00.✓

These have all been notified of your claims
against them. As reported to you, No. 2 admitted same
but could not pay; we gave you his address. The other
two have not yet replied.

We shall advise you if and when they do so.

Yours truly,

B. R. Dusenbury,
Claims Department.

BRD:DE


7527

October 1st, 1943.

Mr. Shimanosuke YAMASAKI,
Registration No. 08301,
Red Lake, B.C.

Dear Sir:

re: Claims

Below is a list of claims on file against you
to date:

1.	T. Matsuyama & Co. Ltd.	\$250.79
2.	M. Nishiguchi Co. Ltd.	168.44
3.	Fukuichiro SAENAGA	30.00
4.	Shotsro NAKAMURA	84.13

We wrote to you on the 11th of February relative
to the first three of the above claims and have received no
reply.

No. 4, NAKAMURA - \$84.13. This has come to your
file since submitting the other claims to you. We shall be
obliged if you will let us have a reply as to whether these
claims are correct or otherwise.

Your credit balance today is \$104.00 on our books.

If the claims are correct please indicate what
you can do toward making settlement. If not correct give
particulars.

A prompt reply is requested.

Yours truly,

~~BRIDE~~

A. McAlister,
Claims Department.

LOSS REPORT

No. 2

<u>File No.</u>	8768	<u>Name:</u>	Sueji OIKAWA
" "	1847	"	J. KONO
" "	2443	"	Yukiohi NASU
" "	2349	"	Kamomake NAKATSU
" "	2199	"	Wataru NAKATSU
" "	1029 (Int.)	"	Kichinosuke NAKATSU
" "	1286	"	Nasutaro SAKURADA
" "	7527	"	Shimnosuke YAMASAKI
" "	10091	"	Heijiro YAMASHITA
" "	2031	"	Teruo YAMASHITA
" "	9247	"	Namora YAMAMOTO

Location: Wadhwa Cannery, Rivers Inlet (B. C. Packers Limited).

Property Damaged: Fish Nets and Lumber

Loss: By Fire

Date of Loss: August 9, 1942

Policy No. 1 Company: Insurance placed by B. C. Packers Limited covering their own property and extended to cover the above material stored at their Cannery.

Adjuster: Shallcross, Wemyth Adjusting Company

Amount of Claim: Fish Nets - \$1100.00; Lumber - \$249.71

Date Claim Paid: February 2, 1943

Insurance Revised: Unnecessary

REMARKS: Amount claimed from the Insurance Company and paid by them to B. C. Packers Limited covering fishing nets was as stated above - \$1100.00. B. C. Packers Limited' cheque to this office amounted to \$950.00 after deducting \$50.00 owed to them by S. Yamasaki and \$100.00 by M. Yamamoto.

The amount claimed and paid by the Insurance Company to cover the loss of lumber to S. Oikawa was as shown above - \$249.71. Cheque paid to this office by B. C. Packers amounted to \$237.23 after deducting \$12.48, being 5% for handling charges.

The money covering these claims has been credited to the various Japanese accounts as listed above.

END:FW

(SURREY)

1827

OFFER TO LEASE JAPANESE PROPERTY.

File No. JL-463

Place R.R.#4, New Westminster.

Custodian of Enemy Property,
Vancouver, B.C.

Date November 1942.

Re: Shimanosuke YAMASAKI Property.

Lots 2 & 3 of Sec.28, Blk.5, N., Rge.2, W., Map 1278.

I hereby offer to lease the above described property
on the following basis:

Term: From November 14th 1942 to November 13th 1943.

Cash Rental: \$ 72.00 per year to be paid as follows:
\$6.00 per month in advance

Lease to include all land and buildings, - except: _____

Other special conditions (if any): _____

The following taxes will be payable by me: NIL

Land & School Taxes: Irrigation Taxes:
Dyking or Drainage Taxes: " Tolls:
Domestic Water Rates:

(strike out those that do not apply)

Provided Further that if at any time during the term the hostilities
in which His Majesty is presently engaged shall have ceased the
Lessor may terminate this lease by giving the Lessee one(1) month's
notice in writing to vacate the premises, and such notice having
been given this lease shall terminate at the end of the said month
notwithstanding that it may not be at the end of the current year
of the tenancy.

Full Name: R. Thomas

I recommend that Lease on the
above terms be approved.

Address: R.R.#4, New Westminster.

[Signature]
Field Supervisor,
Soldier Settlement of Canada.

ROLAND C E [Signature]

249. ROEBUCK RD
R.R.#4.

[illegible]

08301

ASSURED

THE SECRETARY OF STATE OF CANADA ACTING IN HIS CAPACITY AS CUSTODIAN

COMPANY

New England Fire Insurance Company

PROPERTY INSURED

\$800.00 on 2 storey frame shingle private dwelling (brick chimney on brackets)

LOSS PAYABLE

ENDORSEMENTS

NAME

YAMASAKI, Shinanosuke

POLICY NO.

6251816

AMOUNT

\$800.00

PREMIUM

\$16.00

RATE

20

TERM

3 Yrs, June 12, 1945

EXPIRATION

LOCATION

Lots 2 & 3, Sec. 28, Range 2N, P1
1278, No. 249, Roebuck Road,
Municipality of Surrey, B. C.

INSURANCE AGENT

Reed, Phipps & Davies
Limited

RENTAL AGENT

FILE NO.

7527

Insured

Property 1st 26.1.45

Signature

REG. NO. 08301		NAME YAMAGUCHI, Shimanosuke			FILE NO. 7527	
ASSURED THE SECRETARY OF STATE OF CANADA, acting in his capacity as Custodian.						
COMPANY Bankers & Traders Insurance Company		POLICY NO. 32-31143	AMOUNT \$300.00	PREMIUM \$2.70	RATE .90	TERM 1 Yr. Aug. 10/44
PROPERTY INSURED \$300.00 on the frame, shingle building, roofed with shingles, occupied as private dwelling.				LOCATION Lots 2 & 3, Sec. 28, 31st. 5th, Range 2W, Map 1276, 249 Rosbuck Rd, Mun. of Surrey, B.C.		
LOSS PAYABLE Assured		INSURANCE AGENT Hobson, Christie & Co. Ltd.			RENTAL AGENT	
ENDORSEMENTS						

Cancelled July 4/54

REAL PROPERTY SUMMARY

JAPANESE NAME: Shimanosuke YAMASAKI Reg. No. 08301 File No. 7527.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/466-P. First Offer.

PROPERTY ADDRESS: Reebuck Road, R.R. No. 4, New Westminster, B. C.

LEGAL DESCRIPTION: Lot 1 of the West half of the North-east quarter of Section 9,
Township 8, Map 1412, Mun. of Surrey, D. N. W.

TITLE: Registered in the name of Shimanosuke YAMASAKI.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 24279.

ASSESSED VALUES: Land - \$300.00. Taxes - \$9.75.

CLASSIFICATION: This is a 46 acre piece of vacant wild land.

HISTORY OF ADMINISTRATION: As this was vacant property there was nothing to administer.

SOLD: To The Director, The Veterans' Land Act for \$114.00 as at January 1st 1943.
Approval of Advisory Committee as at June 1st, 1943.

Funds released to the credit of Shimanosuke YAMASAKI as at May 19th, 1944, against which were charges for Arrears of Taxes - \$11.26,
Legal Fees - \$15.00, Registration Fees - \$3.00 = \$29.26, leaving a net credit of \$84.74.

