

8210

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PERSONAL INFORMATION

NAME: James
HOME ADDRESS: 618 Ewen Ave., New Westminster, now living at 618 Ewen Ave., New Westminster, B.C.

OCCUPATION: Retired

EMPLOYER: None

NAME OF WIFE OR HUSBAND: Hana

NAMES OF ANY LIVING CHILDREN: Lily Turiko (F)

Paul Seichi (M)

AGE OF CHILDREN: 21, 26, 19 yrs. respectively.

1. LOCATION AND DESCRIPTION: Located at 4616 Ewen Ave., New Westminster, B.C. Lot 8, Block 23, Lot 757, Group 1, Map 2620. Lot Size 40' x 120'.

2. BUILDINGS AND OTHER IMPROVEMENTS: (A) 1 26' x 36' two storey wooden frame, 8-room house, two duplex wooden frame dwelling-houses, each house containing 8 rooms, 3 wood sheds. (B) 24' x 26' residential 5-room wooden frame

3. INSURANCE (Give particulars; state where policy is kept)
Mercantile Ins. Co. Ltd., New Westminster, B.C., Fire policy 227512, in owner's possession. SEE BACK FOR FURTHER PARTICULARS
Taxes on lot of "s 616, Ewen Ave., 251, 253

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

SEE BACK
TAXES
Paid for
1942

Rented monthly:
6. OCCUPANCY AND LEASES (If vacant so state) 616 Ewen Ave.—Mr. Gumar Stolen,
\$25.00 per month; 251 Boyne St.—Messrs. Dubas, \$9.00; Mamuck \$13.00, Murphy, \$8.00;
253 Boyne Ave.—Mr. Koochin & other tenant name unknown, \$11.25; 311 Boyne St.—
Mr. Krivovensky \$15.00 per month.

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: None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. Located at 618 Ewen Ave., New Westminster, B.C.,
Wooden framed, two-storey dwelling house, 8 rooms

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) *Mr. L. Bauer,*
same address, monthly rental for four rooms—\$13.00, paid to end of May, 1942.

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:

None

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: None

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

CLAIM ON ANY SUCH PROPERTY: None

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Personal Property of Ghotaro HASEGAWA.
618 Boyne St., New Westminster, B.C.
Registration No. 08187

# Carpenter tools,	\$350.00
# DeWalt Saw (Electric)	250.00
26" Bandsaw	200.00
Rip Saw	90.00
* Shafting and Pulleys	60.00
* 1 set Gears, 30", 8",	50.00
* 1 winch	85.00
* Cable 250'	35.00
* Rails for Marine ways	40.00
4 sets carriage wheels	40.00
* 1 Stationary Enging	125.00
* 1 Chrysler engine	50.00
2 storage Batteries	28.00
1 heater	15.00
Miscellaneous Hardware (nails, bolts etc.)	50.00
* Lumber (Cedar, Hardwood, fir)	250.00
Glass (Window & Plate)	25.00
Paints	5.00
Pipe Fittings	15.00
* Gear Chain	20.00
1 "Star" Engine	50.00
* "Shake" Shingles	10.00
* 2 floats	50.00
* Cedar, Fir logs	30.00
* 10 HP "Clay" Engine(Prop. Shaft etc.)	100.00
Rope (Manila)	10.00
6 pulley Blocks	30.00
2 cross cut logging saws	15.00

Articles marked (#) are to be left at boat house, ft. of Pembina St.,
 New Westminster, B.C.

Articles marked (*) are to be left at 616 Ewen Ave., New Westminster.

The remaining articles are to be left at 618 Boyne St., New Westminster.
 stored in a room in basement, in care of new tenant.

(Signed) "C. Hasegawa"

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None

SEE BACK

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

By Stelianos Theologos, fisherman, P.O. Box 123, Ladner, B.C., For Repairs to
boat, balance due \$45.00. Tom Almas, fisherman, P.O. Box 123, Ladner, B.C.,
balance due for repairs to boat \$10.00.

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
One Victory Bond, 1941 issue, #K-4, A263796,
Ten \$50.00 Victory Bonds, 1942 issue, Series K-8, #s H007259, H002854, H004116,
H305302, H465938, H443765, H357154, H294173, H004642, H002641 in owner's possession.

8. BANK ACCOUNTS: None

Policies in owner's possession.

9. LIFE INSURANCE: \$1,000.00 in Sun Life Assurance Co. of Canada, Vancouver,
B. C. Policy #691583. Also \$1,000.00 in Sun Life, Policy #2308952. Wife is
beneficiary of both policies.

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: Have
~~At Westminster Trust Co., New Westminster, B. C.~~

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 8th day of May 1946

(Signature) "C. Hasegawa"

"A. G. McArthur"

Witness

FOR DEPARTMENTAL USE

BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 6777

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

File 6774

NAME: HASEGAWA, Hajime

HOME ADDRESS: 616 Even Ave. New Westminster, B. C.

REGISTRATION NUMBER 08622 SEX: Male AGE: 26

OCCUPATION: Student

(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: None

MARRIED: None

NAME OF WIFE OR HUSBAND: None

ADDRESS OF WIFE OR HUSBAND: None

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN: None

AGE OF CHILDREN: None

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

1. LOCATION AND DESCRIPTION: Lot 9 of Lot 23 of Lot 757

Group 1, map 2620 - Even Ave., New Westminster, B. C.

*Sold with Lot 8 -
File 8210*

2. BUILDINGS AND OTHER IMPROVEMENTS: None

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

4. TAXES (Amount and where payable) About \$22.00 Payable New Westminster, B. C.
1942 Taxes paid.

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

None

6. OCCUPANCY AND LEASES (If vacant so state) ~~Unoccupied~~ Vacant Land

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owner possession

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

9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED
1. LOCATION AND DESCRIPTION: 616 Ewen Ave., New Westminster, B. C.

2. LANDLORD'S NAME AND ADDRESS: Parents House

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: Rent Free

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: None

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY: None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
None
8. BANK ACCOUNTS: Bank of Toronto, New Westminster \$500.00
9. LIFE INSURANCE: Sun Life Assurance Co. Policy No. 2208549 \$1000.00
Beneficiary Chotaro (Father) In own possession
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 29th day of April 1942

(Signature)

James Hasegawa
Witness

J. H. Hasegawa
JAMES HAYIME HASEGAWA

FOR DEPARTMENTAL USE

8210
INFORMATION FROM R.C.M.P.

DATE August 23, 1943.

Our File No. 8210

Full Name HASEGAWA, Chotaro
(Surname in Block Letters)

Registration No. 08187

^x
Male - Female
(Check)

Age August 15, 1882.

Former Address 616 Even Avenue, New Westminster, B. C.

Date Evacuated May 18, 1942.

^x
Naturalized - Canadian-Born - National
(Check)

Present Address P. O. Box 188,
Lillooet, B. C.
(from July 27, 1942, to April 12, 1947)

^x
Married - Single
(Check)

Name of Wife HASEGAWA, Hana, Reg. #08395

Name of Husband -----

Name of Mother Deceased

Name of Father Deceased

Names of Children under 16 -----

Requested by G. M.

Registered with Custodian Yes
(Yes or No)

Additional Information Carpenter. Houses and four lots at Even Ave. & Boyne St.

REAL PROPERTY SUMMARY

Catalogue No. 635

File No. 6774

Japanese Name: (Mr.) Hajime James HASEGAWA

Reg. No. 08622

Civic Address: 600 Block Even Avenue, New Westminster, B. C.
(Shown incorrectly in our Catalogue as being in the
200 Block Boyne Street).

Legal Description: Lot 9 of Block 23 of Lot 757, Group 1, Map 2620,
City of New Westminster.
Size of Lot: 40' x 120'

Classification: Vacant Land

-----S O L D-----

Registered in the name of: Corporation of the City of New Westminster.

State of Title: Clear, except our Vesting.

Unregistered Charges:

- (1) Mr. James Hasegawa purchased the above property from the City of New Westminster and paid for same in full, viz. \$55.00. Deed of Land dated March 9, 1944, was received from said City and filed by us at the Land Registry Office in New Westminster, B. C. Note: James Hasegawa and Hajime James Hasegawa are one and the same person. See Statutory Declaration on file dated March 15, 1945.
- (2) Lot 9 faces on Even Avenue and adjoins Lot 8, known as 616 Even Avenue. We received a Notice from the City of New Westminster dated December 29, 1944, which stated that an encroachment relating to this property was being maintained on the street allowance known as Even Avenue. The purchaser was advised of this matter.

Vesting: In Custodian, Filing No. 24285, July 7, 1942.

Sold to: Mr. Charles Alexander Thomson and Joseph Eugene Roy for the sum of \$250.00. These purchasers also bought Lot 8, owned by the father, Chotaro HASEGAWA, for the sum of \$3,550.00. Both properties were sold to them under one Agreement for Sale made for \$3,800.00, payable \$1,520.00 cash and the balance as follows: \$150.00 on the 15th day of April, July, October, 1945; January, April, July, October, 1946; and the final payment of \$1,230.00 on the 15th day of January, 1947, plus interest at 5%.

One Deed of Land covered both properties. Deed of Land registered on Feb. 7/47.

Date of Sale: January 15, 1945.

Title No. 217580-E delivered by registered mail to the Manager, Bank of Nova Scotia, 728 Columbia Street, New Westminster, B. C., for safe-keeping, at the request of the purchasers.

P.T.O.

REAL PROPERTY SUMMARY CONTINUEDFile No. 6774Catalogue No. 635

Funds: Down payment derived from sale of the above property released to credit of Hajime James Hasegawa, Registration No. 08622, File No. 6774, on April 10, 1945. Final payment under Agreement for Sale credited to this account on January 17, 1947.
Net proceeds received from sale of property amounted to \$225.42 plus \$11.54 interest, which totals \$236.96.

Fire Insurance: Nil.Chattels: Nil.ADMINISTRATION

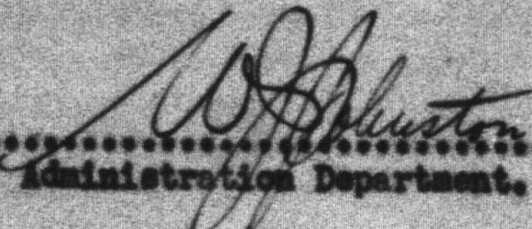
Mr. Hajime James Hasegawa, who lived with his parents at 616 Even Avenue, declared in his JP Form dated April 29, 1942, owning the following Real Property: "Lot 9 of Lot 23 of Lot 757, Group 1, map 2620 - Even Ave., New Westminster, B.C." which he stated was vacant land. This was confirmed by the Assessment Notice received from the City of New Westminster, which showed this Lot to be valued for taxation purposes, at \$300.00.

There being no revenue from this Real Property, the only administration required was payment of taxes. We communicated with the father of Hajime HASEGAWA, Mr. Chotaro HASEGAWA, Registration No. 08187, regarding taxes for 1943, and in a letter dated November 6, 1943, he authorized us to deduct funds from his account, No. 8210, for this purpose. See Requisition dated November 13, 1943, for \$23.10. This matter was handled in a similar manner in 1944.

As stated above, the purchasers paid \$250.00 for this property which is the same as Mr. F. H. Coulthard's valuation dated May 12, 1944. Mr. Coulthard's Report is on File No. 6774.

Completed statements regarding the sale of his property were forwarded to Mr. Hajime James Hasegawa with our letter dated May 16, 1945.

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

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 Administration Department.

WJH/HMS
 July 25, 1947.

REAL PROPERTY SUMMARY

Catalogue No.: 637.

File No. 8210.

Japanese Name: (Mr.) Chotaro HASEGAWA.

Reg. No. 08187.

Civic Address: 311 Boyne Street, New Westminster, B. C.

Legal Description: Lot 60, Block 27, Lot 757, Group 1, Map 2620,
City of New Westminster.

Classification: Dwelling.

-----S O L D-----

Registered in the name of: Chotaro HASEGAWA.

State of Title: Clear.

Whereabouts of Title No. 117079E: Land Registry Office, New Westminster, B. C.

Yestings: In Custodian. Filing No. 25346, January 26, 1943.

Valuation: \$1,014.00. Report dated May 8, 1944, on file.

Assessment: (1944). Land, \$240.00; Improvements, \$680.00, Total \$920.00.

Sold to: Mr. Jacob Krisovensky, Carpenter, and Anne Krisovensky, his wife,
311 Boyne Street, New Westminster, B. C., who were reported to be
British Subjects, for the sum of \$1,015.00 (cash).

Date of Sale: July 10, 1944.

Certificate of Title No. 176393-E delivered by registered mail to the new owners,
Mr. and Mrs. Krisovensky, 311 Boyne Street, New Westminster, B. C., with our
letter dated December 7, 1944.

Funds: Net proceeds derived from the sale of this property, amounting to \$964.76,
were released to the open credit of Mr. Chotaro Hasegawa, Registration No. 08187,
File No. 8210, on October 28, 1944.

Insurance: Transferred to purchaser. Please see Fire Insurance Summary on this
file.

Chattels: Not involved.

ADMINISTRATION

Mr. Chotaro Hasegawa, in his JP Form dated May 8, 1942, declared owning the
following Real Property:

"Located at 311 Boyne Street, New Westminster, B. C., Lot 60, Block 27, Lot
757, Group 1, Map 2620...Lot size: 40' x 120'...(with)...24' x 26' residential
5 room wooden frame house with wood shed."

Note: a snapshot of the above property appears on the Real Property Section of this
file.

P. T. O.

REAL PROPERTY SUMMARY CONTINUED

Under "Occupancy and Leases" Mr. Hasegawa declared that 311 Boyne Street was rented to Mr. Krivovensky at \$15.00 per month.

In the Report of the Westminster Trust Company dated July 24, 1942, the above rental arrangement was confirmed. Their Report also contained the following information:

"Lot all fenced. House lumber construction with basement - dirt floor, cement foundation, shingle roof - siding walls, brick chimney to the ground, lumber construction inside, two bedrooms, one living room, one kitchen and small pantry.

"No furniture left or declared on this property.

"Fire insurance with British Crown Insurance Co, \$1000.00 agents Westminster Trust Co., expires June 12th, 1945."

Mr. Krivovensky was a good tenant and remained the occupant of the premises until he purchased same from the Custodian through the agency of Westminster Trust Company.

Revenues received from this property were more than sufficient to pay operating expenses.

No bills were received for repairs to this property and, therefore, any odd jobs which may have been necessary must have been attended to by the tenant. Our agent, Westminster Trust Company deducted Water account each month and charged their collection commission, after which they sent us a cheque covering the net rent, together with their rental statement.

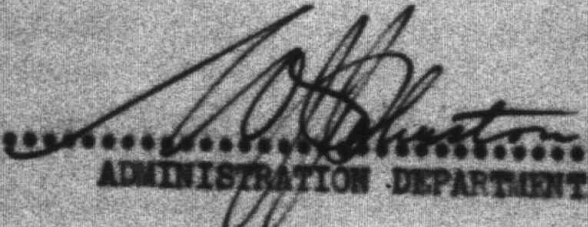
Annual taxes and fire insurance premiums were paid from funds in Mr. Hasegawa's account in this Office.

Mr. and Mrs. Jacob Krivovensky paid \$1,015.00 cash for the above property which is \$1.00 more than Mr. F. H. Coulthard's valuation.

Deed of Land was filed at the Land Registry Office, New Westminster, B.C., on August 11, 1944, and Certificate of Title No. 176393-E in the names of Jacob Krivovensky and Anne Krivovensky was forwarded to them by registered mail with our letter dated December 7, 1944.

Completed statements regarding the sale of this property were forwarded to Mr. Chatoaro Hasegawa with our letter of February 10, 1945.

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


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ADMINISTRATION DEPARTMENT.

VJJ/HMS
June 18, 1947.

D. SUTHERLAND & Co., Ltd.
ESTATE AND INSURANCE AGENTS
CAR FINANCING

636
TELEPHONE 100

609 COLUMBIA STREET.

NEW WESTMINSTER, B. C.

Catalogue #636.
File: 8210.

May 8, 1944.

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

EXHIBIT No. 31-7

DATE Dec 19/49.

FILED BY Phairwood (1)

RE: Lot 8, Block 25, Section 757, Map 2620.
New Westminster, B.C.

Dear Sir:

On this lot which is 40' X 120' are built three buildings, a store with living quarters and two duplex houses. They are jammed so close together that there is no room for proper ventilation nor to admit light and air.

Building #1. This is a frame structure 34' X 28' and lean-to 8' X 26' with exterior narrow siding painted grey. Duroid roof in excellent condition.. Foundation on concrete blocks which have settled under the outside walls. The interior is finished in "V" joint and the front part used as a grocery store. The rear part and upstairs consist of five good rooms nicely papered and clean. Plumbing consists of toilet and wash basin. It is heated by stoves and there is city light and water. Floors are in good shape except for the sagging due to the foundation sinking. This building on the whole is in very fair shape and is rented to Gunnar Stolen for \$25.00 per month.

Building #2. This is a frame duplex 24' X 28' with exterior narrow siding well painted and good roof. The post foundation is poor. The interior is finished in "V" joint and varnished. There are four rooms on each side of the house, two down and two very small rooms upstairs. There are sinks in the kitchens and one toilet on the back verandah for the entire house. There is city light and water and the house is heated by stoves. These suites are rented to Harms and Nick Crearus for \$11.00 each.

Building #3. This is a frame duplex with one three roomed suite rented to Mr. Murphy for \$8.00 and one three roomed suite rented to Mr. Dubas for \$9.00. The upstairs suite is rented to Mrs. Fulton for \$12.00. There is a toilet on the back verandah and a bathroom upstairs. Building is 24' X 24'.

May 8, 1944.

The septic tank which serves all the above mentioned dwellings is out of order and the pipes are plugged and plumbing generally in a terrible state. There is no room on the lot for a garden of any sort. The lot is a corner one, 516 Even Avenue, and is in a fair business location. There is a good total revenue coming in, however, this can only be considered temporary due to present condition.

VALUATION:

Building No. 1.....	\$1728.00
" " 2.....	840.00
" " 3.....	720.00
Lot.....	250.00
	\$3538.00

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.,

F. B. Coulthard.
F. B. Coulthard.

*See under Property No. 2 for
Valuation re Lot 9.*

REAL PROPERTY SUMMARY

Catalogue No.: 636.

File No.: 8210.

Japanese Name: (Mr.) Chotaro HASEGAWA.

Reg. No.: 08187.

Civic Address: 257 - 259 Boyne Street and 616 Ewen Avenue,
New Westminster, B. C.

Legal Description: Lot 8, Block 23 of Lot 757, Group 1, Map 2620,
City of New Westminster.

Classification: Dwelling (store front) and 2 Duplex Dwellings.

----- S O L D -----

Registered in the name of: Chiyotaro HASEGAWA

Note: The file of Mr. Hasegawa indicates that the correct spelling of his given name is Chotaro and not Chiyotaro, as shown on the Certificate of Encumbrance.

State of Title: Clear.

Note: Notice dated April 4, 1944, received from the Corporation of the City of New Westminster stated there was an encroachment being maintained on the street allowance known as Ewen Avenue in the City of New Westminster.

Whereabouts of Title No. 83284-E: "In owner's possession" according to "JP" form but the file does not reveal its actual whereabouts. We wrote to Mr. Hasegawa for above Title but he did not reply. His son, James Hasegawa, however, wrote on February 12, 1945, protesting "the low estimation which your office has placed upon the property owned by my father", but he did not refer to the Title.

Vesting: In Custodian. Filing No. 25346. January 26, 1943.

Valuation: \$3,538.00. Report dated May 8, 1944, on file.

Assessment: (1944). Land, \$320.00; Improvements, \$2,325.00. Total: \$2,645.00.

Sold to: Mr. Charles Alexander Thomson, Salesman, 2361 Sussex Avenue, Burnaby, B. C. and Joseph Eugene Roy, manufacturer, 118 Queens Avenue, New Westminster, B. C., for the sum of \$3,550.00. This property was sold together with Lot 9, Block 23, Lot 757, which adjoin each other at the corner of Ewen Avenue and Boyne Street. Lot 9, being Catalogue No. 635, was owned by James Hasegawa, File No. 6774 and was sold for \$250.00. The two properties were included in the same Deed.

The total purchase price of the two properties, viz; \$3,800.00, was payable \$1,520.00 down and balance under Agreement for Sale at the rate of \$150.00 quarterly with interest at 5%, and the final payment of \$1,230.00, together with interest at 5% payable on January 15, 1947. The final payment with interest was received on January 17, 1947.

Date of Sale: January 15, 1945.

P.T.O.

REAL PROPERTY SUMMARY CONTINUED

(2)

Cat. No. 636

File No. 8210

Funds: \$1,236.16, being net proceeds derived from down payment of \$1,420.00 in connection with the sale of Cat. No. 636, was released to the credit of Mr. Chotaro HASEGAWA, Registration No. 08187, File No. 8210, on April 10, 1945.

980.91, being total of payments made under Agreement for Sale; payments credited to Mr. Hasegawa's account every 3 months from April 15, 1945, to October 15, 1946.

149.34, being the total interest at 5% per annum on the above seven payments around \$21.00 credited to Mr. Hasegawa's account when above payments under Agreement for Sale were received.

1,149.09, being final payment under Agreement for Sale was credited to Mr. Hasegawa's account on January 17, 1947, and

14.48, being interest on final payment under Agreement for Sale was also credited to Mr. Hasegawa's account on this date.

\$3,529.98, being total amount credited to Chotaro Hasegawa's account in connection with the sale of his property at 257-259 Boyne Street and 616 Ewen Avenue, New Westminster, B. C.

Title No. 217580-E delivered by registered mail to the Manager, Bank of Nova Scotia, 728 Columbia Street, New Westminster, B. C. (to be held by him for safe-keeping at the request of the registered owners), with our letter dated February 18, 1947.

Insurance: Transferred to purchasers. Please see Fire Insurance Summary on this file.

Chattels: Not involved.

HISTORY OF ADMINISTRATION:

Mr. Chotaro Hasegawa, in his JP Form dated May 8, 1942, declared owning the following Real Property:

"251 Boyne Ave. New Westminster,
616 Ewen Ave., New Westminster,
253 Boyne Ave., New Westminster, B. C.
Lot 8, Block 23, Lot 757, Group 1, Map 2620—Lot size 40' x 120'...
(with)...1 26' x 36' two storey wooden frame, 8 room house, General
store (#616) with 4 rooms; two duplex wooden frame dwelling-houses,
each house containing 8 rooms, 3 wood sheds."

Note: The above three buildings were all on one City lot.

Under "Occupancy and Leases" in his JP Form, Mr. Hasegawa stated as follows:

"Rented monthly:

"616 Ewen Ave.—Mr. Gumar Stolen, \$25.00 per month.
251 Boyne St.—Messrs. Dubas, \$9.00; Mamuck \$13.00; Murphy, \$8.00.
253 Boyne Ave.—Mr. Koochin & other tenant name unknown \$11.25."

The Westminster Trust Company confirmed the names of these tenants and the amounts charged. They also advised us "the other tenant" had vacated and Mr. Quiring was the occupant at \$11.50 per month. Also, they stated Mr. Koochin's rent was \$11.00. Total rents collected each month, therefore, amounted to \$77.50.

Sixteen tenants occupied the above-mentioned premises at various times between the date of evacuation and the date the property was sold.

P.T.O.

REAL PROPERTY SUMMARY CONTINUED

(3)

Catalogue No. 636

File No. 8210

Mr. Gunner Stolen, who purchased the store business and equipment, was given a Lease by Mr. Hasegawa for the period from April 15, 1942, to April 15, 1943, for the sum of \$300.00, payable \$25.00 monthly on the 15th day of each and every month. Mr. Stolen requested a renewal of this Lease in March, 1943, but we pointed out that the Lease provided for a month-to-month tenancy on the same terms and conditions as set out therein, after the date of expiration, and it was not the policy of the Custodian to renew such Leases. Mr. Stolen remained as tenant until he sold his business to Mr. J. R. Snelgrove in September 1944. Mr. Snelgrove occupied the premises on a month-to-month basis.

All tenants were quite satisfactory and, with only two exceptions, paid their rents regularly. These two tenants, however, paid all outstanding arrears before we delivered Title to the purchasers.

Rents received from this property were more than sufficient to cover operating expenses.

Our agent, Westminster Trust Company, collected rents and forwarded their cheque covering net proceeds, with a rental statement each month. These funds were credited to the account of Chotaro Hasegawa, Registration No. 08187, File No. 8210, in our Office.

No major repairs were undertaken in connection with the above buildings, but several small expenditures were necessary for repairs to electric wiring, plumbing, bathroom fixtures, chimneys and for collecting garbage. These items, together with 5% commission for rental collections, and City of New Westminster Water Rates bill, were deducted from rents and paid by Westminster Trust Company. They forwarded Vouchers each month and shewed the various items under "Disbursements" in their statement.

Fire Insurance premiums and annual Taxes were paid by this Office from Mr. Hasegawa's account. We also paid Belyea and Company's account of \$14.40 for Cartage and packing in connection with 720 lbs. of household effects shipped to Mr. Hasegawa at his request.

Also, at Mr. Hasegawa's request, we forwarded him a monthly remittance of \$100.00. He was located at East Lillooet, and self-supporting, and the British Columbia Security Commission approved of funds being sent to him. We also sent him a statement of his account from time to time, as well as replying to inquiries regarding his affairs.

We received 2 Notices dated September 1, 1942, from the City of New Westminster regarding the re-numbering of houses on Ewen Avenue and Boyne Street and the following changes were given regarding the above premises:

<u>Former Number & Street</u>	<u>New Number & Street</u>
616 Ewen Avenue - - - - -	620 Ewen Avenue
251 Boyne Street - - - - -	257 Boyne Street
253 Boyne Street - - - - -	259 Boyne Street

All records in our Office were adjusted in accordance with this information.

P. T. O.

REAL PROPERTY SUMMARY CONTINUED

(4)

Catalogue No. 636

File No. 8210

We also received a notice from the City of New Westminster that properties on Ewen Avenue were maintaining an encroachment on that thoroughfare in connection with this property. The Real Estate Department of Westminster Trust Company, agent for the purchasers, was notified of said encroachment in letter dated January 3, 1945.

Besides the personal effects which Mr. Hasegawa declared owning, he owned the store fixtures and equipment at 616 Ewen Avenue, although the last-mentioned were declared by Mrs. Hasegawa, File No. 8211.

The store and rooms were rented to Mr. Gunnar Stolen and he purchased the store business, stock, fixtures and equipment from Mr. Hasegawa. A copy of the Bill of Sale is on file No. 8210. Mr. Stolen gave Mr. Hasegawa a Chattel Mortgage for \$750.00, payable at the rate of \$40.00 monthly with interest at 8%. After evacuation the payments were made to Westminster Trust Company who forwarded same to this Office with their monthly rental statement.

All payments were made as agreed, including interest, and we gave Mr. Stolen a Discharge dated September 23, 1944. A signed copy of the Chattel Mortgage and Discharge appear on File No. 8210.

Further information regarding the disposition of Mr. Hasegawa's personal property will be found in the Chattel Summary and Schedule in this file.

Messrs. Charles A. Thomson and Joseph E. Roy paid \$3,550.00 for this property and \$250.00 for the adjoining vacant lot described as Lot 9 of Block 23 of Lot 757, Group 1, Map 2620, which was owned by the son, James Hasegawa. Both these properties were sold under one Agreement for Sale and both were included in the Deed made in favour of the purchasers.

Messrs. Thomson and Roy made the final payment on January 17, 1947, and Deed of Land was registered at the Land Registry Office, New Westminster, B. C. on February 7, 1947.

Certificate of Title No. 217580-E, in the names of Charles Alexander Thomson and Joseph Eugene Roy was sent to the Bank of Nova Scotia, New Westminster, with our letter dated February 18, 1947, to be held in safe-keeping in accordance with a signed request made by these purchasers and which appears on the original of our letter dated February 13, 1947.

Completed statements regarding the sale of this property were forwarded to Mr. Chotaro Hasegawa with our letter dated May 16, 1945.

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

.....
ADMINISTRATION DEPARTMENT.

WJJ/HMS
June 19, 1947.

REAL PROPERTY SUMMARY

Catalogue No.: 637.

File No. 8210.

Japanese Name: (Mr.) Chotaro HASEGAWA.

Reg. No. 08187.

Civic Address: 311 Boyne Street, New Westminster, B. C.

Legal Description: Lot 60, Block 27, Lot 757, Group 1, Map 2620,
City of New Westminster.

Classification: Dwelling.

-----S O L D-----

Registered in the name of: Chotaro HASEGAWA.

State of Title: Clear.

Whereabouts of Title No. 117079E: Land Registry Office, New Westminster, B. C.

Vesting: In Custodian. Filing No. 25346, January 26, 1943.

Valuation: \$1,014.00. Report dated May 8, 1944, on file.

Assessment: (1944). Land, \$240.00; Improvements, \$680.00, Total \$920.00.

Sold to: Mr. Jacob Krizovensky, Carpenter, and Anne Krizovensky, his wife,
311 Boyne Street, New Westminster, B. C., who were reported to be
British Subjects, for the sum of \$1,015.00 (cash).

Date of Sale: July 10, 1944.

Certificate of Title No. 176393-E delivered by registered mail to the new owners,
Mr. and Mrs. Krizovensky, 311 Boyne Street, New Westminster, B. C., with our
letter dated December 7, 1944.

Funds: Net proceeds derived from the sale of this property, amounting to \$964.76,
were released to the open credit of Mr. Chotaro Hasegawa, Registration No. 08187,
File No. 8210, on October 28, 1944.

Insurance: Transferred to purchaser. Please see Fire Insurance Summary on this
file.

Chattels: Not involved.

ADMINISTRATION

Mr. Chotaro Hasegawa, in his JP Form dated May 8, 1942, declared owning the
following Real Property:

"Located at 311 Boyne Street, New Westminster, B. C., Lot 60, Block 27, Lot
757, Group 1, Map 2620...Lot size: 40' x 120'...(with)...24' x 26' residential
5 room wooden frame house with wood shed."

Note: a snapshot of the above property appears on the Real Property Section of this
file.

P. T. O.

REAL PROPERTY SUMMARY CONTINUED

Under "Occupancy and Leases" Mr. Hasegawa declared that 311 Boyne Street was rented to Mr. Krivovensky at \$15.00 per month.

In the Report of the Westminster Trust Company dated July 24, 1942, the above rental arrangement was confirmed. Their Report also contained the following information:

"Lot all fenced. House lumber construction with basement - dirt floor, cement foundation, shingle roof - siding walls, brick chimney to the ground, lumber construction inside, two bedrooms, one living room, one kitchen and small pantry.

"No furniture left or declared on this property.

"Fire insurance with British Crown Insurance Co, \$1000.00 agents Westminster Trust Co., expires June 12th, 1945."

Mr. Krivovensky was a good tenant and remained the occupant of the premises until he purchased same from the Custodian through the agency of Westminster Trust Company.

Revenues received from this property were more than sufficient to pay operating expenses.

No bills were received for repairs to this property and, therefore, any odd jobs which may have been necessary must have been attended to by the tenant. Our agent, Westminster Trust Company deducted Water account each month and charged their collection commission, after which they sent us a cheque covering the net rent, together with their rental statement.

Annual taxes and fire insurance premiums were paid from funds in Mr. Hasegawa's account in this Office.

Mr. and Mrs. Jacob Krivovensky paid \$1,015.00 cash for the above property which is \$1.00 more than Mr. F. H. Coulthard's valuation.

Deed of Land was filed at the Land Registry Office, New Westminster, B.C., on August 11, 1944, and Certificate of Title No. 176393-E in the names of Jacob Krivovensky and Anne Krivovensky was forwarded to them by registered mail with our letter dated December 7, 1944.

Completed statements regarding the sale of this property were forwarded to Mr. Chatoaro Hasegawa with our letter of February 10, 1945.

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


.....
ADMINISTRATION DEPARTMENT.

WJJ/HMS
June 18, 1947.

COPY

COPY

City of New Westminster
Office of Board of Health.

New Westminster, B. C.
November 30th, 1942.

Westminster Trust Company,
713 Columbia Street,
NEW WESTMINSTER, B. C.

Attention: Mr. Kennedy

Dear Sir:

An investigation has been made of the premises located at 251 and 253 Boyne Street, re general sanitary conditions.

In order to make these premises conform to the City of New Westminster Health and Plumbing regulations, an additional toilet will have to be installed in each dwelling. These new fixtures will have to be connected to new, properly constructed septic tanks and disposal beds, because the present disposal system will not be able to handle the additional sewage.

Yours very truly,

"M. Ryan"

Health Department

ME:CH.

City Engineer's Office
New Westminster, B.C.

COPY

COPY

November 30th. 1942.

Westminster Trust Company
713 Columbia Street,
NEW WESTMINSTER, B. C.

Attention: Mr. Kennedy

Dear Sir:

We have inspected the duplex
at 253 Boyne Street and require that the
wall be bricked where the chimney from the
heater passes through it. Also, a
substantial hand rail will be required on the
stairway.

Yours very truly,

"Russell E. Potter"

Chief Engineer.

AS:CH.

COPY

COPY

CORPORATION OF THE CITY OF NEW WESTMINSTER.

City Hall,
New Westminster, B. C.
April 4th. 1944

C. Macgregor,
Even Avenue, Queensborough,
c/o Custodian of Navy Property,
675 W. Hastings Street,
VANCOUVER, B. C.

I have been instructed by the City Council of the Corporation of the City of New Westminster to call your attention to the fact that you are maintaining an encroachment on the street allowance known as Even Avenue in the City of New Westminster.

The Council cannot permit this encroachment to continue and you are therefore advised to take immediate steps to have such encroachment removed.

I trust that it will not be necessary to take any further steps, but, should it be found necessary, the costs of such action as may be taken will of course have to be paid by you.

Yours respectfully,

"A. G. Brine"

A. G. Brine,
City Clerk.

0472
DUPLICATE

File 6774

This Indenture

made the 9th day of March in the
year of our Lord one thousand nine hundred and forty-four.

In Pursuance of the Short Form of Deeds Act.

Between:—

THE CORPORATION OF THE CITY OF NEW WESTMINSTER

Hereinafter called the Grantor,

of the First Part,

And:— James Hasegawa of 616 Ewen Avenue in the City of New Westminster and
Province of British Columbia, Boatbuilder.

Hereinafter called the Grantee,

of the Second Part,

WHEREAS the lands hereinafter mentioned became the property of the Grantor in default of other purchaser at Tax Sale.

AND WHEREAS the Municipal Council of the Corporation of the City of New Westminster by "Lands Sale Bylaw 19 36 No. 16" authorized the sale of the lands hereinafter mentioned to the Grantee.

NOW THESE PRESENTS WITNESS that in consideration of the sum of Fifty-five 00/100....
.. dollars (\$ 55.00) of lawful money of Canada now paid by the Grantee to the Grantor, the receipt whereof is hereby by the Grantor acknowledged, the said Grantor DOTH GRANT unto the said Grantee, his heirs and assigns, forever,

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of New Westminster, in the District of New Westminster, in the Province of British Columbia, and being composed of

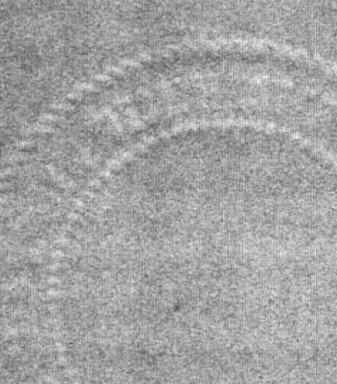
Lot Nine (9) of Lot Twenty-three (23) of Lot
Seven Hundred fifty-seven (75), Group One (1),
Map 2620.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns to and for his and their sole and only use forever,

SUBJECT NEVERTHELESS to the reservations, limitations, provisos and conditions expressed in the original Grant thereof from the Crown.

THE GRANTOR hereby releases to the Grantee all its claims to the said lands.

IN WITNESS WHEREOF the Corporate Seal of the Grantor has been hereto affixed under the hands of its Mayor and Clerk.


Lemoncott Mayor


Clerk

7466774

DUPLICATE

Dated March 9th, 1944.

Corporation of the
City of New Westminster

—TO—

JAMES HASEGAWA

Comberance

Lot 9 of Lot 23 of
Lot 757, Group 1, Map 2620.

I HEREBY CERTIFY that on the 13th day of March A.D., 1944.,
at New Westminster, in the Province of British Columbia, A.G.Brine, personally known to me,
appeared before me and acknowledged that he is the Clerk to the Council of the Corporation of the City
of New Westminster and that he is the person who subscribed his name to the annexed instrument as Clerk
of the said Corporation and affixed the Seal of the said Corporation to the said instrument and 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 WITNESS WHEREOF I have hereto set my hand (and seal)
at New Westminster, B. C., this 13th day of Mar. 1944.

[Signature]

A Notary Public in and for the Province of
British Columbia

A Commissioner for taking affidavits
within the Province of British
Columbia.

CHATTAL SUMMARY

File No. 8210

June 23, 1947

Re: Chotaro HASEGAWA
Registration No. 98167

Mr. Chotaro HASEGAWA declared his personal property on a list attached to his JP Form, which stated that some goods were to be left at the Boat House, Foot of Pembina Street, New Westminster, B. C., some were to be left at 616 Bown Avenue in the care of Mr. Stolen and the remaining articles were to be left at 618 (now 256) Boyne St., New Westminster, B. C., in the care of the new tenant. Effects stored at 256 Boyne Street were declared by Mrs. Hasegawa, File No. 8211, and were removed by her from 256 Boyne Street to 616 Bown Avenue. Disposition of these effects will be found in the Chattal Summary and Schedule on File No. 8211.

Westminster Trust Company stated in their report dated July 23, 1942, that no furniture was left at 259 Boyne Street and in their report dated July 24, 1942, stated no furniture was left at 257 Boyne Street, New Westminster, B. C. They also stated in report dated July 23, 1942, that the store at 616 Bown Avenue was rented to Mrs. Stolen who was running the store and buying the fixtures. Mrs. Stolen also occupied the rooms at the back of the store and was looking after the effects stored there by Mrs. Hasegawa.

Westminster Trust Company listed on July 23, 1942, goods belonging to Chotaro HASEGAWA, some of which had been stored on the Dyke and boarded up, some stored with Mrs. Stolen at 616 Bown Avenue, some stored at Nixon's shed next door to Boat House and one article sold.

Mr. Gunnar Stolen, purchased the store business, stock and equipment at 616 Bown Avenue from Mr. Hasegawa. A copy of the Bill of Sale is on file. Mr. Stolen gave Mr. Hasegawa a Chattal Mortgage for \$750.00, payable at the rate of \$40.00 monthly with interest at 5%. After evacuation the payments were made to Westminster Trust Company who forwarded same to this Office with their monthly rental statement. All payments were made as agreed, including interest, and we gave Mr. Stolen a Discharge dated September 23, 1944. A signed copy of the Chattal Mortgage and Discharge appears on file No. 8210.

In letter dated February 17, 1943, Chotaro HASEGAWA requested that shipment be made to him at Lillooet, B. C., of 1 DeWalt $\frac{1}{2}$ H.P. Electric Saw and 2 Cross Cut Saws. Mr. Kennedy of Westminster Trust Company was instructed on February 27, 1943, to attend to the shipping of these goods, and Mr. Mackenzie from our Chattal Department, visited 616 Bown Avenue and found the items Mr. Hasegawa had written for. Mr. Hasegawa acknowledged receipt of the shipment in letter dated March 24, 1943, stating effects were in good condition. Shipping charges were deducted from Mr. Hasegawa's account in this Office.

Continued on Page 2.

CHATTEL SUMMARY CONTINUED.File No. 8210June 23, 1947.

Before evacuation Mr. Hasegawa sold a Boat House on Pembina Street to Mr. Allen Nixon but he also owned a Boat House at the Foot of Pembina Street, New Westminster, which was rented in March 1943, to R. L. Fitzpatrick at \$5.00 per month. Monthly payments were made to Westminster Trust Company who forwarded same to this Office with their rental statements.

Mr. Hasegawa, while visiting our Office on June 28, 1943, agreed to the sale to Mr. Fitzpatrick for \$200.00, of several items left in the Boat House. Westminster Trust Company forwarded with their letter dated July 20, 1943, a cheque for the sum of \$190.00 covering goods purchased by Mr. Fitzpatrick less commission of \$10.00. Mr. Hasegawa also requested, at this time, that the balance of items in the Boat House be sold. All the remaining oddments of lumber, shakes and fittings located in the locked space of the Boat House at the Foot of Pembina Street were appraised by Mr. Ed. Lorentsen and valued at \$29.53. The stationary engine was omitted from the valuation as it had no compression and, therefore, could not be sold except for junk.

Mr. Fitzpatrick wished to purchase the remaining effects in the Boat House as well as the boat house for the sum of \$75.00 and we suggested that he get in touch with Mr. Hasegawa direct. Mr. Hasegawa, however, did not accept the offer made by Mr. Fitzpatrick. At a meeting of the Advisory Committee on Rural Properties held in New Westminster August 29, 1944, it was decided to accept the offer of Mr. Fitzpatrick to pay \$75.00 for the remaining effects. This sum was also to include any rights Hasegawa had in the structure. Westminster Trust Company forwarded with their statement dated September 11, 1944, \$71.25, being net proceeds derived from the above sale to Fitzpatrick.