OLD CERTIFICATE OF TITLE

No. 29829-E: Shimanosuke YAMASAKI declared on his JP Form, signed 4th May, 1942, that the Title Documents were in his possession.

Certificate of Title No. 169999-E in the name of The Director, The Veterans' Land Act.

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

October 7th, 1946.

DAC:JS


D. A. CRAMER.

Special Arrangement

File No. 7527

Name: Shimanosuke YAMASAKI

Reg. No. 08301

Civic Address: 249 Roebuck Road, Surrey, B. C.

Legal Description: Lots 2 and 3 of Section 28, Block 5 North,
Range 2 West, Map 1278, Municipality of
Surrey in the District of New Westminster.

Classification: Five room dwelling, barn and outbuildings.

..SOLD.....

Registered in the name of: Shimanosuke YAMASAKI

Clear Title

Sold to The Director, Veterans' Land Act, for \$800.00 (cash)
as of December 31st, 1944.

Title delivered to registered owner March 14th, 1945.

Claims:

Chattels:

NAME YAMASAKI, Shinnosuke

REGISTRATION NO. 08301

FILE NO. 7327

The following chattels were sold by public

auction at Surrey, B. C. on November 22, 1944.

Book shelves	\$0.50
Crock, dresser, buffet and bench	1.00
Chest, table and shelves	0.75

Total		\$ 2.25
Less Expenses: (Auctioneer's Fee)	\$0.22	\$ 0.77
(Advertising)	0.05	
(Moving)	0.50	
Net Proceeds Credited:		\$ 1.48

Members of Custodian Staff Present. Mr. Iverson

Extracted from Auctioneering List No. Surrey 8

Remarks.

CHATTEL SCHEDULE

File No. 7527

Sept. 14/45

RE: Shimanosuke YAMASAKI, 249 Roebuck Rd., Surrey

The above registered on May 4, 1942 and was evacuated June 30th, 1942.

This property remained vacant until Nov. 14, 1943 when it was leased to R. C. Thomas. An inventory was taken by our fieldmen, dated Sept. 26, 1942. There is a letter on file dated Dec. 14/42 from Mr. F. E. Boyd in which he states that Tom YAMASAKI left some garden tools in his garage but these were never recovered as Mr. Boyd could not be located and there were no tools found in the garage in any event.

The remaining chattels were removed to auction on Nov. 22/44 or sold to the tenant and there are lists of things missing or discarded. The chattels on this property were of very inferior quality, and several items of furniture were home made. I have visited this property and verified the foregoing. The attached inventory shows the disposition of chattels.

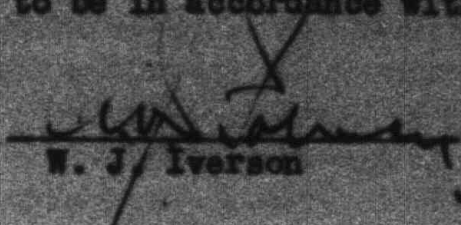
<u>DECLARED</u>	<u>SOLD</u>	<u>DISCARDED</u>	<u>MISSING</u>
8 Chairs	6	2	
2 Small tables, homemade		"	
3 Cabinets		"	
4 Beds		3	1
Kitchen stove		"	
Heater		"	
2 Linoleums		"	
Chinaware			"
3 Double axes			"
3 Shovels			"
Water pump & 3 pipes Fixture			

Liquidation of chattels is now complete.

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

Sept. 14/45

WJI:LEM


W. J. Iverson

SUMMARY TAKEN FROM VESSELS RECORDS

Date: Jan. 18, 1944

Name: Shimanosuke YAMASAKI

Reg. No. 08301

File: 7527

Boat File No.: ~~122~~ JFVDC 775

Name of Vessel: "S.Y." 28'x7'x3', Easthope 6 HP

Lic. or Reg. No.: New Westminster 2979

Naval No.: NW.086-N

Owner's Valuation: \$700.00

JFVDC Valuation: \$400.00 (Rivers Inlet)

Custodian Valuation: No appraisal

Date of Sale: August 18, 1942

Purchaser: British Columbia Packers Ltd.

Signature on Sales Papers: S. Yamasaki

Selling Price: \$400.00

Paid to JFVDC ~~or Custodian~~: \$400.00

Supervision Costs: \$ 6.50

Balance due Owner: \$393.50

Paid to: Shimanosuke Yamasaki on Aug. 20, 1942

Location of Boat at Sale: Wadhams Cannery, Rivers Inlet

Claims Against Canadian Govt.:

Engine Parts: Star Shipyard Job. 218 - \$19.34 (Paid)

Additional Information:

REAL PROPERTY SUMMARY

JAPANESE NAME: Shimanosuke YAMASAKI Reg. No. 08301 File No. 7527.
CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/466-P. First Offer.
PROPERTY ADDRESS: Roebuck Road, R.R. No. 4, New Westminster, B. C.
LEGAL DESCRIPTION: Lot 1 of the West half of the North-east quarter of Section 9,
Township 8, Map 1412, Mun. of Surrey, D. N. W.
TITLE: Registered in the name of Shimanosuke YAMASAKI.
ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 24279.
ASSESSED VALUES: Land - \$300.00. Taxes - \$9.75.
CLASSIFICATION: This is a 46 acre piece of vacant wild land.
HISTORY OF ADMINISTRATION: As this was vacant property there was nothing to administer.
SOLD: To The Director, The Veterans' Land Act for \$114.00 as at January 1st
1943.
Approval of Advisory Committee as at June 1st, 1943.
Funds released to the credit of Shimanosuke YAMASAKI as at May 19th,
1944, against which were charges for Arrears of Taxes - \$11.26,
Legal Fees - \$15.00, Registration Fees - \$3.00 = \$29.26, leaving a
net credit of \$84.74.

OLD CERTIFICATE OF TITLE

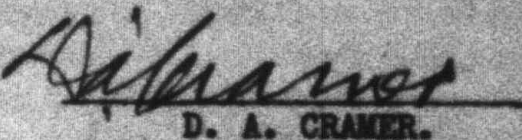
No. 29829-E: Shimanosuke YAMASAKI declared on his JP Form, signed 4th May, 1942,
that the Title Documents were in his possession.

Certificate of Title No. 169999-E in the name of The Director, The
Veterans' Land Act.

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

October 7th, 1946.

DAC:JS


D. A. CRAMER.

File No. 7527.
Catalogue No. Special

January 19th, 1945.

MEMORANDUM

TO: Mr. L.W. Wright

FROM: Mr. D.A. Gramer

Shimunosuke YAMASAKI - Reg. No. 08301
Municipality of Surrey
Lots 2 & 3 of Sec. 28, B5N, R2W, Map
1278, D.N.W. Certificate of Vesting
Number 24278.

We attach herewith the following documents in connection with the sale of the above described property.

1. Original Certificate of Encumbrance.
2. Transmission in duplicate.
3. Deed in duplicate...THE DIRECTOR, THE VETERANS' LAND ACT.
4. Copy of letter showing to whom sold and price paid for the property.
5. Memorandum from the Administration Department confirming valuation, and approval of Advisory Committee.
6. Real Property Memorandum from Administration Department.

Certificate of Indefeasible Title Number 179282-B
is in the Office of the Custodian.

DAC:MM
Atch.

D. A. Gramer

19th January, 1945.

REAL PROPERTY MEMORANDUM

FILE NO: 7527
NAME: Shimanosuke YAMASAKI
CATALOGUE NO: Special sale to V.L.A.
RE: 249 Reebuck Road, R.R. #4, New Westminster, B.C.
- 11.07 acres of land, 1 1/2 storey frame and shingle house.