Under instructions from the Office of the Custodian, Trapp Motors Limited appraised and sold 1 coal heater belonging to the above. Net proceeds amounted to \$20.00. A few of Mr. Hasegawa's effects were auctioned and a number of articles were disposed of by him at the time of his visit to New Westminster, B. C., in June 1943.

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

W. B. Huxton
.....
ADMINISTRATION DEPARTMENT.

WJH/HMS

CHATTTEL SUMMARY

File No. 8211

June 25, 1947.

Re: Hana HASEGAWA (Mrs. Chotaro)
Registration No. 08395

Mrs. Hana Hasegawa declared the following in her JP Form dated May 8, 1942: "Personal effects located at 616 Ewen Avenue, New Westminster, B. C., furniture as per list attached. Upon evacuation to be stored in upstairs room of store (owned by husband) at 616 Ewen Avenue, New Westminster, B. C. Key to be left in c/o Mr. Gunnar Stolen, 616 Ewen Ave., New West., who will be new tenant of above store." Please/Chattel Schedule for copy of said list.
see

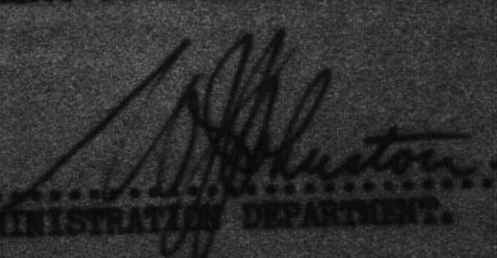
Westminster Trust Company inventoried on July 23, 1942, the above effects stating some were stored at 616 Ewen Avenue and taken care of by Mrs. G. Stolen, some were being used by Mrs. Stolen and the 3 piece chesterfield suite had been sold by Mrs. Hasegawa.

In letter dated February 20, 1943, Mrs. Hasegawa requested shipment to her at East Lillooet, B. C., of a number of her effects. Westminster Trust Company were instructed on February 27, 1943, to attend to the shipping of these goods and Mr. Mackenzie from our Protection Department, visited 616 Ewen Avenue and found the items Mrs. Hasegawa had written for with the exception of the Westinghouse Vacuum Cleaner and the carton of Pyrex. Mr. Hasegawa was advised regarding this matter in letter dated March 23, 1943. Mr. Hasegawa acknowledged receipt of the shipment in letter dated March 24, 1943, stating effects were in good condition. Shipping charges were deducted from Mr. Hasegawa's account No. 8210 in this Office as per his request in letter dated February 20, 1943.

Westminster Trust Company informed us in letter dated August 28, 1943, that they had a letter from Mr. Hasegawa in which he stated he was willing to sell the piano. Said company were advised on September 1, 1943, by this Office that it would be in order for them to sell same. The Newcombe piano was sold for \$75.00 less commission amounting to \$3.75. Net proceeds were credited to Mrs. Hasegawa's account No. 8211.

A few of Mrs. Hasegawa's effects were auction on March 15, 1944, AJan. 31/45, however, disposition of all the chattels declared by Mrs. Hasegawa is not clear as on visits to New Westminster after evacuation certain chattels were sold or taken away by Mr. Hasegawa and this Office was not given a list of same.

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


ADMINISTRATIVE DEPARTMENT.

SPATIAL SCHEDULE

File No. 8211

Re: Hana HASHIGAWA (Mrs. Chotaro)
Registration No. 08395

June 25, 1947.

Declared by Mrs. Hasegawa
in list attached to JP
Form dated May 8, 1942.

Inventoried by
Westminster Trust Co.,
on July 23, 1942.

Disposition

Washing Machine Westinghouse
Phonograph console
Trunk containing Jap. Festival
Dolls

Washing Machine
Phonograph
1 Trunk

Shipped to Japanese at
Lillooet, B. C., in March/43.
" " "

Silverware
7 Day Mantel Clock
Seiko Wall Clock
Regulation Wall Clock
Ray Lamp
Beds, 1 double & 2 single

Silverware
7 Day Mantel Clock
Seiko Wall Clock
Regulation Wall Clock
Ray Lamp

Disposition unknown. However,
probably disposed of by
Mr. Hasegawa while visiting
in Vancouver in June 1943,
or taken away with him.

3 Dr. cases

3 Beds

3 Dressers

4 Lamps

4 Lamps

5 Cabinets

5 Cabinets

Kitchen Stove

Kitchen Stove

Mirrors (2)

2 Mirrors

7 Tables

7 Tables

Kitchen chairs

6 Kitchen Chairs

2 auctioned March 15/44
Disposition unknown etc.,

Heater

1 Heater

2 Heaters

2 Heaters

" as above.

Window Curtains

Window Curtains

Carpet

Carpet

Dining Room Set

Dining Room Set

Iron

Iron

Westinghouse Vacuum Cleaner

Westinghouse Vacuum Cleaner

Kitchen Utensils

Kitchen Utensils

2 Boxes shipped to Japanese
in March/43, and some auctioned
on March 15/44 & Jan. 31/44

3 Piece chesterfield Suite

Sold by Mrs. Hasegawa before
Evacuation.

Piano

1 Piano

Sold to Carl Bygard.

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

W. B. Johnston
ADMINISTRATION DEPARTMENT.

WJJ/MS

CHattel Schedule

File No. 3210

Re: Chotaro Hasegawa
Registration No. 08087

June 21, 1947.

Declared by Chotaro HASEGAWA
in list attached to JP Form
dated May 4, 1942.

Inventoried by Westminster
Trust Company on July 23,
1942.

Disposition.

Carpenter Tools	Carpenters Tools	Probably disposed of by Japanese while visiting in Vancouver in June 1943.
Rip Saw	Rip Saw	
2 Storage Batteries	1 Storage Battery	
Misc. Hardware(nails,bolts,etc)	Misc. Hardware	
Paints	Paints	
Pipe Fittings	Pipe Fittings	
Rope (Manila)	Rope (Manila)	
6 Pulley Blocks	6 Pulley Blocks	
	Lawn Mower	
1 Stationary Engine	1 Stationary Engine	
Glass (window & plate)	Glass (window & plate)	
	21-22.	
De Walt Saw (Electric)	De Walt Saw	Shipped to Japanese at Lillooet, B. C., in March 1943.
2 Cross cut logging saws	1 cross cut logging saw	
1 Set Gears, 30", 8"	1 set of Gears 30", 8"	Sold to Mr. Fitzpatrick, tenant of float house at foot of Pembina Street, on July 20/43.
1 Winch	1 Winch	
Cable 250'	1 250' Cable	
Rails for Marine Ways	Rails for Marine Ways	
4 Set carriage wheels	4 sets carriage wheels	
1 "Chrysler" engine	1 "Chrysler" engine	
Gear Chain	1 Gear Chain	
26" Bandsaw		Sold by Japanese, before evacuation, to Mr. Berg for \$75.00
Shafting & Pulleys	Shafting & Pulleys	Sold to Mr. Fitzpatrick, tenant of float house at foot of Pembina Street, on Sept. 11/44.
2 floats	28" Winch Gear	
Shake Shingles		Engine of No. Value & left on premises. propeller etc. sold to Fitzpatrick September 11, 1944.
10 HP "Clay" Engine (Prop. Shaft etc.)	10 HP "Clay" Engine (propeller, shaft etc.)	
	Inventoried by E. Lorentsen on March 17, 1944, at which time he appraised same.	Sold to Mr. Fitzpatrick, tenant of float house at foot of Pembina Street, on Sept. 11/44.
	1 roll Irish felt	
	18" Quadrant Teller Net roller	

Continued on Page 2.

File No. 8210

CHattel Schedule

July 21, 1947.

(2)

Declared by Chotaro HASEGAWA Inventoried by Westminster
in list attached to JP Form Trust Company on July 23,
dated May 2, 1942. 1942.

Disposition.

1 Heater

1 Heater

Sold by Trapp Motors Ltd. on
July 4, 1944.

Lumber (cedar, hardwood, fir)
Cedar, fir logs

Lumber (cedar, hardwood, fir)
Cedar Fir Logs

Returned to Fife Smith Hardwood
by Mr. Hasegawa

1 "Star" Engine

1 Star Engine

Sold by Japanese, before evac-
uation, to Mr. Nixon.

Control, Boat Rudder, Propeller
etc. auctioned March 15, 1946.

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

W. J. Houston
.....
ADMINISTRATION DEPARTMENT.

WJH/RMS

MEMORANDUM RE SALE OF CHATTELS

(Apart from Auction Sales)

FILE NO: 2210

NAME: NABESAWA Chotaro

DATE ADVERTISED: _____
(or other information)

APPRAISER'S NAME: Japanese owner's approval July, 1943.

VALUATION:

PURCHASE PRICE: \$200.00

COMMITTEE'S APPROVAL: _____

PURCHASER'S FULL NAME: R. L. FITZPATRICK

ADDRESS: New Westminster, B.C.

OCCUPATION:

BILL OF SALE REQUIRED: YES NO
(state if purchase
price already paid or
arrangements made)

Paid in full

ENCUMBRANCES, IF ANY: _____

LIST OF CHATTELS SOLD: Sundry boat building chattels, including Chrysler engine.

Also sold to R. L. Fitzpatrick as above - balance chattels - and
any equity in boat house \$75.00 - as approved by Advisory Committee,
August 29th, 1944, said chattels appraised at \$59.53 by
E. Lorentzen, New Westminster, B.C.

[Signature]



TRAPP MOTORS LTD.

AGENTS FOR GOODYEAR TIRES

AUCTIONEERS


 PORT OF
NEW WESTMINSTER, B. C.


July 4th, 1944.

*Approved by
R.A.C. 29.8.44*

 Custodian of Enemy Property,
675 W. Hastings St.,
Vancouver, B. C.

 Re: ~~XXXXXX~~ *Hasagawa, Chotaro*
File 8210

Dear Sir:

Under instructions from the Office of the Custodian,
we have appraised and sold the following list of goods, the
property of ~~XXXXXX~~, late of Ewen Avenue, Queensboro, B. C. to
Mrs. Stolen ---

1 Coal Heater	\$25.00
Less Appraisal	<u>5.00</u>
	\$20.00

Certified a just and fair appraisal as made by us
this 4th day of July, 1944.

Yours truly,

 TRAPP MOTORS LIMITED,
Auctioneers & Appraisers,

Managing Director.

SALES - SERVICE - SATISFACTION

All that the term implies.

C
O
P
Y

PERSONAL PROPERTY SUMMARY

File No. 8210

June 23, 1947.

Re: (Mr.) Chotaro HASEGAWA
Registration No. 08187

SECURITIES: Chotaro Hasegawa declared, in his JP Form dated May 8, 1942, having one Victory Bond, 1941 issue, and 10 \$50.00 Victory Bonds, 1942 issue, all in his possession.
The above bonds did not come under the control of the Custodian at any time.

LIFE INSURANCE: Chotaro HASEGAWA declared the following in his JP Form:
"Policies in owner's possession. \$1,000.00 in Sun Life Assurance Company of Canada, Vancouver, B.C. Policy #691583. Also \$1,000.00 in Sun Life policy No. 2308952. Wife is beneficiary of both policies."
Chotaro Hasegawa forwarded a policy contract to the Sun Life Assurance Company in September, 1945, and on September 25, 1945, said Company forwarded this Office their cheque for \$1,007.79, which amount was full settlement of all claims under Policy No. 691583. Said cheque was forwarded to Mr. Hasegawa with our letter dated September 26, 1943.
Policy No. 2308952 did not come under the control of the Custodian at any time.

ACCOUNTS RECEIVABLE: In Chotaro HASEGAWA's JP Form dated May 8, 1942, under "Moneys owing to you" he declared the following:
"By Stelianos Theologos, fisherman, P.O. Box 123, Ladner, B.C. for repairs to boat, balance due \$45.00.
"Tom Almas, fisherman, P.O. Box 123, Ladner, B.C. balance due for repairs to boat \$10.00.
"By Mitsuo Ikegami, 327 Johnson St., New Westminster, B.C. Now at Camp Geki, Jasper, Alta. For \$60.00 rent."

On writing to Mitsuo IKEGAMI, File No. 12528, he replied, through the Department of Labour, Japanese Division, that he did not owe Hasegawa this money and we advised Mr. Hasegawa in letter dated September 11, 1944, that the Custodian would take no further action.

Westminster Trust Company wrote the above debtors regarding settlement of their claims but did not receive a reply to same.

We advised Mr. Hasegawa, in letter dated July 22, 1947, that no monies were collected by this Office in connection with the amounts owing by Mr. Theologos and Mr. Almas.

CUSTODIAN ACCOUNT: On July 22, 1947, there was a credit balance of \$1,824.98 in Chotaro Hasegawa's account in this Office and on the same date these funds were forwarded to him at Lillooet, B.C.

P.T.O.

(2)

PERSONAL PROPERTY SUMMARY CONTINUED

File No. 8210

June 23, 1947.

CHATELS: Mr. Chotaro HASEGAWA declared his personal property on a list attached to his JP Form, which stated that some goods were to be left at the Boat House, Foot of Pembina Street, New Westminster, B.C., some were to be left at 616 Ewen Avenue in the care of Mr. Stolen and the remaining articles were to be left at 618 (now 256) Boyne Street, New Westminster, B.C., in the care of the new tenant. Disposition of these effects will be found in the Chattel Summary and Schedule on this file.

SPECIFIED ARTICLES: Chotaro HASEGAWA did not declare owning specified articles and no reference is made on file to same.

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

(signed) "W.J. Johnston"
Administration Department.

WJJ/HMS

ACCOUNTS RECEIVABLE cont: In letter dated July 29, 1947, Chotaro HASEGAWA advised us that he had received \$45.00 from S. Theologos by mail this spring, being balance due. He also stated that T. Almas' claim was still outstanding.

NAME BARBARA, Emma (Mrs. Charles)

REGISTRATION NO. 08395

FILE NO. 8311

The following chattels were sold by public
auction at Surrey, B.C. on January 31, 1945

Shelf dishes and cans

\$ 1.50

*Transferred
from file 8210
22/7/47*

Total

(Auctioneer's Fee: \$0.15

Less Expenses: (Advertising: 0.05

(Moving: 0.31

Net Proceeds Credited:

\$	1.50
\$	0.51
\$	0.99

Members of Custodian Staff Present.

Mr. Iverson

Extracted from Auctioneering List No.

Surrey 9.

Remarks.

NAME WATKINS, Sam (Wm. Watson)

REGISTRATION NO. 08395

FILE NO. 6711

The following chattels were sold by public
auction at New Westminster, B.C. on March 15, 1944

2 Chairs
14 light glasses

\$ 1.50
1.00

Transferred from file

8210- 22/7/47

C.S.

Total

Less Expenses:

{ Auctioneer's Fee: \$0.25
Advertising: \$0.07
Moving: \$0.09
Rent: \$0.15

Net Proceeds Credited:

\$ 2.50

\$ 0.56

\$ 1.94

Members of Custodian Staff Present.

Mr. Iversen

Extracted from Auctioneering List No.

New Westminster B.C.

Remarks.

NAME HASEKAWA, Chotaro

REGISTRATION NO. 08367

FILE NO. 6210

The following chattels were sold by public
 auction at New Westminster, B. C. on March 13, 1944.

2 Chairs	\$ 1.00	Transfer
16 Light glasses	1.00	5.21
Control, Boat Rudder, Prop etc.	3.00	2.74
		8.95

*x transferred 11/5/46
 from file 10566
 C.G.*

Total:	(Auctioneer's Fee)	\$ 4.25	2.30	
	(Advertising)	50.00	0.03	
Less Expenses:	(Savings)	0.00	0.11	
	(Baths)	0.00	0.19	
Net Proceeds Credited:				\$ 5.21

Members of Custodian Staff Present.

Mr. Iversen

Extracted from Auctioneering list No.

New Westminster B.

Remarks.

NAME NABEGAWA, Chotaro

REGISTRATION NO. 08187

FILE NO. E210

The following chattels were sold by public
auction at New Westminster, B.C. on March 15, 1944.

Control, Boat Rudder, Prop. etc.

\$ 3.00

Total	(Auctioneer's Fee: \$0.30	\$ 3.00
	(Advertising: 0.08	
Less Expenses:	(Moving: 0.11	\$.68
	(Rent: 0.19	
Net Proceeds Credited:		\$ 2.32

Members of Custodian Staff Present. Mr. Iverson

Extracted from Auctioneering List No. New Westminster 8.

Remarks.

Filed 22/7/43

MEMORANDUM RE SALE OF CHATTELS

(Apart from Auction Sales)

FILE NO: 6230

NAME: KOSKARI, Gustave

DATE ADVERTISED:
(or other information)

APPRAISER'S NAME:

VALUATION: } Price agreed to by owner

PURCHASE PRICE: \$75.00

COMMITTEE'S APPROVAL: Not necessary in view of above.

PURCHASER'S FULL NAME: Carl Rydberg

ADDRESS:

OCCUPATION:

BILL OF SALE REQUIRED:	YES	NO
(state if purchase price already paid or arrangements made)	Paid in full.	

ENDORSEMENTS, IF ANY: Nil

LIST OF CHATTELS SOLD:		
	Refrigerator upright piano	\$75.00
	Less commission:	<u>1.75</u>
		\$73.25

RE - See notes Rental Statement of September 1943. Checked with accounts on July 22, 1947.

*Rental paid in acct
on 12/4/45*

STATEMENT RE SALE OF:

Name: HASEGAWA, Chotaro,

Catalogue No: 637

File No: 8210

Street Address: 311 Boyne St.
New Westminster,

Reg. 08187

Legal Description: 60/27/757/2620

Date of Sale and Adjustments July 10/44

Sale Price \$ 1015.00

Real Estate Agents Commission \$ 50.75

Charge for Valuation 7.50

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

Encumbrances:

Unpaid taxes

Mortgages

Arrears of Taxes

Other charges

Adjustments:

Fire Insurance 1.85

Taxes 6.01

Water 4.65

64.75 \$1029.51

964.75

Net Proceeds credited to your account

February 10th, 1945.

Date:

Mr. George Peters

Compiled by:

July 20th, 1944.

REAL PROPERTY MEMORANDUM

FILE NO: 8210

NAME: Chotaro Hasegawa

CATALOGUE NO: 637

RE: 311 Boyne Street, New Westminster, B.C.
Dwelling

CERTIFICATE OF ENCUMBRANCE:

Description of Property: Lot 60, Block 27, Lot 757, Group 1,
Map 2620, City of New Westminster.

Encumbrances: Nil

Taxes: 1943 amounting to \$16.80 paid.
No arrears or consolidated.

Vested: 25346

VALUATION BY APPRAISER: \$1,015.00

AMOUNT OF BID: \$1,015.00

APPROVED BY ADVISORY COMMITTEE: June 24th, 1944.

AMOUNT RECEIVED BY CUSTODIAN: \$1,015.00

NAME OF PURCHASER: Jacob Krizovensky and Anne Krizovensky

KWR/DG

K.W. WRIGHT

C
O
P
Y

COULTHARD, SUTHERLAND & CO., LTD.
Estate and Insurance Agents
Car Financing

609 Columbia Street,
NEW WESTMINSTER, B. C.

May 8, 1944.

Catalogue #537.
File #210

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

RE: Lot 60, Block 27, Section 777, Map 2620.
New Westminster, B. C.

Dear Sir:

This property is located at 311 Bayne Street and is rented to Mr. Krisevsky for \$15.00 per month. It is a four roomed bungalow 24' x 24' with exterior narrow siding and shingles. The interior is paper over boards and it is cracked and loose. Fir floors in fair condition. Plumbing consists of a sink and an outside toilet. There is city light and water. There is a full basement with no floor and it is wet and damp. The concrete foundation is good but the construction of the house is cheap and poor.

The lot measures 25' x 130' and is in a poor district of Hindus and other foreigners. There is an open ditch across the front. The property contains three fruit trees.

VALUATION:

Improvements.....	\$864.00
Land.....	150.00
	<u>\$1014.00</u>

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.,
"F. H. Coulthard"

F. H. Coulthard.

Copy for Mr. Peters

0210

June 30th, 1944

The Manager,
Westminster Trust Company,
New Westminster, B.C.

Dear Sirs

Re: Catalogue No. 637,
111 Howe Street, New Westminster.

This will acknowledge receipt of your letter of June 13th in which you advise that your client is prepared to revise his former bid and now offers to purchase the above property for the sum of \$1,015.00.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for \$913.50 to complete the purchase price on this property.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the purchaser is a British subject.

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

A statement of adjustments of taxes, etc. will then be prepared, including registration fees, and forwarded to you after which the documents will be submitted for registration.

Yours truly,

F.G. Shears,
Director

FUS:la

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
North British & Mercantile Ins. Co.	227512	\$1000.00	Dec.	8	1945	251 Boyne St. New Westminster, B.C.
British Crown Insurance Corp. Ltd.	581402	\$2750.00	July	17	1943	616 Esplanade New Westminster, B.C.
British Northwestern Fire Ins. Co.	188372	\$1700.00	Jan.	27	1945	616 Esplanade New Westminster, B.C.
British Crown Insurance Corp. Ltd.	581367	\$1000.00	June	12	1945	311 Boyne St. New Westminster, B.C.
British Crown Insurance Corp. Ltd.	581268	\$1000.00	June	25	1945	251 Boyne St. New Westminster, B.C.
Mercantile Insurance Co.	444477	\$1000.00	Dec.	8	1945	251 Boyne St. New Westminster, B.C.
British Crown Insurance	581357	\$2750.00	July	17	1944	616 East side of Esplanade New Westminster, B. C.

See Page 2.

Fire Insurance Summary

File No. 8210

Re: 257 Boyne Street
New Westminster, B. C.

June 20, 1947.

Chitaro Hasegawa declared, in his JP Form, carrying North British & Mercantile Policy No. 227512 in the amount of \$1,000.00 covering property and furniture at 257 Boyne Street.

Westminster Trust Company stated in their report dated July 24, 1942, that the above policy expired on December 8, 1942. Said Company forwarded to this Office with their letter dated September 11, 1942, North British & Mercantile Policy No. 227512.

Policy No. 227512 expired on December 8, 1942, and Westminster Trust Company issued a new policy, being Mercantile Ins. Policy No. 444477 which covered the building at 257 Boyne St., in the amount of \$800.00 and the household effects at this address in the amount of \$200.00. Date of Expiry: December 8, 1945. Premium amounting to \$6.10 was deducted by Westminster Trust Company from rentals collected by them from said property.

In letter dated February 5, 1945, we requested Westminster Trust Co. to cancel the \$200.00 coverage on household effects as all personal property had been removed from this address. Return premium amounting to 20¢ was forwarded to this Office with their letter dated March 22, 1945, and credited to Mr. Hasegawa's account in this Office.

The above property was sold under Agreement for Sale to Messrs. C. A. Thomson and J. E. Roy. An endorsement was attached on March 22, 1945, to Policy No. 444477 showing the interest of the vendor and vendee. The purchasers were charged \$1.47 for their portion of the unexpired premium. Copy of said endorsed policy was

P.T.O.

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
British Crown Assurance Corporation Ltd.	681402	\$2,000.00	July	17	1943	616 Egan Ave., San Westminster, D.C.
British Crown Assurance Corporation Ltd.	681402	\$2,000.00	July	17	1943	616 Egan Ave., San Westminster, D.C.
British Crown Assurance Corporation Ltd.	681402	\$2,000.00	June	25	1943	237 Egan Street, (formerly 211) San Westminster, D.C.
British Crown Assurance Corporation Ltd.	681402	\$2,000.00	July	17	1943	616 Egan Ave., San Westminster, D.C.
British Crown Assurance Corporation Ltd.	681402	\$2,000.00	July	17	1943	616 Egan Ave., San Westminster, D.C.
British Crown Assurance Corporation Ltd.	681402	\$2,000.00	July	17	1943	616 Egan Ave., San Westminster, D.C.
British Crown Assurance Corporation Ltd.	681402	\$2,000.00	July	17	1943	616 Egan Ave., San Westminster, D.C.
British Crown Assurance Corporation Ltd.	681402	\$2,000.00	July	17	1943	616 Egan Ave., San Westminster, D.C.
British Crown Assurance Corporation Ltd.	681402	\$2,000.00	July	17	1943	616 Egan Ave., San Westminster, D.C.
British Crown Assurance Corporation Ltd.	681402	\$2,000.00	July	17	1943	616 Egan Ave., San Westminster, D.C.

(2)

FIRE INSURANCE SUMMARY CONTINUED.

Above policy expired on July 17, 1942, and Westminster Trust Co. issued a new policy, being British Crown Policy No. 681402 which covered the building at 616 Egan Avenue in the amount of \$2,000.00 and the furniture and effect at this address in the amount of \$750.00. Date of Expiry: July 17, 1943. Premium amounting to \$27.67 was deducted by Westminster Trust Company from rentals collected by them from said property.

Policy No. 681402 expired on July 17, 1943, and was renewed by British Crown Policy No. 681857 covering \$2,000.00 on the building and \$750.00 on the household furniture at 616 Egan Avenue. Expiry date: July 17, 1944. Premium amounting to \$27.67 was deducted from Chotaro Hasegawa's account No. 8210 in this Office.

Policy No. 681857 expired on July 17, 1944, and was renewed by British Crown Policy No. 682157 which covered the building at 616 Egan Avenue in the amount of \$2,000.00. Expiry date: July 17, 1945. Premium amounting to \$19.80 was deducted from Mr. Hasegawa's account in this Office. Insurance covering household effects was dropped as personal property left at the above address had all been removed at this time.

The above property was sold under Agreement for Sale to Messrs. C. A. Thomson & J. E. Roy. An endorsement was attached on March 22, 1945, to Policy No. 682157 showing the interest of the vendor and vendee. The purchasers were charged \$9.82 for their portion of the unexpired premium. Copy of said endorsed policy was forwarded to Westminster Trust Co., agent for the purchasers, by registered mail with our letter dated April 14, 1945.

P.T.O.

POL. NO.

06157

NAME

HASEGAWA, Chotaro

FILE NO.

8210

ASSURED

Charles A. Thomson and Joseph E. Ray (Sold under Agreement for Sale)

COMPANY

British Crown Assurance
Corporation Limited

POLICY NO.

682760

AMOUNT

\$1,000.00

PREMIUM

6.10

RATE

.61

TERM

3 Yr.

EXPIRATION

June 25, 1948.

PROPERTY INSURED

\$1,000.00 On the building built of frame with patent
roof Private Double Dwelling.

LOCATION

259 (formerly 253) Bayne Street
New Westminster, B. C.

LOSS PAYABLE

Secretary of State of Canada Acting in
his Capacity as Custodian.

INSURANCE AGENT

Westminster Trust Co.

RENTAL AGENT

Westminster Trust Co.

ENDORSEMENTS

Transferred to new owners, Thomson
& Ray, Jan 30/47.

REG.
NO.

06167

NAME

HASEGAWA, Chotaro

FILE
NO.

8210

CHARLES A. THOMSON and JOSEPH E. HOL.

COMPANY

Maritime Insurance
Company

POLICY NO:
447556

AMOUNT
\$800.00

PREMIUM
\$4.88

RATE
.615

TERM
3 yrs.

EXPIRATION
December 8, 1948

PROPERTY INSURED

\$800.00 on the frame, patent-
roofed Private Dwelling

LOCATION

257 Boyne Street, (formerly 251)
New Westminster, B. C.

INSURANCE AGENT

Newminster Trust Company

RENTAL AGENT

Newminster Trust Co.

LOSS PAYABLE

The Secretary of State of Canada,
acting in his capacity as Custodian,
as his interest may appear.

ENDORSEMENTS

*Transferred to new owner,
Thomson & Ray, Jan 30/47.*

NAME MAHIANA, Uotaro		FILE NO. 2210 ✓	
Joseph E. Roy and Charles Alexander Thomson			
COMPANY British Northwestern Fire Insurance Company	POLICY NO. 222616	AMOUNT \$2,000.00	PREMIUM \$19.80
PROPERTY INSURED \$2,000.00 on the 2nd story frame building with corrugated roof occupied as a General Store and Living Quarters.	RATE .90%		TERM 1 Yr.
EXPIRATION July 19, 1947.		LOCATION 616 Even Avenue, New Westminster, B. C.	
LOSS PAYABLE Custodian		INSURANCE AGENT Even Mackay & Company Limited.	
EXEMPTIONS		RENTAL AGENT Westminster Trust Co.	

*Transferred to new owners,
Thomson & Roy, Jan 30/47.*

REG.
NO.

06257

NAME

HASEGAWA, Chotaro

FILE
NO.

8210

ASSIGNED TO THE SECRETARY OF STATE OF CANADA, acting in his capacity as Custodian (Sold under Agreement for Sale to CHARLES A THOMSON & JOSEPH E. ROY)

COMPANY	POLICY NO.	AMOUNT	PREMIUM	RATE	TERM	EXPIRATION
British Crown Assurance Corporation Ltd.	682770	\$2,000.00	\$19.80	.99	1 Yr	July 17, 1946.

PROPERTY INSURED
\$2,000.00 on the 2¹/₂ story frame building with patent roof occupied as a General Store & Dwelling

LOCATION
616 Dean Avenue,
New Westminster, B. C.

LOSS PAYABLE Custodian	INSURANCE AGENT Westminster Trust Co.	RENTAL AGENT Westminster Trust Co.
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REMARKS
Renewed Policy # 222616, British Northwestern
Fire Insurance Company
(Mr. Thompson is the insurance agency now at
Westminster Trust for at the time this policy came
up for renewal.)

REG.
NO.

08187

NAME

HASEGAWA, Chotaro

FILE
NO.

210

ASSURED

G.H. McPHERSON, Deputy Custodian or His Successors, Japanese Evacuation
Section on behalf of C. Hasegawa

COMPANY

British Crown
Insurance Co. Ltd.
PROPERTY INSURED

POLICY NO.

681268

AMOUNT

\$1000.00

PREMIUM

\$8.00

RATE

.80

TERM

3 Yr. June 27, 1945

EXPIRATION

\$1000.00 On the 2 story, frame, patent
roof Private Dwelling

LOCATION

House 259
542 Boyne St.
New Westminster, B. C.

LOSS PAYABLE

ASSURED

INSURANCE AGENT

Westminster Trust Co.

RENTAL AGENT

Westminster Trust
Company

ENDORSEMENTS

Sold under agreement for sale - 2/13/45
Ref. Pol. # 682760 - British Crown Ass. Corp.
Ltd.

REG.
NO.

06167

NAME

HARRIS, Gustave

FILE
NO.

8210 ✓

THE SECRETARY OF STATE OF CANADA, acting in his capacity as Custodian.

COMPANY

British Crown Assurance
Corporation Ltd.
PROPERTY INSURED

POLICY NO.

682157

AMOUNT

\$2,000.00

PREMIUM

\$19.60

RATE

.99

TERM

1 Yr.

EXPIRATION

July 17, 1945

\$2,000.00 on the 2 $\frac{1}{2}$ story, frame, patent-
roofed general store & dwelling.

LOCATION

616 Esplan Ave.,
New Westminster, B.C.

LOSS PAYABLE

Assured

INSURANCE AGENT

Westminster Trust Co.

RENTAL AGENT

Westminster Trust Co.

REMARKS

*Sold under Agreement for Sale 2/3/45
Re. Pol. # 682770. British Crown Assurance.*

06187

HASEGAWA, Chotaro

FILE NO.
8210

ASSURED

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

COMPANY
Mercantile
Insurance Company

POLICY NO.

44477

AMOUNT

\$1000.00

PREMIUM

\$6.10

RATE

.61

TERM

3 Yr.

EXPIRATION

Dec. 8, 1945

PROPERTY INSURED

\$600.00 on the frame, patent-roofed
Double Dwelling.

\$200.00 on household furniture & personal
effects while contained therein.

LOCATION

4-257
241 Bayne St.
Vancouver, B. C.

LOSS PAYABLE

ASSURED

INSURANCE AGENT

Vancouver Trust Co.

RENTAL AGENT

Vancouver Trust
Company

ENDORSEMENTS

Renewed Pol. # 447556. Mercantile Insurance Co.
H. H. C. cancelled. Feb 5/45
Sold under agreement for sale - 2/13/45

REG.
NO.

08187

NAME

HASEGAWA, Chotaro

FILE
NO.

8210

ASSURED

G. W. HOPKINSON, Deputy Custodian or his Successors, Japanese Evacuation
Section on behalf of G. Hasegawa.

COMPANY

British Crown
Insurance Corp. Ltd. 681267

POLICY NO.

AMOUNT

PREMIUM

RATE

TERM

EXPIRATION

PROPERTY INSURED

\$1,000.00 On the 1 1/2 story, frame, shingle-
roof Private Dwelling.

LOCATION

311 Boyne St.
New Westminster, B. C.

*Transferred to new Owner -
Kinsman - 11/9/44*

LOSS PAYABLE

ASSURED

INSURANCE AGENT

Westminster Trust Co.

RENTAL AGENT

Westminster Trust
Company

ENDORSEMENTS

6210

May 16th 1945.

Mr. Chotaro HASEGAWA,
Registration No. 08187,
East Lillcoot, B. C.

Dear Sirs

Re: Catalogue No. 636
257-259 Bayne Street &
616 Burn Avenue,
New Westminster, B. C.
Lot B/23/177/2620.

Please be informed that the above property has been sold as of January 15th 1945, for the sum of \$3,520.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

Rents, less expenses, up to the mentioned date, have been credited to your account and adjustments of insurance premiums have also been credited to you.

The net result of this sale appears on an attached statement and the proceeds from the down payment of \$1,420.00 have been credited to your account. The balance of \$2,130.00 is being paid under an Agreement for Sale at the rate of \$140.13 every three months plus interest at 5% per annum until the sum of \$980.92 has been paid. This will leave a balance owing of \$1,149.08 which is to be paid in a lump sum as final payment.

We are also enclosing a general statement of your account up to date which includes the net figure to which reference has already been made.

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/IMS
Encl. (2)

c.c. B. C. Security Commission.

STATEMENT RE SALE OF:

Name: **HASEGAWA, Chotaro**

Catalogue No: **636**

File No: **6210**

Street Address: **297-99 Bayne & 616 Esen Ave. Reg. #08187**
New Westminster, B.C.

Legal Description: **S/23/757/2620**

Date of Sale and Adjustments **January 15th, 1945**

Sale Price **\$3550.00** (Agreement **\$2130.00**) cash **\$ 1420.00**

Real Estate Agents Commission **\$ 177.50**

Charge for Valuation **15.00**

Charge for Advertising **4.00**

Land Registry Office Transmission Fee **2.25**

Disbursements:

Unpaid Taxes

Mortgage

Amount of Taxes

Other Charges

Adjustments:

Fire Insurance

12.44

Taxes

.83

Water

3.30

199.58

\$ 1435.74

Net Proceeds credited to your account
as of **January 15th, 1945**

1236.16

May 9th, 1945

Date:

Mr. George Peters

Compiled by:

Chester HASPANA

File No. 8210
Reg. No. 06187

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 August 17	Cheque to you	\$ 50.00		
October 13	Cheque to you	150.00		
October 30	Cheque to you	80.00		
December 2	Cheque to you	100.00		
December 30	Cheque to you	100.00		
September 26	Payment on chattel mortgage re store and fixtures		121.30	
November 12	Payment on chattel mortgage \$36.19, int. \$3.61		40.00	
December 12	Payment on chattel mortgage \$36.43, int. \$3.57 Rents collected Disbursements (commission, water, insurance & repairs)	113.51	40.00 492.50	
February 10	Land Registry Office - Certificate of Encumbrance Payment on chattel mortgage	2.00	80.00	
March 12	Payment on chattel mortgage Cheque to you	100.00	340.00	
April 1	Cheque to you	100.00		
April 14	Packing & crating R. Cairney - account goods supplied	14.40	1.00	
April 20	Singer Sewing Machine Co.	106.25		
May 5	Cheque to you	100.00		
May 31	Cartage on furniture	3.75		
June 14	Payment re chattel mortgage		90.96	
June 26	Cheque to you	100.00		
July 21	Cheque to you	100.00		
July 23	Sale of chattels at Posthouse		190.00	

EXHIBIT NO. 31 - 3
DATE 13 Jan 1945
FILED BY R. J. McMaster

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943				
August 3	Cartage, charges	\$ 7.50		
August 17	Cheque to you	100.00		
September 10	1943 taxes	39.20		
September 23	Cheque to you	100.00		
October 13	Freight charges	39.19		
October 22	Cheque to you	100.00		
November 17	Taxes on Lot 9	23.10		
	Cheque to you	100.00		
December 13	Cheque to you	100.00		
December 14	Rents collected		1,234.00	
	Disbursements	257.46		
March 22	Payment for duplicate deed	5.00		
May 5	Proceeds Auction Sale		1.17	
July 10	Sale of heater		20.00	
	Cheques to you January - July - 7 @ \$100.00 each	700.00		
	Rents collected		512.00	
	Disbursements	68.43		
	Credit re Sale of Property		964.76	
	1944 taxes	39.20		
October 14	1944 taxes on Lot 9	21.00		
December 15	Rents collected		437.00	
	Disbursements	74.50		
	Balance re sale of chattels in backhouse		66.25	
	Cheques to you August - December - 5 @ \$100.00 each	500.00		
January 16	Cheque to you	100.00		
	Rents collected		75.50	
	Disbursements	6.32		
		\$3,600.81	\$4,706.44	
				<u>\$1,105.63</u>

CHOTARO BASQUAVA

File No. 8310
Reg. No. 06187

Date	Particulars	Debit	Credit	Balance
1945 January 31	Balance as per statement sent	\$	\$1,105.63	
January 15	Credit re Sale of Property		1,236.16	
	Balance rents to date (net)		63.72	
February 14	Telephone calls re property	.35		
March 17	Cheque to you	100.00		
March 26	Cheque to you	100.00		
	Proceeds Auction Sale		.99	
	Refund Insurance premium		.20	
April 14	Payment under Agreement for Sale \$140.13, Int \$26.26		166.39	
April 19	Cheque to you	100.00		
		\$ 300.35	\$2,573.09	

GR \$ 2,272.74

Chester HARGRAVE

File No. 6210
Reg. No. 06187

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1965 April 19	Balance as per statement sent		\$2,272.74	
May 15	Cheque to you	100.00		
June 11	Cheque to you	100.00		
June 22	Long distance call to New Westminster	.55		
July 14	Cheque to you	100.00		
August 11	Payment under Agreement for Sale Interest		140.13 24.80	
August 17	Cheque to you	100.00		
September 14	Cheque to you	100.00		
October 12	Payment under Agreement for Sale Interest		140.13 23.31	
October 18	Cheque to you	100.00		
November 19	Cheque to you	100.00		
December 17	Cheque to you	100.00		
1966 January 10	Cheque to you	100.00		
January 16	Payment under Agreement for Sale Interest		140.13 21.55	
		\$ 900.55	\$2,762.79	

On \$ 1,862.24

CHOTARO MASOGAWA

File No. 8210
Reg. No. 08187

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1946 January 16	Balance as per statement sent	\$	\$1,862.24	
February 19	Cheque to you	100.00		
March 16	Cheque to you	100.00		
April 15	Payment under Agreement for Sale \$140.13, Int \$19.35		159.48	
April 18	Cheque to you	100.00		
May 17	Proceeds Auction Sale		3.09	
May 29	Cheque to you	100.00		
June 13	Cheque to you	100.00		
July 16	Payment under Agreement for Sale \$140.13, Int \$17.82		157.95	
August 22	Cheque to you	200.00		
September 11	Cheque to you	100.00		
October 16	Cheque to you	100.00		
October 31	Payment under Agreement for Sale \$140.13, Int \$16.25		156.38	
November 15	Cheque to you	100.00		
December 12	Cheque to you	100.00		
1947 January 17	Balance under Agreement for Sale \$1149.09, Int \$14.48		1,163.57	
February 7	Registration Fees	1.25		
		<u>\$1,101.25</u>	<u>\$3,502.71</u>	

Accounting Department
April 22nd, 1947

OR \$ 2,401.46

STATEMENT OF ACCOUNT

For Chotaro HASEGAWA

File No. 8210
Rec. No. 08187

<u>DATE</u>	<u>PARTICULARS</u>	<u>DEBIT</u>	<u>CREDIT</u>	<u>BALANCE</u>
1947	Balance as per last statement forwarded		\$	\$2,401.46
April 21	Remittance to Chotaro HASEGAWA	200.00		
May 12	Remittance to Chotaro HASEGAWA	200.00		
June 20	Remittance to Chotaro HASEGAWA	100.00		
July 17	Transfer to Mrs. Hana Hasegawa's Acct. #8211, funds received from store accounts.	2.30		
July 22	Transferred funds to Mrs. Hana Hasegawa's Acct. #8211, from New Westmaster Auction No. 8	1.94		
July 22	Transferred proceeds from Surrey Auction No. 9, to Mrs. Hana Hasegawa's Acct. #8211.	.99		
July 22	Transferred proceeds from sale of piano to Hana Hasegawa's Acct. #8211.	71.25		
July 25	Remittance to Chotaro HASEGAWA	1824.98		
		<u>\$2,401.46</u>		
			<u>\$2,401.46</u>	

CR. III

I hereby certify that the foregoing words are a true copy of the original thereof they purport to be a copy.