CERTIFICATE OF ENCUMBRANCE:

Description of Property:	Lots 2 and 3 of Section 28, Block 5 North, Range 2 West, Map 1278, Municipality of Surrey in the District of New Westminster.
Encumbrances:	None
Taxes:	1944 taxes of \$25.91 paid, no arrears or consolidated.
Vested:	24278
VALUATION BY APPRAISER:	\$800.00
AMOUNT OF BID:	\$800.00
APPROVED BY ADVISORY COMMITTEE:	December 22nd, 1944.
AMOUNT RECEIVED BY CUSTODIAN:	Full amount to be paid prior to delivery of Deed.
NAME OF PURCHASER:	The Director, The Veterans' Land Act.

KWW/DG
Attachs

K.W. WRIGHT

File No. 7527.
Special Sale.

March 7th, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Shimnosuke YAMASAKI
Mun. of Surrey
Lots 2 & 3 of Sec. 28, Blk. 5
N.. Range 2 W.. Map 1278. D.N.W.

With reference to the above property which was recorded in the New Westminster Land Registry Office, dated February 12th, 1945, we attach herewith the following documents in connection therewith.

1. Copy of application number 183270-E, dated February 12th, 1945, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 183271-E, dated February 12th, 1945, registering the property in the name of The Director, The Veterans' Land Act (Deed).
3. Duplicate of Transmission dated January 24th, 1945.
4. Duplicate of Deed dated January 24th, 1945 - Secretary of State to The Director, The Veterans' Land Act.
5. Certificate of Indefeasible Title number 183271-E, dated February 27th, 1945, covering the above property in the name of The Director, The Veterans' Land Act.

D. A. Cramer

DAC:JS
Atch.

File No. 7527

CLAIMS DEPARTMENT

October 1st, 1943.

Shimanezuke YAMASAKI - Reg. No. 08301

CREDITORS:

1. T. Matsuyama & Co. Ltd.	\$250.79	debt for pay to credit
2. M. Nishiguchi Co. Ltd.	168.44	" " "
3. Fukuichiro SAENAGA <i>6672</i>	30.00	" " "
4. Shotaro NAKAMURA <i>9</i>	84.13	" " should be 64.13

*pay
will accept
if paid right
away*

BRD:DE

LIABILITY SUMMARY

File No. 7527.

Shinzo YAMASAKI - Reg. No. 08301.

The above named Japanese declared on his JP Form, signed May 4th, 1942, that he had no Personal or Trade Debts.

However, the following claims were lodged against him:

T. MATSUYAMA & Co. Ltd.	\$250.79	March 7/42
M. NISHIOUCHI Co. Ltd.	168.44	Aug. 15/42
Fukuichiro SAKAGI	30.00	Apr. 27/42
Shotaro NAKAMURA	64.13	March 30/42.

The above claims were all acknowledged by the debtor as being correct, November 4th, 1943, and were paid in full by cheques, on October 3rd, 1946.

This summary is certified
to be in accordance with
information on file.

October 8th, 1946.

DAC:JS

Deponso

File No. 7527

STATEMENT OF ACCOUNT
Shimizuoka YAMASAKI - Recn. No. 08301

13th Oct. 1948.

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1945				
June 7	Balance as per statement sent June 1, 1945		\$967.43	
1946	Adjusting entry of Apr. 23, legal fees		10.00	
Oct. 3	Settlement of account, T. Matsuyama & Co. Ltd.	\$250.79		
	" " Shotaro KAKIMURA	64.13		
	" " Fuchichiro SUEHADA	30.00		
	" " M. Nishiguchi Co. Ltd.	<u>168.44</u>		
		\$513.36	\$977.43	<u>\$464.07</u>

File No. 7527
Reg. No. 08301

SHIMOMURA YAMASAKI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 August 14	Balance as per statement sent	\$	\$ 224.70	
October 3	Rent to 17th Dec.		15.00	
October 21	Registration fees re lots 2 & 3	15.80		
December 14	Sale of household goods Land Registry Office - Certificate of Mortgage 1944 taxes	1.00 28.15	6.30	
1945 January 30	Credit re Sale of Property		776.90	
	Proceeds Auction Sale		1.48	
April 23	Legal fees lot 1	15.00		
		\$ 59.95	\$1,027.38	

CR \$ 967.43

STATEMENT RE SALE OF:

Name: YAMASAKI, Shinsuke #08301

Catalogue No: Special Sale

File No: 7527

Street Address: 249 Hoeback Road, New Westminster, B. C.

Legal Description: 2, 3/28/5/2/1276 - Surrey

Date of Sale and Adjustments December 31, 1944

Sale Price

\$ 800.00

~~Real Estate Agents Commission~~

\$

Charge for Valuation

15.00

~~Charge for Advertising~~

Land Registry Office Transmission Fee

8.10

Encumbrances:

~~Unpaid Vendor~~

~~Mortgage~~

~~Arrears of Taxes~~

~~Other Charges~~

Adjustments:

~~Fire Insurance~~

~~Taxes~~

~~Water~~

\$ 23.10

\$ 800.00

Net Proceeds credited to your account

\$776.90

Date: May 31, 1945.

Compiled by: George Peters

Special Arrangement
File No. 7527
249 Roebuck Road, Surrey
2 & 3/28/B5N/R2W/1278

March 14, 1945.

THE DIRECTOR, THE VETERANS' LAND ACT

(Purchaser)

In account with: The Custodian of Enemy Property

CORRECTED

STATEMENT OF ADJUSTMENTS

(As at December 31, 1944)

	DEBIT	CREDIT
Purchase price	\$800.00	
Amount owing by purchaser		\$800.00
	\$800.00	\$800.00

NOTE

According to Mr. Shears' instructions
registration fees on the above property
will be charged to the Japanese account.

Ed.

unimproved land
SOLDIER SETTLEMENT and VETERANS' LAND ACT

7527
08301
BC/466P
File No. (JL-463)

Vancouver, B.C.

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

YAMASAKI, Himenosuke

Dear Sir:-

Re: Lot 1 of the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of
Sec. 9, Tp. 8, Map 1412.
MUNICIPALITY OF SURREY

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 169999-B of the New Westminster
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

Included in the Veterans' Land Act cheque
for \$ 9,549.94, in favour of The Secretary of State,
forwarded to you and dated March 9th, 1944. is the
amount of the purchase price in full of the above land
arrived at as follows:-

Purchase Price

- \$ 114.00 ✓

Less arrears of taxes to
January 1st, 1943.

- \$ 11.26 ✓

Amount paid to Secretary of State

- \$ 102.74 ✓

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

Yours truly,

W.K. Chandler

W.K. Chandler,
LEGAL ADVISER.

WKC/W

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

MAY 12 1944
Date

Solicitor for
The Secretary of State

Canada

**DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN**

JAPANESE EVACUATION SECTION

AUG 22 1944

File No. 7527
Reg. No. 08301

506 Royal Bank Building,
Vancouver, B. C.

Mr. Shimanosuke YAMASAKI,
Reg. 08301,
c/o Kamloops Bakery
KAMLOOPS, B. C.

Dear Sir:

Re: Municipality of Surrey, Lot 1 of the West Half of the
North East Quarter of Section 9, Township 8, Map 1412,
District of New Westminster, C. of E. 52475.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	\$ 114.00
Add:	
Unexpired insurance premium as at January 1st, 1943	114.00

Less:

Tax arrears to December 31st, 1942	\$ 11.26
Registration fee	3.00
Encumbrance—Principal	
—Interest	14.26
Net proceeds of sale	99.74

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

Special Arrangement
File No. 7527
249 Hoebuck Road, Surrey
2 & 3/28/B5H/R2W/1278

March 14, 1945.