March 30, 1948

P. I. M. H. Hasegawa

- STATEMENT -

		DR.	CR.
June 15/42	Rents: H. Dubas		9.00
	Agent's Commission	.50	
July 14	Rents: H. Dubas		9.00
	R. Murphy		8.00
	V. Mamuk		13.00
	J. Zachariuk		11.50
	Agent's Commission	4.00	
Aug. 13	Rents: J. Krisovensky		15.00
	G. Stolen		25.00
	M. Koochin		11.00
	H. Dubas		9.00
	R. Murphy		8.00
	J. Krisovensky (Aug.)		15.00
Aug. 13	Agent's Commission	4.21	
	Best Electric: Repairs to light fixtures, 351 Boyne Ave.	2.91	
	F. C. Lindsay, Plumbing repairs, Boyne St.	7.85	
	Water Rates: Boyne St.	3.39	
	311 Boyne St.	5.25	
	Boyne St.	2.63	
Aug. 13	Insurance: British Crown Policy, 616 Even Ave. \$2000.00 on building 750.00 on furniture & fixtures	27.67	
	British Crown Policy, 311 Boyne St. \$750.00 on dwelling	6.00	
Aug. 13	Insurance: British Crown Policy, 253 Boyne St. \$1000.00 on dwelling	8.00	
Aug. 17	Our cheque to you	50.00	
	Balance at your Credit	11.09	
		\$133.50	\$133.50
Aug. 17	Balance at your Credit		11.09

File No. 6774
Reg. No. 08622

INSTRUMENT

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 November 25	Land Registry Office - Certificate of Encumbrance	\$ 1.00	\$	
1945 January 15	Credit re Sale of Property		75.42	
April 14	Payment under Agreement for Sale \$9.87, Int \$1.85		11.72	
		<u>\$ 1.00</u>	<u>\$ 87.14</u>	

CR \$ 86.14

FILE No. 6774
Reg. No. 08622

STATEMENT OF ACCOUNT
Hajime HASEGAWA

Date	Particulars	Debit	Credit	Balance
1945	Balance as per last statement sent			
August 11	Payment under Agreement for Sale \$9.87 Interest \$1.75		11.62	
October 12	Payment under Agreement for Sale \$9.87 Interest \$1.64		11.51	
1946	January 16	Payment under Agreement for Sale \$9.87 Interest \$1.51		11.38
April 15	Payment under Agreement for Sale \$9.87 Interest \$1.36		11.23	
July 16	Payment under Agreement for Sale \$9.87 Interest \$1.25		11.12	
October 31	Payment under Agreement for Sale \$9.87 Interest \$1.14		11.01	
1947	January 17	Final payment under Agreement for Sale \$80.91 Interest \$ 1.02		81.93
February 7	Registration Fee			\$1.25
July 28	Residence to Hajime HASEGAWA			234.69
				<u>1235.94</u>
				<u>1235.94</u>
				<u>CR. III</u>

File No. 8210/1
Reg. No. 08187

Chotaro HASEGAWA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943				
Sept. 17	Balance carried forward			CR \$756.63
Sept. 23	Ck 5336 - Personal use	\$100.00		
Oct. 13	Ck 5699 Pac. Grt East Ry. Shipment of fixtures	39.19		
Oct. 16	Rents collected -1311 Boyne Street- Rents collected - 259 Boyne Street Rents collected - 257 Ewen Street Rents collected - Boat house Commission Repairs & Maintenance Sundry Disbursements	30.00 22.50 17.00 5.00 3.73 6.00 10.50		
Oct. 22	Ck 5823- Maintenance	100.00		
Nov. 15	Rent collected Commission Sundry Disbursements	6.17 2.87	123.50	
Nov. 17	Ck 6280- City of New West- minster- Taxes lot 9/23/ 757/ son's property Ck 6281 - Personal use	23.10 100.00		

CR \$563.07

File No. 8210/1
Reg. No. 08187

Chocharo HASEGAWA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943				
June 14	Balance carried forward Sundry	\$ 3.59		CR 603.39
June 28	Ck 3940 - Living Expenses	100.00		
July 14	Rents collected Commission Sundry	5.00 9.75	\$100.00	
July 21	Ck 4345- Personal use	100.00		
July 23	Westminster Trust Co.- Sale of chattels at boat house. Commission on sale of goods	10.00	200.00	
Aug. 3	Ck 4644- Westminster Trust- Premium Brit Crown Ass. Policy #68157	27.67		
Aug. 12	Rents collected Commission Repairs & Maintenance Sundry	2.17 6.35 4.01	43.50	
Aug. 17	Ck 4748 - Personal use	100.00		
Sept. 10	Ck 5096- Corp. City New Westminster, payment /43 taxes	39.20		
Sept. 17	Rents collected Commission Sundry	12.02 3.50	240.50	
Aug. 3	Ck 4568 - Kings Motor Cigs	7.50		

CR \$736.63

File No. 8219/1
Reg. No 8187

Chotaro HASEGAWA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943				
March 6	Balance carried forward			CR \$199.88
March 12	Westminster Trust- payment on fixtures- Feb. Interest Rents Collected Westminster Trust- payment on fixtures - Mar. Commission - Westminster Trust Repairs & Maintenance	\$17.00 5.47 5.00	\$37.16 2.84 109.50 300.00	
April 1	CR 2487 - Personal Use	100.00		
April 14	H. Cairney a/o goods supplied Rent collected Westminster Trust Co. Commission Repairs Sundry Disbursements	14.40 4.32 2.90 27.22	1.00 85.50	
April 20	CR 2825 - Singer Sewing Machine - payment of account	106.25		
May 5	CR 3044 - Living expenses	100.00		
May 13	Rents collected Commission Sundry	3.75 4.07	75.00	
May 31	CR 3441 - King's Motor Cycles- Garage- Belyea Co. to P.O.E.	3.75		
June 14	Westminster Trust- payment on fixtures- principal & interest. Rents collected Commission	9.82	90.96 105.50	
				CR \$603.39

C. HASEGAWA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 June 25	W. Dubas - rent June 15 Commission	\$.50	\$ 9.00	
July 14	W. Dubas - rent July 1 R. Murphy - rent July 1 V. Mannock - rent July 10 J. Zaeharink - rent July 1 Commission - Westminster Trust		9.00 8.00 13.00 11.50	
August 13	Kuzovensky - rent O. Stolen - rent M. Koochin - rent M. Dubas - rent R. Murphy - rent Kuzovensky - rent August Best Electric City of New Westminster water rates F. O. Lindsay - plumbing repairs City of New Westminster - water rates Westminster Trust - Insurance Premium Westminster Trust - Insurance Premium Commission	2.91 7.88 7.85 3.39 27.67 14.00 4.21	15.00 25.00 11.00 9.00 8.00 15.00	
August 17	Ck 244 - C. Hasegawa	50.00		
September 14	V. Mannock - rent Aug. 10 R. Cairling - rent J. Subtelny - rent O. Stolen - rent M. Koochin - rent R. Murphy - rent M. Dubas - rent J. Kuzovensky - rent Water Tap Commission		13.00 11.50 13.00 25.00 11.00 8.00 9.00 15.00	
September 26	Payment on Chatted Mortgage-store & fixtures July, Aug. & Sept. by O. Stolen	1.10 5.27		121.30
September 29	J. Subtelny - rent transferred to File 6211 per Westminster Trust Letter Dept. 26	13.00		

Date	Particulars	Debit	Credit	Balance
1942	October 14	H. Gilling - rent due Sept 15 G. Staten - rent due Sept 15 Mr. Carrothers - rent due Sept 16 Mr. Carrothers - rent H. Fulton - rent due Oct. 1 H. Koehlin - rent due Oct 1 H. Fulton - rent due Oct 1 H. Dubas - rent due Oct 1 P. Murphy - rent due Oct 1 J. Krivosensky - rent due Oct 1 City of Westminster - water rates Commission	11.50 25.00 2.00 2.00 2.00 11.00 11.00 9.00 8.00 15.00	
October 13	Ck 563 - C. Hassega	11.73 4.82		
October 30	Ck 725 - C. Hassega	150.00 80.00		
November 12	Payment on fixtures Interest Commission Rental Statement Sundry per Rental Statement	36.19 3.81 6.63 2.63 100.00	92.50	
December 2	Ck 1053 - Chotaro HASSEGA	100.00	77.50	
December 12	Rents collected Commission Sundry per Rental Statement Payment on fixtures Interest	5.88 4.04 36.43 3.57 100.00		
December 30	Ck 1334 - C. Hassega	100.00		
1943	January 14	Rents collected Payment on fixtures Interest Commission Repairs & Maintenance Insurance Sundry	96.00 36.67 3.33 6.80 15.53 6.10 7.49	
February 10	Ck 1731 - Certificate of Insurance Ck 1731 - Certificate of Insurance	1.00 1.00		

Date	Particulars	Debit	Credit	Balance
1963 February 12	Rents collected Commission Repairs & Maintenance Sundry Payment on fixtures Interest	6.63 10.76 13.60	92.50	
March 6	Ch 1204 - Onofaro Hasegawa	100.00	36.92 3.08	CR \$ 199.88

File 5210

Catalogue No. 637
File No. 8210
211 Bayne St., New Westminster
60/27/171/2620

October 17th, 1944.

JACOB KRISOVERSKY AND ANNE KRISOVERSKY

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENT

(as at July 10, 1944)

	DEBIT	CREDIT
Purchase price	1,015.00	
Cheques received		1,015.00
Registration fees on deed - \$1,015.00	6.30	
Insurance premium - 30.85 x \$6.00 (expiry 12/5/45)	1.85	
Water paid to Sept. 30/44 - 5.25 qtr. - 2 mths. & 21 dys.	4.65	
174/365 x \$16.80 purchaser proportion of '44 taxes paid	8.01	
Balance owing by purchaser		20.81
	\$1,035.81	\$1,035.81

BALANCE OWING BY PURCHASER - \$20.81

Files No. 5210 & 5774.
Catalogue Nos. 636 & 635

February 20th, 1945.

MEMORANDUM

To: Mr. A.W. Wright

From: Mr. Ian Macpherson

Shipwreck HANUANA - Reg. No. 06187
Wajale HANUANA - Reg. No. 06622
City of San Bernardino
Lots 6 & 7, Blk. 23, of Lot 797, Sp. 1,
Map 1622. Certificates of Vesting Nos.
53264 & 53277.

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

1. Original Certificate of Encumbrance.
2. Agreement for Sale in duplicate.....CHARLES ALEXANDER THOMSON
and JOSEPH EDWARD RY.
3. Copy of letter showing to whom sold and price paid for the property.
4. Memorandum from the Administration Department confirming valuation, and approval of Advisory Committee.
5. Real Property Memorandum from Administration Department.

Certificates of Indefeasible Title Nos. 53264-2 and 53277-2 are in the owners possession.

RMH
Atch.

File Nos. 8210 & 8774.
Catalogue Nos. 635&636.

February 12th, 1947.

MEMORANDUM

TO: Mr. George Peters
FROM: Mr. D. A. Cramer

Chiyotaro HASEGAWA
Hajime HASEGAWA
City of New Westminster
Lots 8 and 9, Blk. 23 of Lot 757,
Sq. 1, Map 2620.

Agreement for Sale covering the above described property has been paid for in full, therefore, the following documents have been registered and copies are attached along with the Certificate of Indefeasible Title.

1. Copy of application number 217579-E, dated February 7th, 1947, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 217580-E, dated February 7th, 1947, registering the property in the names of Charles Alexander Thomson and Joseph Eugene Roy (Deed).
3. Duplicate of Transmission dated January 27th, 1947.
4. Duplicate of Deed dated January 27th, 1947 - Secretary of State to Charles Alexander Thomson and Joseph Eugene Roy.
5. Certificate of Indefeasible Title number 217580-E, dated February 10th, 1947, covering the above property in the names of Charles Alexander Thomson and Joseph Eugene Roy.

D. A. Cramer

DAC:JS
Atch.-See above.

File No. 572

December 23rd, 1944

MEMORANDUM

TO: Mr. Gen. Lister

FROM: Mr. W. J. Johnston

Re: **Enjin James HASEGAWA**

Lot 9, Block 23, Lot 757, Map 2628

600 Block Even Avenue

Catalogue No. 636

Even Avenue

The above-mentioned property is neither leased
nor rented.

The purchasers of this property are also buying
Lot 5, Catalogue No. 636. Deed should cover both properties.

The title is in the name of the Corporation of the
City of New Westminster from whom Mr. Hasegawa purchased the
property. He has, however, paid for same in full and we have
the deed in the name of James Hasegawa in our office.

The address of Lot 9 as given in our catalogue is
incorrect; this lot is in the 600 Block Even Avenue and
adjoins 604 Even Avenue, Catalogue No. 636, at the corner of
Bayne Street.

A notice has been received from the Corporation
of the City of New Westminster, copy attached, which states
that there is an encroachment on Even Avenue in connection
with this property.

We are also sending herewith original Certificate
of Encumbrance and Tax Certificate for registration purposes.

WJN/MEJ

Enc.



File No. 8219.
Catalogue No. 637.

October 2nd, 1944.

Memorandum

To: Mr. George Peters

From: Mr. H. L. Brown

Subject: **RECORDS**
Map of New Westminster
Lot 42, Blk. 27 of Lot
111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

This reference to the above property which was
recorded in the New Westminster Land Registry Office,
dated August 11th, 1944, on which herewith the following
documents are submitted herewith.

1. Copy of application number 176375-B, dated
August 11th, 1944, registering the property in
the name of the Custodian (Transmission).
2. Copy of application number 176375-B, dated
August 11th, 1944, registering the property in
the name of Jacob Krievensky and Anna Krievensky,
(Jews).
3. Duplicate of Transmission dated July 28th, 1944.
4. Duplicate of Deed dated July 28th, 1944 - Secretary
of State to Jacob Krievensky and Anna Krievensky.
5. Certificate of Inalienable Title number 176375-B,
dated September 2nd, 1944, covering the above
property in the name of Jacob Krievensky and
Anna Krievensky.

Approved

10/2/44
H.L.B.

DISCHARGE OF CHATTEL MORTGAGE

"BILLS OF SALE ACT"

TO

The Registrar of the County Court of New Westminster, British Columbia,
THAT The Secretary of State of Canada, acting in his capacity as Custodian, hereby
certifies that GUNAR STOLEN, of the City of New Westminster, in the Province of
British Columbia, has satisfied all money due on, or to grow due on, a certain
Chatel Mortgage made by the said GUNAR STOLEN to CHOTARO HARRIWA, which said
Chatel Mortgage bears date the 2nd day of April, 1942
THAT such Chatel Mortgage has not been assigned and that the undersigned is the
person entitled by law to receive the money; and that such Chatel Mortgage is
therefore discharged.

WITNESSE my hand this

day of

1944

SIGNED, SEALED and DELIVERED

in the presence of

(F. G. SHEARS)
Authorized Deputy of the Secretary
of State and/or Custodian.

PROVINCE OF BRITISH COLUMBIA

TO WIT:

I, Jean Foy, of the City of Vancouver, in the Province of British Columbia, make oath
and say:

1. I was personally present and did see the within instrument duly signed and exe-
cuted by F. G. Shears, the party thereto, for the purposes named therein.
2. The said instrument was executed at Vancouver, British Columbia.
3. I knew the said party, and that he is of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of
sixteen years.

Sworn before me at Vancouver, in the
Province of British Columbia, this
day of September, 1944.

A Notary Public in and for the Province
of British Columbia

*All signed copy
on R.P. Section*

8210

Mr. Chotaro HASEGAWA,
Registration No. 08187,
East Lillooet, B.C.

July 10, 1944.

Dear Sir:

Re: BOAT HOUSE AND REMAINING EFFECTS THEREIN

Constable Davidson phoned us from the B.C. Security Commission and gave us the contents of your communication with reference to our letter of June 15/44. We understand from this that you have a written agreement with the owner of the land wherein your boat house stands and that you decline to accept the offer made by Mr. Fitzpatrick.

You are probably aware that the building would become the property of the land owner on the termination of a lease unless there is a written agreement to the contrary. We have pointed this out before in an effort to complete the liquidation in your interest and reference to your declaration does not give any definite information as to your interest.

We regret that arrangements have not been made for you to visit Vancouver in this connection but if, as you say, there is an agreement between yourself and Lee San in your safety deposit box we would suggest that you send a key to Mr. G.H. McQuarry with a letter authorizing him to open your box and obtain this agreement for our perusal and we can then deal with the matter on its merits.

As to the remaining effects we had these appraised by an independent valuator and the value placed on them, we believe, was very conservative and we would not advise having them removed for sale at auction.

You may remember that while you were in Vancouver last year you stated that you wished to dispose of the remaining effects in your boat house after Mr. Fitzpatrick had purchased the bulk of them.

In conclusion the offer we received and submitted in our letter of June 16th. was based on the effect that Mr. Fitzpatrick was in possession of the boat shed and would, therefore, make a better offer than any one else. We will hold this and request that you write by return along the lines we have suggested herein.

If we do not hear within a reasonable time we shall proceed to close the deal.

Yours truly,

W.J. Iverson
Protection Department.

WJI/CH

8210

June 30th, 1944

The Manager,
Westminster Trust Company,
New Westminster, B.C.

Dear Sir:

Re: Catalogue No. 637,
311 Dume Street, New Westminster.

This will acknowledge receipt of your letter of June 13th in which you advise that your client is prepared to revise his former bid and now offers to purchase the above property for the sum of \$1,015.00.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for \$915.50 to complete the purchase price on this property.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the purchaser is a British subject.

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

A statement of adjustments of taxes, etc. will then be prepared, including registration fees, and forwarded to you after which the documents will be submitted for registration.

Yours truly,

F.G. Shearn,
Director

FGB:ls

April 28, 1944.

The Manager,
Westminster Trust Company,
New Westminster, B. C.

Dear Sir:

Re: Chotaro HASEGAWAEquity in Boat House.

With reference to your letter of April 5th and Mr. R. L. Fitzpatrick's offer of \$75.00 for the balance of effects in the boat house undisposed of together with a clearance of any rights that HASEGAWA has in the building.

In view of the fact that Mr. Fitzpatrick has been negotiating with the Chinese owner of the foreshore rights for a lease on the land, we suggest that he contact Mr. Chotaro HASEGAWA, Registration Number 08187 at East Lillooet, B. C., giving him the details of his negotiations and making his offer direct.

It might be as well to state that Mr. Paul HASEGAWA, while in Vancouver last year, expressed a desire that the balance of items in the boat house be sold, also that the same had been appraised at the value of \$59.63.

Yours truly,

W. J. Iverson

Protection Department.

WJI/pls

*Fitzpatrick could
get an answer
from Hasegawa*

1

FREIGHT BILL—PREPAID CHARGES

FORM 100-100 (REVISED 1-31-41)

M. CUSTODIAN OF ALIEN PROPERTY ~~UNITED STATES~~

~~2000-2000~~ JUNE 29 1943

To the PACIFIC GREAT EASTERN RAILWAY CO., Dr. for Transporting the international Freight billed PREPAID

Waybill No. 4712

Shipping Bill No. 2599/2600

Car No.

CONSIGNEE, DESTINATION AND ROUTE	DESCRIPTION OF ARTICLES	WEIGHT	RATE	CHARGE
C. HASEGAWA LILLOOET	<i>File Am</i> 24 CTNS EFFECTS	3400	115 HO	39 10 09 39 19
NOTATION SECTION DATE OCT 19 1943 FILE NO. 8210 Ans. Referred <i>Green</i> PACIFIC GREAT EASTERN RAILWAY OCT 16 1943				

Date

24

194 out to Houston

Agent

8210

April 19, 1943

The Singer Sewing Machine Co.,
742 Granville Street,
Vancouver, B. C.

Dear Sirs:

Re: HASEGAWA, Chotaro

Referring to our conversation of today, enclosed find our cheque for \$106.25 in payment of one foot treadle Singer Sewing Machine, which your Mr. Gould arranged to sell to Chotaro Hasegawa for the above price.

Will you kindly ship this machine, freight collect, to Chotaro Hasegawa, East Lillooet, B. C.

Yours truly,

G. D. Wilson
Administration Department

ODM/OH

Enc.

File #8210.

- STATEMENT -

Re: Chotaro HASEGAWA

Reg. #08187.

Oct. 10	Balance		69.52
Sept. 15	Rent:		
		N. Quiring	11.50
		G. Slaten	25.00
		Mr. Carrothers	2.00
		Mr. Carrothers	2.00
Oct. 1		N. Fulton	2.00
		M. Koochin	11.00
		N. Fulton	11.00
		M. Dubas	9.00
		P. Murphy	8.00
Oct. 8		J. Krizovensky	15.00
Oct. 8	City of New West'r. - water	11.73	
	Commission	4.82	
Oct. 30	Our cheque to you	80.00	
	BALANCE	69.47	
		\$166.02	\$166.02

Oct. 30 Balance 69.47

WESTMINSTER TRUST COMPANY
New Westminster, B. C.

July 23rd. 1942.