THE DIRECTOR, THE VETERANS' LAND ACT
(purchaser)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at December 31, 1944)

	DEBIT	CREDIT
purchase price	\$800.00	
Registration fees on deed - \$800.00	3.50	
Balance owing by purchaser		\$803.50
	<u>\$803.50</u>	<u>\$803.50</u>

BALANCE OWING BY PURCHASER \$803.50

BC-466-P

BC/466-P

Page 1

S.S. Form No. 43
(Sheet 1)

Farm Appraisal Report

File No. JL-468Land Description Lot 1 of W $\frac{1}{2}$ of NE $\frac{1}{4}$, Sec. 9, Tp. 8, Map 1412.Containing 4.68 AcresOwner's Name YAMASAKI, Shimamosuke Post Office Address Cloverdale, B.C.Nearest Rail Point Cloverdale, B.C. Distance 2 $\frac{1}{2}$ milesMarket Town New Westminster Distance 12 "Church (give denomination) All denominations Distance 2 $\frac{1}{2}$ to 3 milesNearest School Cloverdale ($\frac{1}{2}$ mile to bus) Distance 2 $\frac{1}{2}$ milesState how property was identified: L.R.O. sketch. Map and surveyed roads.

Roads: State whether property has access to main road, the kind of road and its condition.

Is on Base Road at corner of Erickson Rd. Latter not opened. Gravelled road to Highways either way.Is this district a good one? Yes.Employment opportunity None nearby; remote in all industrial phases.Predominating Nationality and religion: British. None predominating.Describe Fencing and its condition: None. Value \$Water supply: None developed. Obtainable in area. Value \$

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	X	NONE						
	X							
	X							
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

Total present day value \$

Total Value Buildings add to farm

Is dwelling habitable without repairs?

If not what is your approximate estimate of cost to make it

habitable?

Describe the basement and chimneys:

No. rooms downstairs? Upstairs? How finished

Are buildings painted? Condition of paint

Distance from nearest bush

Note: Particular care must be taken when examining and reporting on foundations, sills and roofs.

Cultivated Land

ACRES	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
4.68	Undulating	6" - 8" coarse, sandy loam	Sdy. clay to a "hardpan" 20-30"	Heavy clearing	150.00	25.00
Area Unsuitable for Cultivation.						
CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.				NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	

Total value of Land \$ 116.90

Total added by buildings to value of farm \$ -

Total fruit trees add to value of farm (for use in orchard districts only) \$ -

Total value of farm \$ 116.90

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:

Not occupied. No cultivation.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.

Pioneer proposition.

Noxious weeds:

None in evidence.

Give approximate detail and
amount of all annual taxes and
names of Taxing Authorities:

Municipal & School-\$9.75.

Surrey Municipality, Cloverdale, B.C.

Date: 9th July, 1942.

Place: New Westminster, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 9 day of July 19 42.

Inspector's Signature "B.C. WORMWORTH"

Note: (Use Form 43 (Sheet 2) in connection with this form.)

JL-463 - S. YAMASAKI

Farm Appraisal Report

Remarks:

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.ORCHARDS, SMALL FRUITS, ETC.(Give number, age, variety and condition of all tree fruits,
condition and area of each kind of small fruits.)Present Value

\$

\$

\$

\$

\$

\$

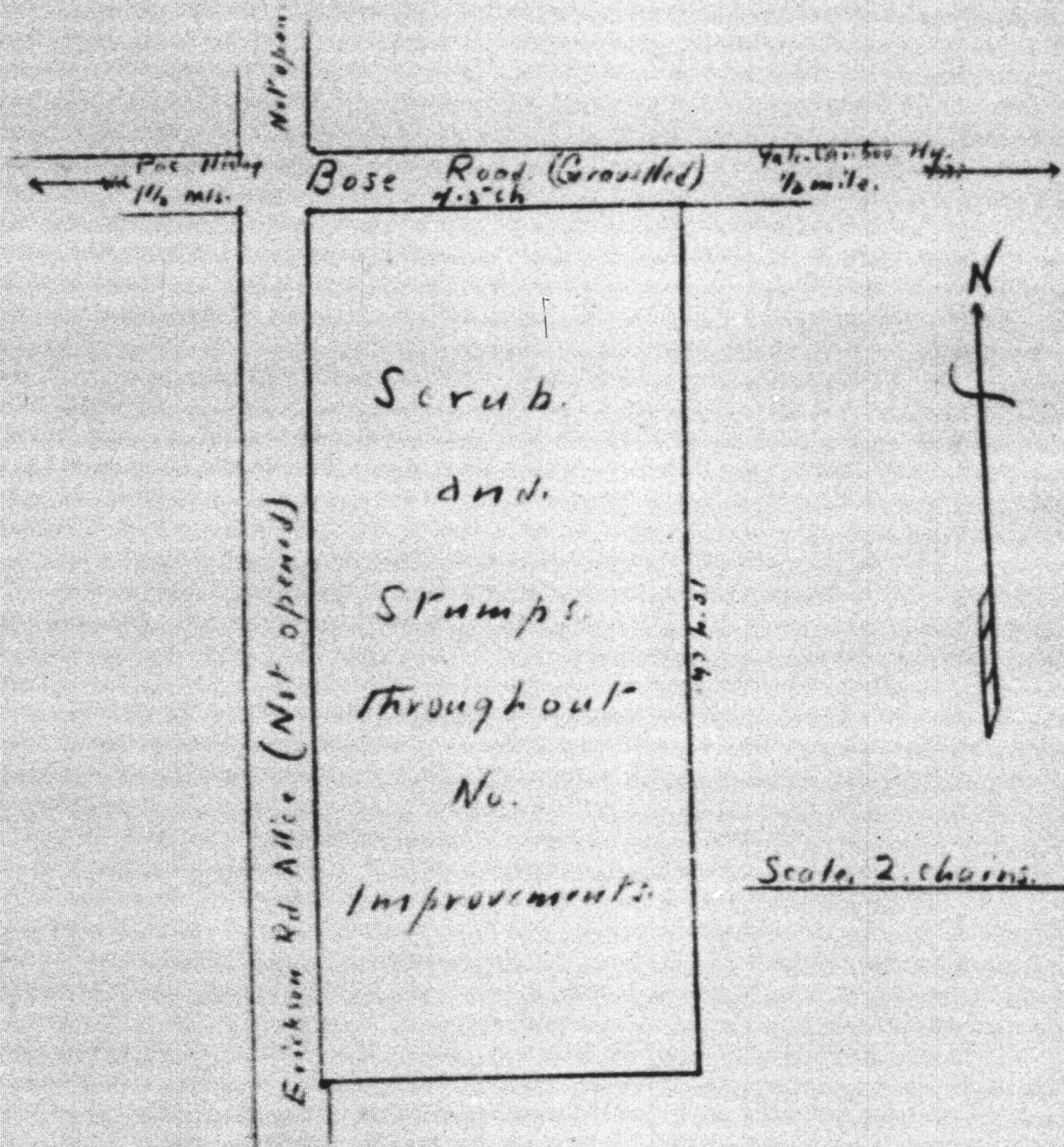
\$

\$

\$

Total \$

Amount fruit trees add to value of farm \$

Diagram of PropertyShimamosuke YAMASAKILot 1 of W $\frac{1}{2}$ of NE $\frac{1}{4}$ Sec 9 Tp. 8. Map. 1412.4.62 acres.

Following careful review of this appraisal report, it is my opinion that the present

value is \$ 100.00Date 11th July 1942."I.T. BARNET"

District Superintendent.

Farm Appraisal Report

COPY

File No. 1-1-468

Land Description Lots 2 and 3 of Sec. 22, Elk. Co., Mont., Map 1279.
2000 Bushbuck Rd. Containing 12.07 Acres

Owner's Name Shinnosuke YAMASAKI Post Office Address R.R. 4, New Westminster, B.C.

Nearest Rail Point South Westminster Distance 2 miles

Market Town New Westminster Distance 2 1/2

Church (give denomination) Anglican 1 1/2 - Others at New Westminster Distance 2 1/2

Nearest School Simon Cunningham Distance 1

State how property was identified: Map 1-1-468 and surveyed roads.

Roads: State whether property has access to main road, the kind of road and its condition.

In No. 200 Bushbuck Rd. Gravelled to Old Yale Road, 200 yards, gravelled to R.R. Highway 1/2 mile.

Is this district a good one? Yes

Employment opportunity On edge of industrial area - full opportunity.

Predominating Nationality and religion: British - none predominating

Describe Fencing and its condition: None Value \$

Water supply: Two wells, one near house reported to be adequate Value \$ Incl. in land

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	18 x 30	Lumber & Shingles	Studs 12	Shakes	Old	2 posts	poor	400.00
		One old parking shed, and an old shell of stable considered of no value.						
BARN	X							
	X							
BARN	X							
	X							
GRANARY	X							
	X							
	X							
	X							

Electric light installed

Total present day value \$ 400.00

\$ 400.00

Total Value Buildings add to farm

Is dwelling habitable without repairs? Yes If not what is your approximate estimate of cost to make it habitable? \$

Describe the basement and chimneys: No basement - brick chimney on bracket.

No. rooms downstairs? 3 Upstairs? 2 How finished Shiplap and paper

Are buildings painted? No Condition of paint

Distance from nearest bush 75 yards

Note: Particular care must be taken when examining and reporting on foundations, sills and roofs.

ACRES	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
1	Rolling	8" clay loam	clay	Strawberries	\$70	70.00
4	"	Small corner lot on road land and gravel with still some weeds and brush.	clay	Large, mature strawberries	\$20	80.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuitable for Cultivation.						
	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	
7.07	General and good covered growth of hickory, fir and alder, tall and slender. Fuel value only. Too poor to be worth clearing for agricultural purposes.			Fuel value as wood lot	\$20	141.40

Total value of Land \$ 211.40

Total added by buildings to value of farm \$ 400.00

Total fruit trees add to value of farm (for use in orchard districts only) \$

Total value of farm \$ 611.40

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Tillage is as good as the class of soil will permit. Some of it has been left unplowed.
About 1 acre next the road is all that is really worth bothering with from a farmer's point of
view. It is leased but could not ascertain name of lessee as he is absent, and his picture did
not show his name, neither did neighbours.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
I do not consider this place as anything other than a residential location, with wages augmented
by poultry. The latter is all that could be successfully raised on it. One acre along road
would yield a fair home garden.

Noxious weeds:

Thistles

Give approximate detail and
amount of all annual taxes and
names of Taxing Authorities:

Municipal and school - \$24.47
Surrey Municipality,
Cloverdale, B.C.

Date: 7th July, 1942.
Place: New Westminster, B.C.

I certify that the above report is based on a personal examination
of the whole farm made on the 6th day of July 1942.

Inspector's Signature

"B.C. JOURNALIST"

Note: (Use Form 43 (Sheet 2) in connection with this form.)

Farm Appraisal Report

Remarks: This is a very poor place, carrying only about enough good soil for home gardening purposes. The gravelly soil on the higher land, still shows some growth, due to the fact that there is still some of the original vegetable humus not used up. In a couple more years nothing will grow on this acreage.

The place can only be considered as having a value as a home for an industrial worker, where he could raise some chickens to augment his earnings, and get free fuel for many years. Actually he could probably pay taxes etc from sale of wood for fuel for a few years.

It would be impossible for anyone to make a living from the place itself as only poultry could be successfully raised on it, and this line is too apt to be influenced by fluctuating prices to be an unqualified success in the hands of even the most experienced, unless he has some other source of income to carry him over such periods.

The house will require some repairs, which can be carried out at the desire of an occupant.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.ORCHARDS, SMALL FRUITS, ETC.

(Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

Present Value

12 fruit trees of varying ages and sorts do not \$

add to the value of the place. \$

\$

\$

\$

\$

\$

\$

\$

Total \$

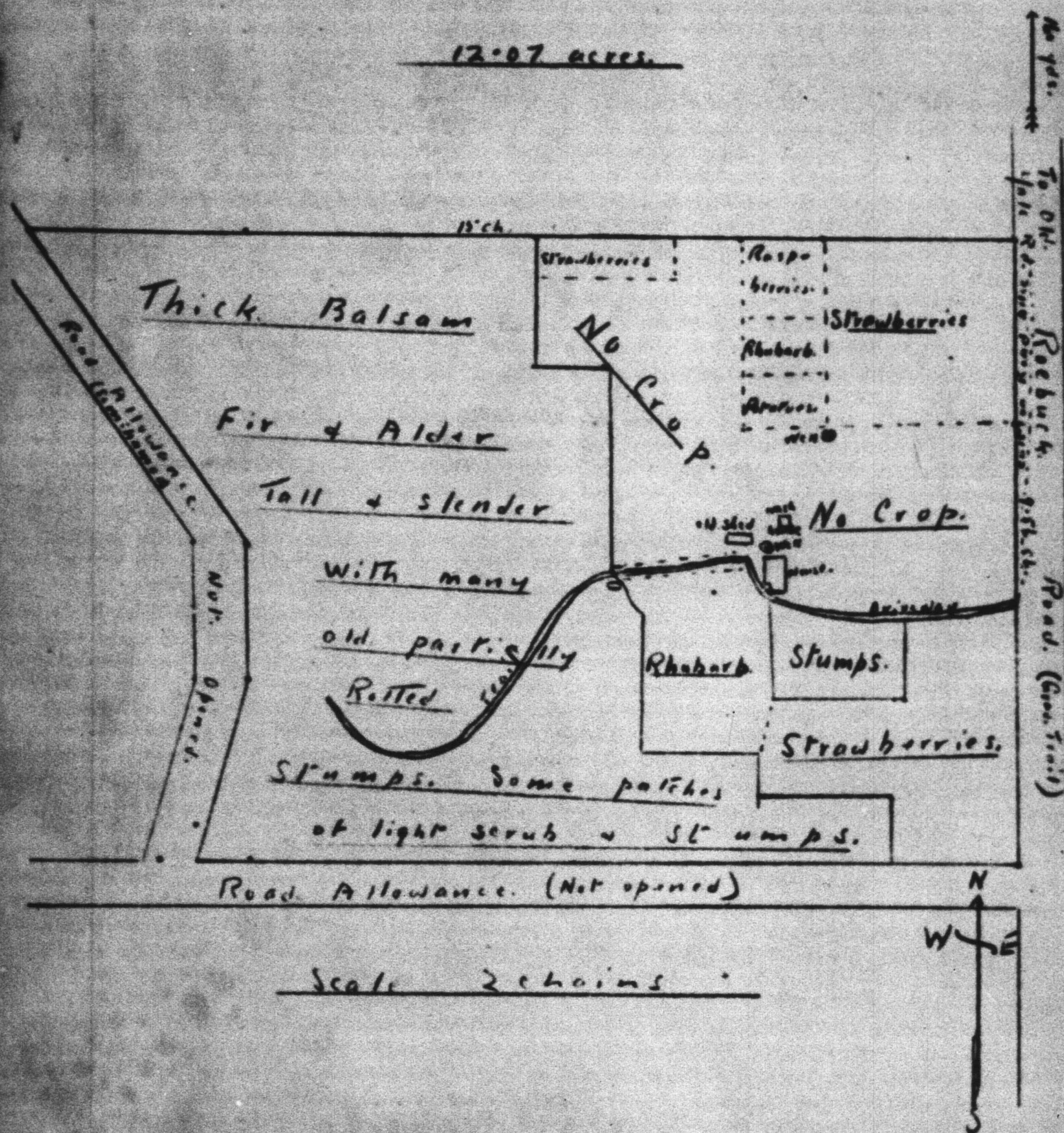
Amount fruit trees add to value of farm \$