Re: Chotaro Hasegawa #08187

Your File No. 10566

The following goods belonging to the above are stored and have been disposed of as follows:

In the boat house on the Dyke and boarded up.

Shaftings and Pulleys	Lumber (cedar, Hardwood, Fir.)
1 Set of Gears 30", 8"	1 Gear Chain
1 Winch	1 Shak Shingles
1 250' Cable	Cedar Fir logs
Rails for Marine Ways	10 HP Clay Engine (Propeller & Shaft, etc.)
1 Stationary Engine	1 lawn mower.
1 "Chrysler" Engine	

Stored at Mrs. Stolen 616 Even Avenue.

Carpenter Tools	Glass (Window & Plate) two crates.
DeWalt Saw	Paints
Rip Saw	Pipe fittings
4 Sets carriage wheels	Rope (Manilla)
1 Storage battery	6 pully Blocks
1 Heater	1 Cross cut logging saw
Miscellaneous hardware (Nails, bolts, etc.)	

Sold to Mr. Berg for \$175.00

1 26" Bandsaw

Stored at Nixons Shed next door to Boat House:

1 Star Engine
1 28" Winch Gear.

Westminster Trust Company

"Archie B. Kennedy"

8210

July 20, 1942

Mrs. G. Stolen,
616 Ewan Avenue,
New Westminster, B. C.

Dear Madam: Re: Chotaro HASEGAWA

The Westminster Trust Company have written to us regarding the payment of rental on the store which you are renting from the above.

On May 8th Mr. Hasegawa registered his property with us. As part of the administration of his affairs we have handed over the supervision of this property to our Agents, the Westminster Trust Company.

It is a part of our fixed policy that for the time being at least, all rentals shall be paid to us or our Agents. Our Agents in turn make monthly remittances to this office. By this means we are able to be kept fully aware that rentals are being paid and we can then be in a position to take care of the matter of taxes etc. and also carry out any other arrangements that are agreed upon.

Will you therefore in future please conform to this policy and remit your monthly rentals to the Westminster Trust Company accepting their official receipt for same.

The matter of payments being made into the Royal Bank at New Westminster will be handled from this office. 

Yours truly,

F. G. Shears,
Assistant Manager.

FGS/PMH

8210

July 7, 1942

H. J. Hallderson Esq.,
2542 Blenheim Avenue,
Burnaby, B. C.

Dear Sir:

Re: Chotaro Hasegawa

The writer has a memorandum before him to the effect that you called at our office last Saturday. We regret that on account of our office being moved we were not able to see you.

On referring to our file in connection with the above we notice that this property has been placed in the hands of the Westminster Trust Company for investigation and control and we would suggest that you contact them in regard to the fire insurance policy in which you are interested.

Yours truly,

F. G. Shears,
Assistant Manager.

FGB/PMH

PHONE PACIFIC 6781

PLEASE REFER TO

FILE NO. 6774 &

8210

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

506 ROYAL BANK BLDG.

HASTINGS AND GRANVILLE

VANCOUVER, B. C.

January 13th, 1947

Mr. Charles A. Thomson,
Mr. Joseph E. Roy,
118 Queens Ave.,
New Westminster, B. C.

EVACUATION SECTION	
Rec'd	JAN 15 1947
File No.	
Ans.	
Referred	

Dear Sirs:

257-259 Roy St. 666 E. 1st Ave.
Your payment under Agreement for Sale becomes due on January 15th, 1947 and you are requested to provide for the same on or before that date.

Payment to be made at this office.

Yours truly,

CUSTODIAN OF ENEMY PROPERTY

[Signature]
Comptroller

BG:BR

Final Payment \$ 1,230.00

Interest 15.50

Total \$ 1,245.50

*Please prepare & mail
check as soon as possible
NB. New address of C.A. Thomson - 693 Wedgewood St. New Albany*

*Cat 635 6774/08622
HASEGAWA
James Hasegawa
Rec Jan 14-47
80 91
102
81 93
8210/08117
HASEGAWA
Chotaro
636 Jan 18-47 1149.09
14 48
1163 57*

C
O
P
Y

WESTMINSTER TRUST COMPANY

New Westminster, B. C.

October 12th, 1946.

W. W. Johnston, Esq.,
Office of the Custodian,
675 W. Hastings Street,
Vancouver, B. C.

Dear Mr. Johnston:

Re: Chotaro Hasegawa
File No. 8210/1

With reference to the chattels of the above Japanese,
I have interviewed Mrs. Stolen who was renting the store under the
rooms in which the furniture was stored and she informs me that Mr.
Paul Hasegawa came and took out a certain amount of his goods. Then
afterwards two men from the Custodian's office came and cleared out
the balance of the furniture. Mrs. Stolen has no idea what articles were
removed by the Custodian at that time.

Trusting this is the information required by you.

Yours very truly,
WESTMINSTER TRUST COMPANY.

"Archie B. Kennedy"

ABK/PD

Accountant.

C
O
P
Y

MEMORANDUM

File No. 8210

May 3rd, 1945.

TO: The File

FROM: Mr. W. J. Iversen

Re: Chotaro HASHIGAWA
616 Even Ave., New Westminister.

Relative to Mr. HASHIGAWA's letter of April 24th and his question as to whether his effects have been disposed of, the records show that liquidation is complete and the references are given below.

It will be noted on the inventory marked "A", that Mr. Hashigawa disposed of several pieces of equipment himself, and on July 14th, 1943, there was a shipment to him of 24 pieces of personal effects.

References are:

Memorandums re chattels:

Feb. 20, 1943.

July 20, 1943

November 11, 1943

July 25, 1944

August 23, 1944

August 19, 1944

December 18, 1944, items abandoned

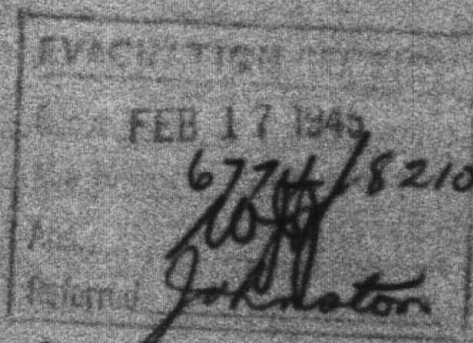
Feb. 20, 1945 - memo re sale of chattels.

WJI:LEW

"W. J. I."

57 Sussex Ave.,
Toronto, Ont.
February 12, 1945.

Mr. George Peters,
Administration Department,
Office of the Custodian.



Dear Sir:-

With reference to file no. 6774-8210.

I have just received your letter addressed to my father C. Hanyawa at Lillooet, B.C. who in turn re-marked it to me.

On reading through this letter, I find with great shock and surprise, the low estimation which your Office has placed upon the property owned by my father.

First of all please permit me to relate to you a few facts about my father who is a naturalized citizen of Canada since 1913 or thereabouts. I wish to emphasize the fact that he is a loyal Canadian citizen ever since he first landed here over thirty years ago. This is proven by the fact that

at the first available opportunity he made himself become a naturalized citizen. Secondly, to establish himself firmly, all his life savings have been converted into real property so that at old age he would be able to enjoy a moderate income and not become a burden upon the government as some others do. He has given us a liberal education by sending us to Universities so that we in turn could become useful citizens instead of a burden upon the government. As you are fully aware, circumstances do not permit us to enlist and hence I am in Toronto here doing my "bit" for the war effort by being engaged in an aircraft plant.

I know that this letter is a bit unusual but I beg of you to revalue our property once again — to regard us as a Canadian citizen and not a foreigner. The price of thirty-eight hundred dollars for all that property as listed on your letter of January 17th, is very small. Anyone could see that the store located on 616 Ewen Ave., is worth more than \$3800 or alone.

So I wish to appeal to you under justice and fair play to re-estimate our property again. May I hear from you at your earliest convenience?

Yours sincerely,
James Sheehan
copy made for Mr Sheehan

6774/6210

Jan. 3rd, 1945.

The Manager,
The Real Estate Dept.,
The Westminster Trust Company,
New Westminster, B.C.

Dear Sir:

Re: Catalogue Nos. 635 & 636
600 Blk. Ewen Ave.
257-259 Bayne St. & 615 Ewen Ave.
Lots 9 & 8, Blk. 27, Lot 757, Map 2620.

Your letter of December 16th enclosing cheque for \$380.00 and offer to purchase the above property for the sum of \$3,800.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the down payment, namely \$1,140.00, the balance to be paid as follows: \$150.00 payable quarterly at 5% per annum with the entire outstanding balance to be paid within a 2 year period from the date of the agreement.

We note that you wish this property to be purchased in the names of Charles Alexander Thomson, salesman, 2361 Sunnyside Ave., Burnaby, and Joseph Eugene Roy, manufacturer, of 118 Queens Ave., New Westminster. Kindly state the nationality of both parties.

The necessary documents will be prepared and when the Agreements for Sale are ready for signature they will be forwarded to you in order that you may arrange to have your clients attach their signatures, after which kindly return all copies at as early a date as possible in order that the documents may be forwarded to the Secretary of State at Ottawa. If our recommendation is acted upon, they will be signed and returned to this office.

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

The tenants will be advised that the property has been sold subject to the existing tenancies and the owners will then be in a position to assume control of these properties.

- 2 -

Attached you will find a notice received from the Corporation of the City of New Westminster that there is an encroachment on Lot 9 on Dean Ave. in connection with this property. We are of the opinion that this is for widening Dean Ave. to 100 feet. The sale is subject to this encroachment.

Yours truly,

F. G. Shears,
Director.



File No. 8210

HASEGAWA, Chotaro (Mr.)

Reg. No. 08187

257 Boyne St., New Westminster, B. C.

Pictures taken June 4th, 1943.



259 Boyne St., New Westminster, B. C.



POST OFFICE DEPARTMENT
ADMINISTRATION DES POSTES
CANADA

Thoroughly filled in by office of origin
La notice est soigneusement remplie par le bureau d'origine

REGISTERED ARTICLE
Article recommandé

ENTERED AT THE OFFICE OF
Enregistré au bureau des postes de

DATE _____ UNDER NO **18870**

ADDRESSED TO: The Manager,
Adressé à: Bank of Nova Scotia,
728 Columbia Street,
AT New Westminster, B. C.

REF. 4-1-11

ACKNOWLEDGMENT OF RECEIPT

AVIS DE RÉCEPTION

EVACUATION SECTION

SEP 20 1942
RECEIVED

FILE NO. 5719

Ans.

Referred to

RETURN TO: Office of the Custodian,
506 Royal Bank Bldg.,

Vancouver, B. C. (8210-EL)

STREET AND NUMBER

(1) VANCOUVER, B. C.

PLACE OF ORIGIN OF REGISTERED ARTICLE

Lieu d'origine de l'objet recommandé

CANADA

(2) IN PRINTED CHARACTERS

En lettres imprimées

THE UNDERSIGNED ACKNOWLEDGES THAT THE REGISTERED ARTICLE DESCRIBED ON

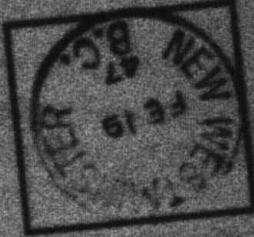
THIS NO GENERATED ATOR FOR THIS REASON

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 08-11-2010 BY 60322 UCBAW

SIGNATURE OF THE AGENT
Signature of agent

RECEIVED

OF THE POSTMASTER OF THE OFFICE OF INVESTIGATION



OF THE POSTMASTER GENERAL
AT THE POST OFFICE
WASHINGTON, D. C.

8220 & 6774

February 18, 1947.

REGISTERED A/R

The Manager,
Bank of Nova Scotia,
728 Columbia Street,
New Westminster, B. C.

Dear Sir:

Re: Catalogue Nos. 635 & 636
600 Blk. & 616 Ewen Ave. &
257-259 Bayne Street.
S & 9/23/757/2620

Enclosed please find Certificate of
Title No. 217580-E, covering the above described property
in the names of Charles Alexander Thomson and Joseph Eugene
Noy, 118 Queens Avenue, New Westminster, B. C. Would you
kindly hold this title in safe-keeping for the above-named
persons.

Yours truly,

George Peters,
Office of the Custodian.

GP/EL
Enc. - Certificate of Title

Catalogue Nos. 635 & 636
File Nos. 8210 & 6774
600 Blk. & 616 Even Avenue
257-259 Bayne Street
New Westminster/849/23/757/2620

EVACUATION SECTION	
APR 14 1945	
Rec'd	
File No.	8210, 6774
Ass.	
Referred	P. L. R.

Control of the above described property is by us hereby acknowledged and we agree that all adjustments and incidents connected with the sale to us of this property have been settled.

Dated at Levy's car this 14 day of Apr, 1945.

Signed

[Signature]

Signed

[Signature]

Return to the Custodian

POST OFFICE DEPARTMENT
ADMINISTRATION DES POSTES
CANADA

This note is to be filed in the
Le note est à remplir par le

REGISTERED ARTICLE
Brevet recommandé

ENTERED AT THE OFFICE OF
Enregistré au bureau de poste de

19841

DATE _____
LE _____

ADDRESSED TO
Adressé à
Westminster Trust
Company
Westminster Trust Building

AT NEW WESTMINSTER, B. C.

100-100-10-4-44

ACKNOWLEDGMENT OF RECEIPT
AVIS DE RÉCEPTION

Date of receipt at office of origin
Date de réception au bureau d'origine



RETURN TO
Retourner à
Custodian Office

506 Royal Bank Building

Vancouver, B. C.

8210

STREET AND NUMBER
Rue et numéro

(1) PLACE OF ORIGIN OF REGISTERED ARTICLE
Lieu d'origine de l'objet recommandé
VANCOUVER, B. C.

(1) IN PRINTED CHARACTERS
En lettres imprimées

CANADA

THE UNDERSIGNED ACKNOWLEDGES THAT THE REGISTERED ARTICLE DESCRIBED ON THE

OTHER SIDE WAS DULY DELIVERED ON THE



SIGNATURE OF THE ADDRESSEE

John H. Smith

OF ADDRESSEE'S REPRESENTATIVE

John H. Smith

OF THE POSTMASTER OF THE OFFICE OF DESTINATION

John H. Smith



(1) This notice should be signed by the addressee or if the regulations of the country of destination so provide by the Postmaster of the country of origin and returned by first mail to the addressee shown on the other side. The note that the agent has been authorized, as at the regulations of the country of destination, for the purpose of business transactions, is subject to the provisions of the regulations of the country of destination, and is subject to the provisions of the regulations of the country of destination. The note that the agent has been authorized, as at the regulations of the country of destination, for the purpose of business transactions, is subject to the provisions of the regulations of the country of destination, and is subject to the provisions of the regulations of the country of destination.

572 & 580

April 11, 1915.

RECEIVED A/R

The Trustee Trust Company,
Trustee Trust Building,
New Westminster, B. C.

Dear Sirs

Re: Catalogue No. 675 & 636
630 Wm. Glen Ave. & 277-279 Bayne Street
and 635 Glen Avenue, New Westminster, B.C.
A.A. 2/23/77/2000

Further to our letter dated April 5, 1915 attached please find
copy of Agreement for Sale between the Honourable the Secretary of State of
Canada and Charles Alexander Thomson and Joseph Eugene Roy dated
February 16, 1915. We also enclose copies of Burnside Insurance Company
policy No. 111577, British Crown Assurance Corporation Ltd. policy No. 68197
and British Crown Assurance Corporation Ltd. policy No. 68198, kindly
acknowledge receipt of same, and forward them to the purchasers.

Contrary to our letter of April 9th there is no Conditional Bill
of Sale connected with this transaction.

Yours truly,

George Peters,
Administration Department.

Yours

Respectfully

cc Mr. C. A. Thomson

cc Mr. J. E. Roy

January 21st, 1947.

REAL PROPERTY MEMORANDUM

FILE NOS: 8210 and 6774.
NAMES: Chiyotaro HASEGAWA and Hajime HASEGAWA.
CATALOGUE NOS: 635 and 636.
RE: 257-259 Boyne Street and 200 Block Boyne
Street and 616 Dean Avenue, New Westminster, B.C.
- dwelling with store front, 2 duplex dwellings
and vacant land.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: Lots 8 and 9, Block 23 of
Lot 757, Group 1, Map 2620,
City of New Westminster.

Encumbrances: None.

Taxes: Paid by Purchasers.

Vested: Nos. 25346 and 24285.

VALUATION BY APPRAISER: \$3790.00

AMOUNT OF BID: \$3800.00

APPROVED BY ADVISORY COMMITTEE: December 19th, 1944.

AMOUNT RECEIVED BY CUSTODIAN: \$3800.00 paid in full.
Agt. for Sale now paid in full.

NAMES OF PURCHASERS: Charles Alexander Thomson
and Joseph Eugene Roy.

Prepared by: *J. Smith*

Approved by: *D. Harnett*

8210

REGISTERED A/A

November 7, 1944.

Mr. & Mrs. Jacob Krisovensky,
311 Bayne Street,
New Westminster, B. C.

Dear Sir and Madam:

Re: Catalogue No. 637
311 Bayne Street
60/21/77/2629

Attached please find Certificate of Title No. 176393-2
registered in the names of Jacob Krisovensky and Anne Krisovensky and
covering Lot 60, Block 27 of Lot 757, Group 1, Map 2620. Attached also
is the British Crown Assurance Corporation Limited, Policy No. 681267.

Kindly sign and return the enclosed receipt at your
earliest convenience.

Yours truly,

George Peters,
Administration Department.

GP:ED

Encl.

cc The Westminster Trust Company.

C
O
P
Y

WESTMINSTER TRUST COMPANY

New Westminster, B. C.

July 24, 1942.

Re: Chotaro HASEGAWA #08187

Type of Property: House situated on one lot, all fenced, known as
311 Boyne Street, New Westminster, B. C.

Description of Property: House lumber construction with basement - dirt
floor, cement foundation, shingle roof, - siding
walls, brick chimney to the ground, lumber
construction inside, two bedrooms, one living
room, one kitchen and small pantry.

Furniture: No furniture left or declared on this property.

Fire Insurance: Fire insurance with British Crown Insurance Co., \$1000.00
agents Westminster Trust Co., expires June 12th, 1945.

Liabilities: Taxes paid for 1942. No other liabilities.

Recommendations: This house is rented for \$15.00 a month and we
recommend that it remains so.

Westminster Trust Company

"Archie B. Kennedy"

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

Dear Sirs:-

Re: 311 Boyne Street, New Westminster

I understand that any Japanese effects and furniture on the premises are not included in the sale. These will be removed by the Custodian as soon as possible but in cases where the furniture is included in the lease to the present tenant it cannot, of course, be removed until he is ready to vacate the premises. I undertake to give the Custodian at least two weeks notice of the date on which the tenant is vacating the premises and to allow the Custodian access to the premises in order to remove the furniture at a reasonable and convenient time following the termination of the lease.

Yours faithfully,

Anne Krizovsky Signed
Jacob Krizovsky

Return to the Custodian

20
*Copy
original
sent to Stolen*
"BILLS OF SALE ACT"

the Registrar of the County Court of New Westminster, British Columbia,
THAT The Secretary of State of Canada, acting in his capacity as Custodian, hereby
certifies that GUNNAR STOLEN, of the City of New Westminster, in the Province of
British Columbia, has satisfied all money due on, or to grow due on, a certain
Chattel Mortgage made by the said GUNNAR STOLEN to CHOTARO HASEGAWA, which said
Chattel Mortgage bears date the 2nd day of April, 1942
THAT such Chattel Mortgage has not been assigned and that the undersigned is the
person entitled by law to receive the money; and that such Chattel Mortgage is
therefore discharged.

WITNESS my hand this 23rd day of September 1944

SIGNED, SEALED and DELIVERED

in the presence of

*Jean Joy
509 Royal Bank Bldg.
Vancouver, B. C.
Stenographer*

F. G. Shears

(F. G. SHEARS)
Authorized Deputy of the Secretary
of State and/or Canadian.

PROVINCE OF BRITISH COLUMBIA

TO WIT:

I, Jean Joy, of the City of Vancouver, in the Province of British Columbia, make oath
and say:

1. I was personally present and did see the within instrument duly signed and exe-
cuted by F. G. Shears, the party thereto, for the purposes named therein.
2. The said instrument was executed at Vancouver, British Columbia.
3. I know the said party, and that he is of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of
sixteen years.

Sworn before me at Vancouver, in the
Province of British Columbia, this
23rd day of September, 1944.

D. W. Haines
A Notary Public in and for the Province
of British Columbia

Jean Joy

The correct spelling of this man's given name is Chotaro and not Chiyotaro as shown on Certificate of Encumbrance.

Date. December. 27th. 1944.

REAL PROPERTY MEMORANDUM

File No. 8210

Name... (Mr.) Chotaro HASEGAWA..... Registration No. 08187...

Re: Catalogue No. 636

Address: 257-259 Boyne Street and 616 Ewen Avenue,
New Westminster, B. C.