Diagram of Property

Shimanezaki. YAMASAKI

L. 13 2 + 3. Sec 28. Blk. 5N. R. 2W. Mon. 127E

12.07 acres.



Following careful review of this appraisal report, it is my opinion that the present

value is \$ 500

Date 9th July 19 42

Spd. "I.I. BARNET"

District Superintendent.

7527

REGISTERED A/R

March 14, 1945.

T. Tedrick, Esq.,
Solicitor,
Soldier Settlement Board,
518 Rogers Building,
Vancouver, B. C.

Dear Sir:

No: 249 Roebuck Rd., Surrey
2 & 3/28/B5N/R2N/1278

Title to the above described property has now been received
in the name of The Director, The Veterans' Land Act and is enclosed herewith.

Adjustments as of December 31st, 1944, as shown on the
enclosed sheet, have been calculated and a balance of \$803.50 has been charged
to you.

Please mail us a cheque for the above amount and at the same
time return to us the attached title receipt, duly signed. Will you also have
the attached chattel release signed and returned to us 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.

THE UNDERSIGNED ACKNOWLEDGES THAT THE REGISTERED ARTICLE DESCRIBED ON THE
Le soussigné déclare que l'envoi mentionné d'autre part

OTHER SIDE WAS DULY DELIVERED ON THE _____
a été dûment livré le _____

Date stamp of office of destination
Timbre du bureau destinataire

SIGNATURE OF THE ADDRESSEE (1)
Signature du destinataire

OF ADDRESSEE'S REPRESENTATIVE (2)
du représentant du destinataire

POSTMASTER OF THE OFFICE OF DESTINATION
Le Chef du bureau destinataire

- (1) This receipt must be signed by the addressee or if the regulations of the country of destination so provide, by the representative of the Delivery office and returned by first mail to the address shown on the other side.
Ce récépissé doit être signé par le destinataire, ou si les règlements du pays de destination le comportent, par l'agent du bureau destinataire, et renvoyé par le premier courrier à l'expéditeur, dont l'adresse figure sur l'autre côté de cette carte.
- (2) When delivery is made to the authorized representative of the addressee, both addressee's name and representative's signature must appear on this receipt.
Lorsque la remise est faite au représentant autorisé du destinataire, le nom du destinataire et la signature de son représentant doivent paraître sur ce reçu.

RECEIVED
MAR 16 1915
VANCOUVER, B.C.

7L-163
8c/468P

Shimanosuke Yamasaki

THIS INDENTURE made in duplicate the 7th day of January 1944
A.D. 1944, in pursuance of the "Short Form of Leases Act," Revised Statutes
of British Columbia, 1924, Chapter 234.

WITNESSETH

THE DIRECTOR, THE VETERANS' LAND ACT
(Hereinafter called the "Lessor")

OF THE FIRST PART:

AND

Roland C. E. Thomas
of the *R.R. 4* of *New Westminster*, British Columbia
(Hereinafter called the "Lessee")

OF THE SECOND PART:

WITNESSETH, that in consideration of the rents, covenants and
conditions hereinafter reserved and contained on the part of the said Lessee,
His executors, administrators and assigns to be paid, kept, observed and
performed the said Lessor hath demised and leased and by these presents doth
demise and lease 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 Municipality of *Surrey*
in the Province of British Columbia being composed of

**Lots Two & Three (2 & 3) of Section Twenty-eight (28), Block Five
North (5N), Range Two West (2W), Map 1278, N.W.D.**

To have and to hold the said demised premises for and during the
term of *12* year from the *13th* day of *December* 1943
to the *12th* day of *December* A.D. 1944

YIELDING AND PAYING therefor to the Lessor during the term
hereby granted the clear rent as follows:

(a) The sum of *Seventy Two* dollars on the
Payable 1/8 *Eighteen Dollars on execution of agreement*
" 1/8 *Eighteen Dollars on the 1st March 1944*
" 1/8 *Eighteen Dollars on the 1st June 1944*
" 1/8 *Eighteen Dollars on the 1st September 1944*

(b) On the *13th* day of *December* A.D. 1944, the sum
of *12* dollars per acre for every acre of the portion of the
said premises hereinafter agreed to be

which shall not be

by the said *13th* day of *December* A.D. 1944

(c) On the *13th* day of *December* A.D. 1944, the sum
of *12* dollars per acre for every acre of the portion of the
said premises hereinafter agreed to be

which shall not be

by the said *13th* day of *December* A.D. 1944

- 2 -

AND the said Lessee COVENANT with the said Lessor to pay rent; And to pay water rates; And to repair, and that the said Lessor may enter and view the state of repair; And that the said Lessee will repair according to notice (reasonable wear and tear, and damage by fire and tempest excepted); And to keep up fences; And will keep ditches and drains free and clear; And not to cut down timber; And will not assign without leave; And will not sublet without leave; And will not do or allow to be done anything which may be or become a nuisance or annoyance in the neighbourhood; And that *He* will leave the premises in good repair; And will not use any buildings for any purpose other than that for which they are intended.

AND also that *He* will during the said term cultivate, till and employ such parts of the said land as are now or hereafter shall be brought under cultivation, in a good, husbandmanlike and proper manner, and during the continuance of the said term shall keep down all noxious weeds and grasses and will not remove or permit to be removed from the premises any straw of any kind, manure or wood;

AND that will before the day of
A.D. 194 in a good and husbandmanlike manner

PROVIDED and it is hereby agreed that if the Lessee shall fail in the performance of this covenant by one day stipulated the Lessor may forthwith without notice enter upon the said premises with labourers and workmen to do the said work and such entry shall not operate as a waiver of the rent reserved herein.

AND that the Lessee will on or before the date hereunder mentioned make and effect the following repairs, alterations or improvements, namely:-

Before the day of , A.D. 194

.....

.....

Before the day of , A.D. 194

.....

.....

and the Lessee shall be entitled upon completion of the said respective repairs, alterations or improvements before the respective dates above mentioned therefor to be credited on account of the rent reserved with the sum or sums respectively shown opposite each of the said items.

AND that the Lessor, his agents, workmen, contractors, and all others necessary therefor may at any time enter upon the premises or any portion thereof with all necessary animals, vehicles, implements and tools for the purpose of erecting on the premises such new buildings, permanent improvements or other appurtenances as the Lessor may desire, but such entry or work shall not be made or done on portions of the premises under

- 3 -

crop, without reasonable compensation to the Lessee for any damage to the crop thereby occasioned; and any such buildings, permanent improvements or other appurtenances together with that portion of the land necessary for the use and enjoyment thereof and the right of ingress and egress thereto and therefrom shall not be occupied or used by the Lessee without the consent of the Lessor in writing, and shall cease to form part of the demised premises, but may be leased, or otherwise disposed of by the Lessor to any person or persons as the Lessor may see fit.

AND that if the term hereby granted shall be at any time seized or taken in execution or in attachment by any creditor of the said Lessee or if the said 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, then the current rent shall immediately become due and payable and the said term shall immediately become forfeited and void.

PROVIDED and it is expressly agreed that in case the Lessor should desire to sell the said premises during the said term, the said term may be determined at any time upon one month's notice by a notice to such effect being delivered to any person upon the said premises, or mailed by post to the said notice in an envelope addressed to the Lessee at his last known address and that the Lessee will at the expiration of the time limited by the said notice peaceably and quietly give up possession of the said premises to the Lessor; provided that upon such earlier determination of the said term, and after the Lessee shall have delivered up possession in manner aforesaid and paid to the Lessor the full proportion of rent up to the date of such earlier determination, the Lessee shall be entitled to be compensated for the value of the crops then sown and growing on or for the work done in the proper cultivation of the said land, or, at the option of the Lessor, shall be entitled to harvest such crops and remove the same and for that purpose shall have the right of ingress and egress to and from the said land but such right shall be exercised reasonably and not in such manner as to affect or interfere with the use of the remaining portion of the demised premises by the Lessor, his agents or any purchaser or Lessee from the Lessor.

PROVISO for re-entry by the said Lessor on non-payment of rent or on non-performance of covenants.

THE said Lessor COVENANTS with the said Lessee for quiet enjoyment.

IN WITNESS WHEREOF, the Lessor has caused this Agreement to be signed by his District Superintendent at Vancouver, British Columbia, and the Lessee has hereunto set his hand and seal, the day and year first above written.

SIGNED, SEALED AND DELIVERED

In the presence of

J. H. Seibert
W. G. Barber

THE DIRECTOR, THE VETERANS' LAND ACT

Per:

A. J. Turner
District Superintendent

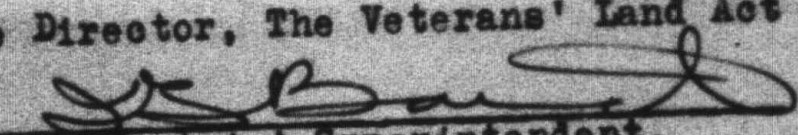
R. J. Thomas

ASSIGNMENT OF LEASE.

The Director, The Veterans' Land Act
(hereinafter called the Assignor) in consideration
of the sum of One Dollar (\$1.00) of lawful money of
Canada and other valuable consideration, the receipt
whereof is hereby acknowledged, does hereby absolutely
assign, convey, transfer and set over to The Secretary
of State for Canada, acting in his capacity as
Custodian under and by virtue of Order-in-Council
P.C. 1665, and amendments thereto (hereinafter
called the Assignee) the within lease made between
the Assignor as Lessor and one, Roland G. E. Thomas,
as Lessee.

Together with the benefits of or to be
derived from all covenants, terms and conditions therein
contained and by the Lessee to be done or performed,
and together with all sum or sums of money now due,
owing and unpaid thereunder and all sums of money to
become due and payable thereunder, according to the
terms thereof.

DATED this 7th day of July, A.D. 1944
at Vancouver, B.C.

The Director, The Veterans' Land Act
By 
District Superintendent.

This Agreement, made in triplicate this Twentieth day of September in the year of Our Lord one thousand nine hundred and ~~four~~ twenty-seven

BETWEEN

EFFIE PRICE GLADDING, Wife of
THOMAS S. GLADDING, Engineer,
of 95 Front Street, in the City
of New York, one of the United
States of America,

hereinafter called the "Vendor" of the one part

AND

SHIMANOSUKE YAMASAKI, Farmer,
of South Port Mann, in the
Province of British Columbia,

hereinafter called the "Purchaser" of the other part.

WHEREAS, the Vendor has agreed to sell to the Purchaser and the Purchaser has agreed to purchase of and from the Vendor the lands and hereditaments hereinafter mentioned, that is to say:—ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Municipality of Surrey, Province of British Columbia, and being more particularly known and described as Blocks Numbered Two (2) and Three (3) of Section Numbered Twenty-eight (28) (Pencilled in Block Five (5) North), Range Numbered Two (2) West, according to the Registered Map or Plan of the said Subdivision deposited in the Land Registry Office of the City of New Westminster, in the Province aforesaid and Numbered One thousand Two hundred and Seventy-eight (1278).

TOGETHER with all the privileges and appurtenances thereto belonging at or for the price or sum of Four hundred (\$400.00) Dollars of lawful money of Canada, payable in manner and on the days and times hereinafter mentioned, that is to say: the sum of (\$200.00) Dollars on the execution of this Agreement (the receipt whereof the said Vendor doth hereby admit and acknowledge), and the balance payable as follows: One hundred (\$100.00) Dollars payable on the Twentieth (20th) day of September, A.D. 1928, and One hundred (\$100.00) Dollars payable on the Twentieth (20th) day of September, A.D. 1929, with interest on the unpaid balance at the rate of Seven (7%) per cent per annum.

TOGETHER with interest on the balance from time to time owing under this Agreement at the rate of Seven (7%) per cent per annum, payable on the days and time above mentioned - It is understood and agreed that the Purchaser has the privilege of paying the whole amount of the Purchase Price at any time before the Twentieth (20th) of September, A.D., 1929.

NOW IT IS HEREBY AGREED by the parties hereto, in the manner following, that is to say: THE Purchaser DOETH COVENANT, PROMISE AND AGREE to and with the Vendor that he will well and truly pay, or cause to be paid, to the Vendor the said sums of money above mentioned, together with the interest thereon at the rate aforesaid both before and after maturity and on the days and times in manner above mentioned; all sums in arrear for interest from time to time shall bear interest at the rate aforesaid from date until payment; AND also shall and will pay and discharge all taxes, rates and assessments herewith the said land may be rated or charged from and after this date, including local improvement assessments and sewer rates, whether already or hereafter assessed. THE PURCHASER shall during the continuance of this agreement, and so long as any money remains unpaid hereunder, insure and keep insured against loss or damage by fire all buildings now on the said lands, or which may be hereafter erected thereon, in the sum of their full insurable value with some insurance company to be approved by the Vendor, and will pay all premiums and sums of money necessary for such purpose as the same shall become due; and will assign, transfer and deliver over to the Vendor the policy or policies of insurance, receipt and receipts, hereto pertaining, and if the Vendor shall pay any premiums or sums of money for insurance of the said premises, or any part thereof, the amount of such payments shall be added to the amount unpaid hereunder and shall bear interest at the rate aforesaid from the time of such payment and shall be payable forthwith.