Legal Description: Lot 8, Blk. 23, of Lot 757, Map 2620.
Dwelling (Store front); 2 duplex dwellings.

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 83284-E

Whereabouts: "In Owner's possession"
J.P. Form May 8, 1942.
"In possession of Mary
HASEGAWA" Search 29/12/42
Reg. No. 08187

★ Registered owner: Chiyotaro HASEGAWA

Property: Lot 8, Block 23 of Lot 757, Group 1, Map 2620,
City of New Westminster.

B. Charges.

Registered: Nil

Vesting: In Custodian. Filing No. 25346. (Jan. 26, 1943)

Unregistered: Notice dated April 4, 1944, received from the Corporation of the City of New Westminster states there is an encroachment being maintained on the street allowance known as Ewen Avenue in the City of New Westminster.

Taxes: \$22.40 (1943). Pd. in full to Dec. 31, 1943. Arrears: Nil

\$22.40 (1944). Pd. in full to Dec. 31, 1944.

Water: On Meter. \$3.45. Pd. in full for month ending Nov. 18, 1944.

Insurance: 257 Boyne St. \$ 800.00. Expiry date, Dec. 8, 1945.

259 Boyne St. \$1,000.00. Expiry date, June 25, 1945.

616 Ewen Ave. \$2,000.00. Expiry date, July 17, 1945.

Assessed Value: Land: \$320.00

Improvements: \$2,325.00

Valuation by Appraiser: \$3,540.00

Amount of Bid: \$3,550.00

Approved by Advisory Committee: December 19th, 1944.

Paid as shown in attached letter: (Together with Lot 9) \$1520 down payment in full.

Bal. \$2280 to be pd. \$150 quarterly, int. 5%, over a period of 2 years.

Name of transferee as attached letter: Charles Alexander Thomson, 2361 Sussex Ave., Burnaby, and Joseph Eugene Roy, 118 Queens Ave., New Westminster.

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding

furniture or equipment) Duplex at 257 Boyne St. is rented

unfurnished on mo. to mo. basis to: M. Dubas, \$9.00 (Suite 1), R. Murphy, \$8.00 (Suite 2), Mrs. M. Fulton, \$13.00 (Suite 3). Duplex at 259 Boyne St. is rented unfurnished on mo. to mo. basis to: M. Quiring, \$11.50 (Suite 1), M. Harms, \$11.00 (Suite 2). Dwelling (storefront) at 616 Ewen Ave. is rented unfurnished to Mr. A.A.

~~MacDonald on a mo. to mo. basis @ \$25.00 monthly.~~

~~including or excluding furniture or equipment~~

MacDonald on a mo. to mo. basis @ \$25.00 monthly.

Memorandum compiled by:

Chattels: Particulars of those stored on the premises.

Nil

Named Agent: Westminster Trust Company

Administration Department.

The purchasers of the above-mentioned property are also buying Lot 9 (Cat. #635).
Please have Deed cover both properties.

C
O
P
Y

THIS INDENTURE

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

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

Between:

CHOTARO HASEGAWA, of 616 Ewen Avenue, in the City of New
Westminster, Province of British Columbia, Boat Builder,

hereinafter called the "Lessor" of the First Part:

AND

GUNNAR STOLEN, of 748 River Road, in the Municipality of
Richmond, (Eburne Post Office), Laborer,

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 City of New Westminster,
Province of British Columbia, save and except the two back rooms in the
upper story of the said premises, the possession of which shall remain
exclusively in the Lessor, who shall have full control thereof including,
but not so as to restrict the generality of the foregoing the right to
use the said rooms as store rooms. The said premises are more particularly
known and described as number 616 Ewen Avenue, in the City of New Westminster,
Province aforesaid.

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.

From the fifteenth day of April, one thousand nine hundred and forty-two
for the term of one year thence ensuing.

YIELDING during the said term therefor the rent of Three hundred (\$300.00)
Dollars, of lawful money of Canada, payable on the following days and
times that is to say:

In advance on the 15th day of each and every month during the said
term.

the first payment to be made on the fifteenth day of April, 1942.

THAT the said Lessee covenants with the said Lessor to pay rent; 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.

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

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

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

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

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

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

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

INWITNESS 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)

"C. Hasegawa"

Signature of Witness "Margaret Crossman")
Street Address 469 King George Highway)
City of Town New Westminster, B.C.)
Occupation Stenographer)

"G. Stolen"

674/2210

Jan. 3rd, 1945.

The Manager,
The Real Estate Dept.,
The Westminster Trust Company,
New Westminster, B.C.

Dear Sir

Re: Catalogue Nos. 635 & 636
600 Elm. Road Ave.
257-259 Bayne St. & 616 Elm. Ave.
lots 2 & 3, Blk. 23, lot 757, Map 2620.

Your letter of December 16th enclosing
cheque for \$350.00 and offer to purchase the above property for the sum of
\$3,500.00 has been received and considered.

This is to advise you that we are prepared
to recommend the acceptance of this offer. Will you please forward to us
a certified cheque for the balance of the down payment, namely \$1,150.00,
the balance to be paid as follows: \$150.00 payable quarterly at 5% per
annum with the entire outstanding balance to be paid within a 2 year period
from the date of the Agreement.

We note that you wish this property to be
purchased in the names of Charles Alexander Thomson, salesman, 2361 Seaside
Ave., Burnaby, and Joseph Baynes Ray, manufacturer, of 125 Queens Ave., New
Westminster. Kindly state the nationality of both parties.

The necessary documents will be prepared and
when the Agreements for Sale are ready for signature they will be forward-
ed to you in order that you may arrange to have your clients attach their
signatures, after which kindly return all copies at as early a date as poss-
ible in order that the documents may be forwarded to the Secretary of State
at Ottawa. If our recommendation is acted upon, they will be signed and re-
turned to this office.

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

The tenants will be advised that the property
has been sold subject to the existing tenancies and the owners will then be
in a position to assume control of these properties.

Copy for Mrs. Macdonald

6774/2225

W. H. H.

Jan. 15th, 1945.

The Westminster Trust Co.,
New Westminster, B.C.

Dear Sirs:

Re: Catalogue Nos. 635 & 636
500 Bldg. Bank Ave.,
257-259 Bayview Street
1635 Bank Ave.,
Lots 7 & 8, Bldg. 23, Lot 797
Map 1623.

This will acknowledge receipt of your letter of January 6th in which you enclose your cheque for \$1,120.00. We have now received \$1,120.00, the full amount of the down payment of the purchase price for the above property.

We note that you wish this property to be purchased in the names of Charles Alexander Thomson, salesman, 2361 Sussex Ave., Burnaby, and Joseph Rogers Roy, manufacturer, of 1125 Sussex Ave., New Westminster, both British subjects.

As previously advised, when the Agreements for Sale are ready for signature, they will be forwarded to you in order that you may arrange to have your clients attach their signatures. They will then be forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, they will be signed and returned to this office. Adjustments will be calculated as of the date of this letter.

Yours truly,

W. H. H.

F. C. Shears,
Director.

21st February, 1945.

REAL PROPERTY MEMORANDUM

FILE NO: 8210 and 6774
NAME: Chotaro Hasegawa and Hajime (James) Hasegawa
CATALOGUE NO: 636 and 635
Re: 257-259 Boyne Street and 200 Black Boyne Street and
616 Dean Avenue, New Westminster, B.C.
- dwelling with store front, 2 duplex dwellings
and vacant land.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: Lots 8 and 9, Block 23 of Lot
757, Group 1, Map 2620, City
of New Westminster.
Encumbrances: None
Taxes: 1944 taxes paid - no arrears or
consolidated.
Vested: 25346 and 24285

VALUATION BY APPRAISER: \$3790.00
AMOUNT OF BID: \$3800.00
APPROVED BY COMMITTEE: December 19th, 1944
AMOUNT RECEIVED BY CUSTODIAN: \$1520.00 - Balance of \$2280.00
(with interest at 5%) to be paid
as follows:
\$150.00 on 15th days of April,
July, October, 1945, January,
April, July, October, 1946 and
final payment of \$1,230.00
on 15th of January, 1947.
NAME OF PURCHASERS: Charles Alexander Thomson
and Joseph Eugene Roy.

K.W. WRIGHT

KWW/DO
Attache

6714/635.

DOMINION OF CANADA
PROVINCE OF BRITISH COLUMBIAIn the Matter of Lot 9 of Lot 23 of
Lot 777, Group 1, Map 2620, City of
New Westminster.

To wit:

3. William James Johnston of the City
of Vancouver in the Province of British Columbia,

Do Solemnly Declare that

1. I am employed in the Administration Department of the Office of the Custodian,
506 Royal Bank Building, Vancouver, B. C., and am familiar with the transaction,
viz. that the Vesting filed No. 24285, covering the above described property,
under the name of HAYDEN HAREGANA, and the name JAMES HAREGANA appearing on
the Conveyance of the same property from the Corporation of the City of New
Westminster to JAMES HAREGANA, dated December 29th, 1944, is one and the same
person.

AND I make this solemn declaration conscientiously believing it to be true, and know-
ing that it is of the same force and effect as if made under oath, and by virtue of the
"CANADA EVIDENCE ACT."

DECLARED before me at

Vancouver

in the

Province of British Columbia this

15th day of

March

A.D. 19



A Commissioner for taking affidavits within British Columbia.



THIS AGREEMENT made this 16th day of February

A.D. 1945.

WITNESSETH

THE HONOURABLE THE SECRETARY OF STATE OF CANADA,
acting in his capacity as Custodian under the
Revised Regulations Respecting Trading With The
Enemy (1943),

Hereinafter referred to as the
CUSTODIAN OF THE FIRST PART

*British Subjects
2361
Burraby*
AND
*118 Queen's Ave
Westminster
B.C.*
CHARLES ALEXANDER THOMSON, Salesman, of Burraby,
in the Province of British Columbia, and
JOSEPH BROWN BOK, Manufacturer, of the City of
New Westminster, in the Province of British Columbia.

Hereinafter referred to as the
PURCHASERS OF THE SECOND PART

WHEREAS the Custodian under and by virtue of Order-in-Council
No. P.C. 1665 of 1942 and amendments thereto including P.C. 2483 of
1942 and No. 469 of 1943 and of the applicable provisions of the Revised
Regulations Respecting Trading With The Enemy (1943) has been vested
with all the right, title and interest formerly held by CHIYOTARO HASEGAWA
and NAJIME HASEGAWA, persons of the Japanese race, in the property herein-
after described.

AND WHEREAS the Custodian has agreed to sell the Purchasers and
the Purchasers have agreed to purchase the property hereinafter described
subject to the terms and conditions hereinafter contained;

WITNESSETH that in consideration of the premises and of the
mutual stipulations the parties hereto do mutually agree as follows:

1. The Custodian agrees to sell to the Purchasers and the Purchasers
agree to purchase from the Custodian the lands and hereditaments herein-
after mentioned, that is to say:- ALL AND SINGULAR that certain parcel
or tract of land and premises situate, lying and being in the City of New
Westminster in the District of New Westminster, in the Province of British
Columbia, more particularly known and described as Lots Eight (8) and Nine
(9) Block Twenty-three (23) of Lot Seven Hundred and Fifty-seven (757) Group
One (1) Map Two Thousand Six Hundred and Twenty (2620) TOGETHER with all the
privileges and appurtenances thereto belonging at or for the price of Three
Thousand Eight Hundred (\$3,800.00) Dollars, payable in the manner and on the
days and times hereinafter mentioned, that is to say:-

The sum of One Thousand Five Hundred and Twenty (\$1,520.00) Dollars on the execution and delivery of this Agreement (receipt whereof is hereby acknowledged) which sum so paid down is paid as a deposit on the said lands, and the balance being the sum of Two Thousand Two Hundred and Eighty (\$2,280.00) Dollars as follows, that is to say:

The balance payable in quarterly instalments of One Hundred and Fifty (\$150.00) Dollars each, together with interest at five per cent (5%) per annum on the Fifteenth days of April, July, October, 1945, January, April, July, October, 1946, and the final payment, namely, Twelve Hundred and Thirty (\$1,230.00) Dollars, together with interest at five per cent (5%) per annum, to be paid on the Fifteenth day of January, 1947.

2. The Purchasers covenant with the Custodian:-

(a) To pay and cause to be paid to the Custodian the said purchase price at the time and in the manner above mentioned.

(b) To pay and discharge all taxes, rates, special rates and all other assessments wherever the said land may be rated or charged from the Fifteenth day of January, 1945.

(c) To forthwith insure, and during the continuance of this Agreement keep insured, against loss and damage by fire and tempest each and every building now or hereafter erected on the said lands in their full insurable value in some insurance company to be approved of by the Custodian, and will not do or suffer anything to be done whereby the policy or policies of insurance may be vitiated, and will pay all premiums and sums of money necessary for such purposes as the same shall become due and will assign and deliver over unto the said Custodian the policy or policies of insurance and the receipt or receipts thereto appertaining, and that if the Purchasers shall neglect to keep the said buildings or any of them insured as aforesaid, or pay the said premiums or deliver such receipts, then it shall be lawful for the said Custodian to insure said buildings in the manner aforesaid and all moneys so expended together with all costs and expenses incurred in connection therewith as between solicitor and client shall be deemed to be secured hereby and charged upon the said lands and shall, with interest at the rate aforesaid calculated from the time or times of advancing the same, be repaid by the Purchasers to the Custodian on demand. Evidence of the renewal of such insurance shall be produced to the Custodian at least three days before the insurance then existing shall expire, otherwise the Custodian may

insure as above provided.

AND that all moneys received by virtue of any policy or policies may, at the option of the Custodian, either be forthwith applied in or towards substantially rebuilding, reinstating and repairing the said premises, or in or toward payment of the last instalment of principal falling due under and by virtue of these presents, and in case of a surplus in or toward payment of the instalment next preceding in point of time of payment and so on until the whole of the principal hereunder shall be paid, and in case of a surplus then in or toward payment of the interest.

AND that forthwith on the happening of any loss or damage by fire or tempest the Purchasers will at their own expense furnish all the necessary proofs and do all necessary acts to enable the Custodian to obtain payment of the insurance moneys.

3. Upon payment of the balance of the purchase moneys the Custodian hereby agrees to convey and assure, or cause to be conveyed and assured to the Purchasers by good and sufficient deed in fee simple the said parcel of land above described with the appurtenances thereto belonging or appertaining, **FREE AND DISCHARGED FROM ENCUMBRANCE** but in a form omitting any covenant by the Custodian, and subject nevertheless to the reservations, limitations, provisos and conditions expressed in the original grant from the Crown.

4. The Parties do mutually agree:-

To do all things reasonably necessary to permit the completion of the purchase within a reasonable time, and the term "completion of purchase" shall be deemed the delivery of a registerable conveyance in the form herein provided.

5. In the event of the Custodian being unable to produce a good title to the said land at or before the time for completion of the purchase the Purchasers shall have the option (to be declared in writing addressed to The Custodian, Royal Bank Building, 675 West Hastings Street, Vancouver, B. C.) of rescinding this Agreement but prior to the completion of the purchase the Custodian shall not be liable other than for the return of the purchase moneys actually received by him. Upon completion of the

purchase the liability of the Custodian under any warranty shall cease.

IN WITNESS WHEREOF the said Party of the First Part acting in his capacity as Custodian under the Revised Regulations Respecting Trading With The Enemy (1943) has executed these presents by his Assistant Deputy and the Parties of the Second Part have herunto set their hands and seals on the day and year first above written.

SIGNED, SEALED AND DELIVERED)

in the presence of:

Assistant Deputy Custodian

SIGNED, SEALED AND DELIVERED)

in the presence of:

Robert Alford
616 - 2nd Street
New Westminster B.C.
agent

As to CHARLES ALEXANDER THOMSON

SIGNED, SEALED AND DELIVERED)

in the presence of:

Robert Alford
616 - 2nd Street
New Westminster B.C.
agent

As to JOSEPH EUGENE ROY

AFFIDAVIT OF EVIDENCE

PROVINCE OF ONTARIO
TO WIT:

I, _____ of the _____
of _____, in the Province of Ontario,
make oath and say:

1. I was personally present and did see the within instrument duly
signed and executed by _____, the party thereto,
for the purposes named therein.

2. The said instrument was executed at _____

3. I know the said party, and that he is of the full age of twenty-
one years.

4. I am the subscribing witness of the said instrument and am of
the full age of sixteen years.

Sworn before me at _____

in the Province of Ontario, this _____

day of _____, 1945

A Notary Public in and for the
Province of Ontario.

AFFIDAVIT OF WITNESS

PROVINCE OF BRITISH COLUMBIA)
TO WIT:

I, *Robert Alstead* of the city
of *New Westminster*, in the Province of British
Columbia, make oath and say:

1. I was personally present and did see the within instrument
duly signed and executed by CHARLES ALEXANDER THOMPSON, and JOSEPH EUGENE
ROX, the parties thereto, for the purposes named therein.

2. The said instrument was executed at *New Westminster*.

3. I know the said parties, and that they are of the full age
of twenty-one years.

4. I am the subscribing witness of the said instrument and am
of the full age of sixteen years.

Sworn before me at *New Westminster,*
in the Province of British Columbia,
this *16* day of *Feb.*, 1945)

[Signature]
A Notary Public in and for the
Province of British Columbia.

Robert Alstead

"BILLS OF SALE ACT."

COUNTY OF }

TO WIT: }

I, Gunnar Stolen,

of the Municipality of Richmond,

in the Province of British Columbia, the Grantee in the foregoing Bill of Sale named, MAKE OATH AND SAY: That the sale therein made is bona fide and for valuable consideration, namely the consideration of the sum of Seven hundred fifty (\$750.00) dollars and a Chattel Mortgage; as set forth in the said Bill of Sale; and not for the purpose of enabling me this deponent to hold the goods and chattels mentioned therein as against the creditors of the said grantor; and that the said Bill of Sale is not given for the purpose of protecting the goods and chattels mentioned therein against the creditors of the Grantor or of preventing such creditors from obtaining payment of any claim against the Grantor.

SWORN BEFORE ME at the City of New Westminster, in the Province of British Columbia, this 2nd day of April A. D. 1942.

"G. Stolen"

"G. R. McQuarrie"

A Commissioner for taking Affidavits within British Columbia.

G.R. McQUARRIE,
Barrister & Solicitor,
Westminster Trust Bldg.,
New Westminster, B.C.

BILL OF SALE

GUNNAR STOLEN

to

CHOTARO HASEGAWA

DATED April 2, 1942

"BILLS OF SALE ACT"

COUNTY OF }

TO WIT: }

I, "Margaret Crossman" of the City of New Westminster, Province of British Columbia, MAKE OATH AND SAY AS FOLLOWS:

1. That the paper-writing hereunto annexed, and marked "A", is a true copy of a Bill of Sale and every Schedule or Inventory thereto annexed, or therein referred to, and of every attestation of the execution thereof, as made and given and executed by Chotaro Hasegawa.
2. That the Bill of Sale was made and given by the said Chotaro Hasegawa on the second day of April, in the year of our Lord one thousand nine hundred and forty-two.
3. That I was present and did see the said Chotaro Hasegawa in the said Bill of Sale mentioned, and whose name is signed thereto, sign and execute the same on the said second day of April, in the year aforesaid.
4. That the said Chotaro Hasegawa at the time of making and giving the said Bill of Sale, resided and still resides at 616 Ewen Avenue, in the City of New Westminster, Province of British Columbia.
5. That the name set and subscribed as the witness attesting the due execution thereof, is of the proper handwriting of me this deponent, and that I reside at and am a

Subscribed to and sworn before me this second day of April A.D. 1942, at the City of New Westminster, Province of British Columbia.

"Margaret Crossman"

"G. R. McQuarrie"

A Commissioner for taking Affidavits etc.

"COPY"

P. Y. "A"

"COPY"

This Indenture

made the second day of April in the year of our Lord
one thousand nine hundred and forty-two.

In Pursuance of the "Bills of Sale Act"

Between

GUNNAR STOLEN, of 748 River Road, in the
Municipality of Richmond (Eburne Post Office)
Laborer.
hereinafter called the "Grantor," of the FIRST PART
AND

Insert full
name, street
address and
occupation
of Grantor
and of Grantee

CHOTARO HASEGAWA, of 616 Ewen Avenue, in the
City of New Westminster, Province of British
Columbia, Boat Builder.
hereinafter called the "Grantee," of the SECOND PART.