IN CONSIDERATION WHEREOF, and on payment of the said sum of money, with interest thereon as aforesaid, the Vendor DOETH COVENANT, PROMISE AND AGREE to and with the Purchaser to convey and assure, or cause to be conveyed and assured, to the Purchaser by a good and sufficient deed in fee simple, ALL THAT the said piece or parcel of land above described, together with the appurtenances thereto belonging or appertaining, FREED AND DISCHARGED FROM ALL ENCUMBRANCES, save and except

AND ALSO save and except local improvement assessments or taxes and sewer rates from and after the date hereof, and subject to the conditions and reservations in the original grant thereof from the Crown, and such deed shall be prepared at the expense of the Purchaser and shall contain the usual statutory covenants, but the Vendor shall not be required to furnish any abstract of title, or proof or evidence of title, or any deeds, papers or documents or copies of any deeds, papers or documents relating to the said property other than those which are now in possession of the Vendor, save and except the Certificate of Title, which shall be deposited in the Land Registry office by the Vendor.

AND ALSO shall and will suffer and permit the Purchaser to occupy and enjoy the same until default be made in the payment of said sum of money, or interest thereon, or any part thereof, on the days and times in the manner above mentioned, subject, nevertheless, to impeachment for voluntary or permissive waste.

AND it is expressly agreed that time is to be considered the essence of this Agreement. Unless the payments above mentioned are punctually made at the times and in the manner above mentioned, and as often as any default shall happen in making such payments the Vendor may give the Purchaser thirty days' notice in writing, demanding payment thereof, and in case any default shall continue, these presents shall, at the expiration of such notice, be null and void and of no effect, and the Vendor shall have the right to re-enter upon and take possession of the said land and premises; and in such event any amount paid on account of the price thereof shall be retained by the Vendor as liquidated and ascertained damages for the non-fulfilment of this Agreement to purchase the said land and pay the price thereof and interest, and on such default as aforesaid the Vendor shall have the right to sell and convey the said lands and premises to any purchaser thereof.

THE VENDOR shall have the right at all times and without the consent of the Purchaser, to assign or transfer all his right, title and interest in this Agreement for Sale to any person whomsoever, provided, however, that the Vendor shall forthwith give notice thereof in writing to the Purchaser specifying the name of such person and the full address at which subsequent payments hereunder shall be made by the Purchaser.

AND ALSO, it is hereby agreed that the Purchaser may at any time within the above-mentioned period pay the balance of the purchase money of the said lands and the interest thereon, at the rate aforesaid up to the date of such payment, unless this Agreement is rendered null and void as herein provided.

AND IT IS HEREBY DECLARED that any demand or notice which may be required for the purposes of these presents, or any of them, shall be well and sufficiently given if delivered to the Purchaser or mailed at any Post Office, under registered cover, addressed as follows:

SHIMANOSUKE YAMASAKI
Port Mann, British Columbia.

or at such other address as the Purchaser shall specify in writing to the Vendor.

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisions and agreements, rights, powers, privileges and liabilities contained in this Agreement shall be read and held as made by and with, granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places; AND whosoever the singular or the masculine pronoun is used, the same shall be construed as meaning the plural or feminine or the body politic or corporate where the context or the parties hereto so require. In the event of this Agreement being registered and in the event of default being made in any payment or in respect of any of the covenants herein contained, whether before or after such registration, it is expressly agreed that the Vendor shall be at liberty to cancel, remove and determine such registration on production to the Registrar of Land Titles of a satisfactory declaration that such default has occurred and is then continuing.

AND the Purchaser hereby irrevocably appoints the Vendor his true and lawful attorney for and in the name of the Purchaser to cancel, remove and determine such registration in the event of default as aforesaid.

IN WITNESS WHEREOF, the said parties to these presents have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
BY THE VENDOR
in the Presence of:

Signature of Witness "Maude C. Washington",
Street Address: Notary Public,
City: New York County,
Occupation: Clerks No. 433,
Commission expires March 30th, 1929.

"EFFIE PRICE GLADDING"

SIGNED, SEALED AND DELIVERED
BY THE PURCHASER
in the Presence of:

Signature of Witness "Henry J. Watson",
Street Address: 724 Hastings Street West,
City: Vancouver, B. C.,
Occupation: Broker.

"SHIMANOSUKE YAMASAKI"

FOR ATTORNEY

I Hereby Certify that, on the

day of

, 194 , at

, in the Province of British Columbia,

(whose identity

, who is)

has been proved by the evidence on oath of personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name of to the annexed instrument as the maker thereof, that the said is the same person mentioned in the said instrument as the maker thereof, and is still alive to the best of his belief, and that he, the said instrument, and subscribed the name of the said as the free act and deed of the said attorney which has not been revoked. knows the contents of said thereto voluntarily under authority of a power of

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at British Columbia, this day of in the year of our Lord one thousand nine hundred and forty

I hereby declare that the attached document is a copy of the Original deposited in the Land Registry Office New Westminster, B. C. and numbered 59494 "C".

Declared before me this
27th day November, 1943,
at Vancouver, British
Columbia.

Martin J. Egan

Notary Public

Notary Public in and for the Province of British Columbia.

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

Acknowledgment of Officer of a Corporation

I Hereby Certify that, on the

day of

, 194 , at

, in the Province of British Columbia,

(whose identity has been proved by the evidence on

, who is) personally known to me,

of

oath of

appeared before me and acknowledged to me that he is the

who subscribed his name to the annexed instrument as

and that he is the person

of the said

and affixed the seal of the

to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at in the Province of

British Columbia, this day of

in the year of our Lord one thousand nine hundred and forty

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

This Indenture

Made in duplicate the 28th. day of May in the year of Our Lord one thousand nine hundred and forty two.

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

Between:

SHIMANOSKE YAMASAKI, Roebuck Road, in the Municipality of Surrey, Farmer,

hereinafter called the "Lessor" of the First Part:

Insert full
Names,
Addresses
and
Occupations
of parties.

And

HENRY D. FRIESEN, Pacific Highway, in the Municipality of Surrey, Farmer,

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

Municipality of Surrey, and described as Block 2 & 3,
Section 28, Range 2 West, Plan 1278

Together with all buildings thereupon erected, or hereafter during the term hereby granted, to be erected,

~~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.

Replaced by Lease No 97 Roland & Thoma

From the 1st day of June one thousand nine hundred and forty two term of seven months thence ensuing. Yielding during the said term therefor the rent of One Hundred & Twenty Five Dollars.

of lawful money of Canada, payable on the following days and times that is to say:

The said amount of \$125.00 to be paid on the execution of this lease

Also an additional sum of \$25.00 covering the buildings for the term of this lease

W. H. K.

~~the first payment to be made on the day of 1942~~

That the said Lessee covenants with the said Lessor ~~to pay rent, and to pay taxes, and to pay rates~~ for water, electric light, gas and telephone.

And to repair; and to keep up fences; and not to cut down timber;

And the said Lessor may enter and view state of repair, and that the said Lessee will repair according to notice.

And will not assign without leave; and will not sublet without leave.

And that he will leave premises in good repair;

And that he will not carry on any business that shall be deemed a nuisance on the premises.

Provided for re-entry by the said Lessor on non-payment of rent, or non performance of covenants.

Provided for re-entry on seizure or forfeiture of the said term.

The said Lessor covenants with the said Lessee for quiet enjoyment.

The said Lessee agrees to keep the crop in good condition.

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.

The said Lessee can have the option of renewing this lease at a price to be mutually agreed upon.

The lessee can have the use of the following household furniture:-
6 only Tables, 8 only chairs, 1 only dresser, 4 only beds, 1 only kitchen stove, 1 only heater stove and 2 only carpets, same to be kept in good condition (reasonable wear and tear excepted)

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

Signature of Witness

Street Address

City or Town

Occupation

W. Page
2442 Brock St.
Vancouver, B.C.
Credit Manager
as to both signatures

J. Yornasatai

J. D. Friesen