WITNESSETH that the said Grantor, for and in consideration of the sum of-----Seven
hundred fifty (\$750.00)-----Dollars
of lawful money of Canada to him in hand well and truly paid by the said Grantee, at or before the
sealing and delivery of these Presents (the receipt whereof is hereby acknowledged), HATH granted,
bargained, sold and assigned and by these Presents DOTH GRANT, bargain, sell and assign unto the
said Grantee, ALL AND SINGULAR the goods and personal chattels hereinafter particularly
mentioned and described, and all and singular the goods and personal chattels which during the
continuance of these Presents shall be brought on the premises hereinafter mentioned, either in addition
to or in substitution for the goods and personal chattels hereinafter set forth, and all the right and
interest of the said Grantor therein and thereto, which said goods and personal chattels may be more
particularly described as follows:—

One Ice Cooler "Kelvinator Number 95055 (Coca Cola).
One Refrigerator "Ice Cream Refrigerator" three hole.
One Counter, nine feet six inches by two feet two inches.
One Counter, seven feet seven inches by two feet two
inches.
One Glass Showcase, thirty inches by fourteen inches by
thirteen inches.
One Candy Isle, forty-five inches by twelve inches by
forty-four inches.
One Candy Stand, sixteen inches by twenty-five inches
by twenty-four inches.
Fifteen inch Wrapping Paper Stand.
Eighteen inch Wrapping Paper Stand.
Thirty-five gallon Coal Oil Container.
One Counter Stand, seventy-five inches by twenty-six
inches by thirty and one half inches.
One Grocery "Can" Stand, Three feet six inches by five inches.
One ten pound Brantford Scale, Number 2669, Style ten.

ALL WHICH said goods and personal chattels are in possession of the Grantor at 616 Ewen

Avenue, in the City of New Westminster.

in the Province of British Columbia.

TO HAVE AND TO HOLD all and singular the said goods and personal chattels unto the said Grantee and these Presents are upon this express condition, that if the said Grantor do and shall well and truly pay, or cause to be paid unto the said Grantee the full sum of Seven hundred fifty (\$750.00) Dollars, with interest for the same at the rate of eight (8%) per centum per annum, from the fifteenth day of April 1942 on the following days and times, that is to say:

The sum of Forty (\$40.00) dollars on the 15th

day of May, and the sum of Forty (\$40.00) on the 15th day

of each and every month thereafter until the whole of the

said principal sum and interest is fully paid and satisfied.

THEN THESE PRESENTS and every matter and thing herein contained, shall cease, determine, and be utterly void to all intents and purposes, anything contained to the contrary thereof in anywise notwithstanding.

AND the said Grantor shall and will warrant and forever defend by these Presents **ALL AND SINGULAR** the said goods and personal chattels by these Presents unto the said Grantee against him and the said Grantor, and against all and every person and persons whomsoever:

AND the said Grantor doth hereby **COVENANT, PROMISE, and AGREE**, to and with the said Grantee that the said Grantor, or some one of them, shall and will well and truly pay, or cause to be paid, unto the said Grantee the said sum of money, in the above proviso mentioned, with interest for the same as aforesaid, on the days and times and in the manner above limited for the payment thereof:

PROVIDED that in default of payment of any of the payments or instalments hereinafore mentioned, or any part thereof, the principal sum then unpaid and hereby secured shall become due and payable; **AND ALSO** that in case default shall be made in the payment of the said sum of money in the said proviso mentioned, or in the interest thereon, or any part of the principal or interest, or in case the said Grantor shall attempt to sell or dispose of or in any way part with the possession of the said goods and personal chattels, or any of them or to remove the same, or any part thereof, from the premises upon which they are now located, or suffer or permit the same to be seized or taken in execution without the consent of the said Grantee to such sale, removal, or disposal thereof first had and obtained in writing, or in case default shall be made in the performance of any of the covenants by the said Grantor in these Presents contained, or in case the Grantee shall feel unsafe or insecure or deem said goods and personal chattels in danger of being sold or removed, **THEN** in such case it shall and may be lawful for the said Grantee with his servant or servants, and with such other assistant or assistants as they may require, at any time during the day, to enter into and upon any lands, tenements, houses, and premises whatsoever and whatsoever where the said goods and personal chattels or any part thereof may be, and for such persons to break and force open any doors, locks, bars, bolts, fastenings, hinges, gates, fences, houses, buildings, enclosures and places for the purpose of taking possession of and removing the said goods and personal chattels; **AND** upon and from and after the taking possession of such goods and personal chattels as aforesaid, it shall and may be lawful, and the said Grantee and each and any one of them, is and are hereby authorized and empowered to sell goods and personal chattels, or any of them, or any part thereof, at public auction or private sale as to them, or any of them, may seem meet; **AND** from and out of the proceeds of such sale in the first place to pay and reimburse themselves all such sum and sums of money as may then be due by virtue of these Presents, and all such costs and expenses as may have been incurred by the said Grantee in consequence of the default, neglect or failure of the Grantor in payment of the said money, with interest thereon, as above mentioned, or in consequence of such sale or removal, as above mentioned, and in the next place to pay unto the said Grantor all such surplus as may remain after such sale, and after payment of all such sum or sums of money, and interest thereon, as may be due by virtue of these Presents at the time of such seizure, and after payment of all costs, charges and expenses incurred by such seizure and sale as aforesaid; **PROVIDED** that the said Grantee may, in default of any one of the payments or instalments hereinafore mentioned, or any part thereof, distrain for the whole principal sum then unpaid; **PROVIDED ALWAYS** nevertheless, that it shall not be incumbent on the said Grantee to sell and dispose of the said goods and personal chattels, but that in case of default of payment of the said sum of money, with interest thereon, as aforesaid, or any part thereof, it shall and may be lawful for the said Grantee peaceably and quietly to have, hold, use, occupy, possess, and enjoy the said goods and personal chattels, without the let, molestation, eviction, hindrance, or

interruption of the Grantor, or any other person or persons whomsoever; AND the said Grantor doth hereby further COVENANT, PROMISE and AGREE to and with the said Grantee that in case the sum of money realized under any such sale as above mentioned shall not be sufficient to pay the whole amount due at the time of such sale, that the said Grantor shall and will forthwith pay, or cause to be paid, unto the said Grantee all such sum or sums of money, with interest thereon, as may then be remaining due; as well also as all costs and expenses as may be incurred by any seizure.

AND the said Grantor doth put the said Grantee in full possession of the said goods and personal chattels by delivering to him these Presents in the name of all the said goods and personal chattels, at the sealing and delivery thereof; AND the said Grantor covenants with the said Grantee that he will, during the continuance of this mortgage, and any and every renewal thereof, insure the goods and personal chattels hereinbefore mentioned against loss or damage by fire in some insurance office (authorized to transact business in the Province of British Columbia) in the sum of not less than their full insurable value, and will pay all premiums and moneys necessary for that purpose, as the same become due; and will, on demand, assign and deliver over to the said Grantee the policy or policies of insurance and receipts thereto appertaining; PROVIDED that if on default of payment of said premium or sums of money by the Grantor the said Grantee may pay the same, AND such sums of money shall be added to the debt hereby secured, and shall bear interest at the same rate from the day of such payment, and shall be repayable with the sum hereby secured.

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

IN WITNESS WHEREOF the Parties to these Presents have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED

In the presence of

Signature of Witness "Margaret Crossman"

Street Address "469 King George Highway

City or Town "New West'r., B. C."

Occupation of Witness "Stenographer"

Signed: "C. Hasegawa"

"G. Stolen"

THIS is the paper-writing marked the letter "A" referred to in Affidavit of

SWORN before me this

day of

A.D. 194

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

Acknowledgment of Officer of Corporation

I, _____ of _____

(State whether President, Secretary or Director)

of the _____

(Name of Corporation)

make oath and say as follows:—

1. That the paper writing hereto annexed and marked "A" is a true copy of a bill of sale, and of (or, when an original bill of sale is filed, is a bill of sale together with) every schedule or inventory thereto annexed or therein referred to as made, given, and executed by the said _____

(Name of Corporation)

2. That I, as _____ of the said Corporation, being duly authorized

(State whether President, Secretary or Director)

so to do, did affix the seal of the said Corporation to the said bill of sale, did sign the said bill of sale as

_____ of the said Corporation, and did duly deliver the said bill of sale

(State whether President, Secretary or Director)

as the act and deed of the said Corporation on the _____ day of _____ 194

3. That the head office or chief place of business of the said Corporation in British Columbia is situate at

_____ in the said Province.

(State fully the whereabouts of the head office or chief place of business, such as street and number (if any).)

Subscribed to and sworn before me this

_____ day of _____ 194

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

AFFIDAVIT OF WITNESS
BILLS OF SALE ACT

TO WIT:
COUNTY OF }
1. }
as follows:
1.—That the paper-writing hereto annexed, and marked "A", is a true copy of a Bill of Sale and every Schedule or Inventory thereto annexed, or therein referred to, and of every attestation of the execution thereof, as made and given and executed by
2.—That the Bill of Sale was made and given by the said
on the
one thousand nine hundred and
3.—That I was present and did see the said
sign and execute the same on the said
in the year aforesaid.
4.—That the said
said Bill of Sale, resided and still resides at
and then was and still is
5.—That the name
attesting the due execution thereof, is of the proper handwriting of me, this deponent, and that I reside at
set and subscribed as the witness
and am
Subscribed to and sworn before me this
day of
A.D. 194
in the Province of British Columbia.

Signed: "Margaret Crossman"

AFFIDAVIT OF BONA FIDES FOR CHATTEL MORTGAGE
BILLS OF SALE ACT

TO WIT:
COUNTY OF }
3. }
of
of Sale by way of mortgage named, make oath and say: That
the Grantor in the foregoing Bill
in the Province
of the
named in the sum of
justly and truly indebted to
the Grantor in the annexed Bill of Sale by way of mortgage named,
the Grantor therein
Dollars mentioned therein.
That the said Bill of Sale by way of mortgage was executed in good faith and for the express purpose of securing
the payment of the money so justly due or accruing due as aforesaid, and not for the purpose of protecting the
Goods and Chattels mentioned in the said Bill of Sale by way of mortgage against the creditors of the Grantor
therein named or of preventing the creditors of such Grantor from obtaining payment of any claim against the
said Grantor
SWORN before me at the
of British Columbia, this
day
A.D. 194
in the Province

Chatte! Mortgage

184

184

5
2
1

THIS INDENTURE made the second day of April in the year of our Lord one thousand nine hundred and forty-two.

BETWEEN:

CHOTARO HASEGAWA, of 616 Ewen Avenue, in the City of New Westminster Province of British Columbia, Boat Builder. (hereinafter called the Grantor)

OF THE FIRST PART:

AND:

GUNNAR STOLEN, of 748 River Road, in the Municipality of Richmond (Eburne Post Office), Laborer, (hereinafter called the Grantee)

OF THE SECOND PART:

WHEREAS the Grantor now carries on a grocery business on the premises, number 616 Ewen Avenue, in the City of New Westminster, County of Westminister, Province aforesaid,

AND WHEREAS the Grantor is possessed of the goods and chattels hereinafter set forth, described and enumerated, and hath contracted and agreed with the Grantee for the absolute sale to him of the said business, goods and chattels, upon the said terms and considerations hereinafter set forth.

NOW THIS INDENTURE WITNESSETH, that in pursuance of the said Agreement and in consideration of the sum of Seven hundred fifty dollars (\$750.00) of lawful money of Canada, paid by the said Grantee to the said Grantor at or before the sealing and delivery of these presents (the receipt whereof is hereby acknowledged) and of the execution by the Grantee of a certain Chattel Mortgage dated the day of 1942 in the amount of Seven hundred fifty dollars (\$750.00) given in favour of the Grantor, the

said Grantor hath bargained, sold, assigned, transferred and set over, and by these presents DOTH bargain, sell, assign, transfer and set over unto the Grantee his said grocery business and the goodwill thereof, and all the goods and chattels, fittings and utensils and stock-in-trade now in or upon the said premises and more particularly, but not so as to restrict the generality of the foregoing, the following:

1. One Ice Cooler "Kelvinator Number 95055 (Coca Cola).
2. One Refrigerator "Ice Cream Refrigerator" three hole.
3. One Counter, nine feet six inches by two feet two inches.
4. One Counter, seven feet seven inches by two feet two inches.
5. One Glass Showcase, thirty inches by fourteen inches by thirteen inches.
6. One Candy Isle, forty-five inches by twelve inches by forty-four inches.
7. One Candy Stand, sixteen inches by twenty-five inches by twenty-four inches.
8. Fifteen inch Wrapping Paper Stand.
9. Eighteen inch Wrapping Paper Stand.
10. Thirty-five gallon Coal Oil Container.
11. One Counter Stand, seventy-five inches by twenty-six inches by thirty and one half inches.
12. One Grocery "Can" Stand, Three ft. six inches by five inch.
13. One ten pound Brantford Scale, Number 2669, Style ten.

A certain Newcombe Upright Piano at present on the said premises is explicitly excluded from the said Agreement and is to remain the property of the said Grantor, also a certain Westinghouse Washing Machine.

ALL of which goods and personal chattels are now in the possession of the Grantor and are situate, lying and being in, upon and about the said premises, situate at 616 Ewen Avenue, in the City of New Westminster, Province aforesaid.

ALL the right, title, interest, property, claim and demand whatsoever, both at law and in equity, otherwise howsoever, of the said Grantor of, in to and out of the same, and every part thereof:

TO HAVE AND TO HOLD the said assigned goods and personal chattels and each and every of them and every part thereof, with the appurtenances, and all the right, title and interest of the said Grantor thereto and therein, as aforesaid, unto and to the use of the said Grantee, to and for his sole and only use forever.

AND the said Grantor doth hereby Covenant, Promise and Agree with the said Grantee, in manner following, that is to say:

THAT the said Grantor is now right-fully and absolutely possessed of and entitled to the said hereby assigned goods and personal chattels, and every of them, and every part thereof, AND that the said Grantor has now in himself good right to assign the same unto the said Grantee, in manner aforesaid, and according to the true intent and meaning of these presents; AND that the said Grantee shall and may from time to time, and at all times hereafter, peaceably and quietly have, hold, possess and enjoy the said hereby assigned goods and personal chattels and every of them, and every part thereof, to and for his own use and benefit without any manner of hindrance, interruption, molestation, claim or demand whatsoever, of, from or by him, the said Grantor, or any person or persons whomsoever, AND that free and clear, and freely and absolutely released and discharged, or otherwise, at the cost of the said Grantor, effect-ually indemnified from and against all former and other bargains, sales, gifts, grants, titles, charges and encumbrances whatsoever, save the above mentioned Chattel Mortgage, and as to the said Kelvinator Ice Cooler subject to a certain Agreement of Sale with the terms of which the Grantee is familiar.

AND moreover, that the said Grantor, and all persons rightfully claiming, or to claim, any estate, right, title or interest of, in or to the said hereby assigned goods and personal chattels and every of them, and every part thereof, shall and will from time to time, and at all times hereafter upon every reasonable request of the said Grantee, but at the cost and charges of the said Grantor, make, do and execute, or cause or procure to be made, done and executed, all such further acts, deeds and assurances for the more effectually assigning and assuring the said hereby assigned goods and personal chattels unto the said Grantee, in manner aforesaid, and according to the true intent and meaning of these presents as by the said Grantee or his Counsel shall be reasonably advised or required.

THE GRANTEE COVENANTS AND AGREES to insure the said goods and chattels, fittings and utensils and stock-in-trade to the full insurable value, with loss payable to the Grantor as his interest may appear.

AND IT IS HEREBY DECLARED AND AGREED that these presents and everything herein contained shall enure to the benefit of and be binding upon the parties hereto, their heirs, executors, administrators and assigns respectively.

IN WITNESS WHEREOF the Grantor has hereunto set his hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED
in the presence of:

"Margaret Crossman
New West'r, B. C.
Stenographer"

"C. Hasegawa"
"G. Stolen"

This is the paper-writing marked "A" referred to in the Affidavit of Margaret Crossman sworn before me this 2nd day of April A.D. 1942.

"G. R. McQuarrie"
A Commissioner for taking Affidavits
within British Columbia.

April 2nd, 1942.

G. R. McQuarrie, Esq.,
Barrister and Solicitor,
Rooms 412-413-Westminster Trust Block,
NEW WESTMINSTER, B. C.

Dear Sir:

Thank you for your letter of March 31st
regarding Chotaro Hasegawa.

Until such time as Mr. Hasegawa has been
evacuated or has entrusted us with his assets,
he is free, should he so desire, to sell or lease
his business or his house. Following his evacu-
ation or his voluntary transfer to us of his
assets, his property would vest in us and any
arrangements he may have made in the meantime re-
garding the safe-keeping of his property would
have to be reviewed by this office at that time.

Yours truly,

C. L. Drewry,
Manager.

RPA:BM

Telephone 1315

Not Registered

G. R. McQuarrie
Barrister and Solicitor

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
APR 1 1942

Rooms 412-413, Westminster Trust Block

New Westminster, B.C.
March 31st, 1942.

The Custodian of Enemy Property,
Royal Bank Building,
Vancouver, B. C.

Attention Mr. MacPherson

Dear Sir:

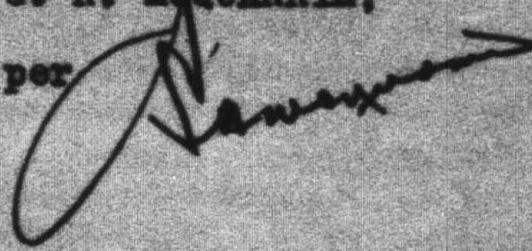
A Mr. Chetaro HOSOGAWA, a Japanese of this city, has consulted me in reference to the sale of his grocery business on Lulu Island on which there is a balance owing of \$750.00, payable at \$40.00 per month. Also he is renting the store building for \$25.00 per month.

He has recently received his notice to report regarding his evacuation, and now desires to have these payments made to me in trust for him. I would appreciate it if you would let me know if there would be any objections to this.

when
This Japanese is also the owner of a boat house and boat building establishment on Lulu Island. A reputable business man of this City has offered to look after this for him in return for the use of the boat house, and I would appreciate it if you would let me know if there is any objections to this.

As I have had several inquiries I would be obliged if you would let me know if under the present regulations women as well as men under 60 years of age are being evacuated.

Yours very truly,
G. R. McQUARRIE,

per 

GRM/MO.

December 24, 1947.

MEMORANDUM

Catalogue No. 636, Catalogue No. 635 and Catalogue No. 637.

Three (3) Real Properties included, being:

- (1) Lot 8, Block 23 of Lot 757, Group 1, Map 2620, City of New Westminster.
and
(2) Lot 9 of Block 23 of Lot 757, Group 1, Map 2620, City of New Westminster
(3) Lot 60, Block 27, Lot 757, Group 1, Map 2620, City of New Westminster.
Particulars regarding Lot 60 are dealt with in separate Memorandum attached hereto.

- (1) Has Improvements: Dwelling (store front) and 2 duplex dwellings.
(2) Vacant City Lot.

Two (2) Certificates of Encumbrance.Two (2) separate Valuations made by F. H. Coulthard, attached hereto.Lot 8: Rental Arrangement set out in Real Property Memorandum attached hereto.Lot 9: Not rented. Real Property Memorandum attached hereto.Ownership:

Lot 8: Registered owner, Chotaro HASEGAWA.

Lot 9: Registered owner, Corporation of City of New Westminster. James HASEGAWA, File No. 6774, and son of Chotaro HASEGAWA purchased from the City and obtained a Deed, but same was not registered. See Memorandum dated December 29, 1944, regarding this matter, attached hereto. James HASEGAWA paid \$55.00 for Lot 9, as shown in duplicate Deed attached hereto.

Lots 8 and 9 were sold to the same purchaser and the father, Chotaro HASEGAWA, is making a claim on behalf of the son.

Date of Sale: Both properties: January 15, 1945.Selling Prices:

Lot 8: \$3,550.00
Lot 9: 250.00
TOTAL: \$3,800.00 Paid in full.

Deductions:

Lot 8: Real Estate Agents Commission \$177.50
Valuator's Fee 15.00
Advertising for sale 4.00
Land Registry Fee 2.25
\$198.75

Lot 9: Real Estate Agent's Commission \$12.50
Valuator's Fee 5.00
Advertising for Sale 4.00
Land Registry Office Fee 2.25
\$23.75

Total for Lot 8 and 9..... \$222.50

Assessment: 1944.

	Land	Improvements
Lot 8:	\$320.00	\$2,325.00
Lot 9:	\$300.00	
	<u>\$620.00</u>	<u>\$2,325.00</u>
		620.00
<u>Total</u>		<u>\$2,945.00</u>

File No. 8210

December 24, 1947.

Public Notice of Sale: This property was advertised in our Catalogue which was widely distributed; each Real Estate Office in the District received one or more copies.

Other Tenders Received:

Lot 8: \$2,000.00 (cash). Sent in by Westminster Trust Company on behalf of M. M. Fawkes. Letter dated April 28, 1944, attached hereto.
See letter from Mr. Fawkes dated May 30, 1944, attached, stating that this is the most he will pay for it.

Lot 9: \$100.00. Sent in by M. M. Fawkes on condition his tender for Lot 8 was accepted.

Note: It has been the policy of the City of New Westminster to accept one-half of the assessed value for vacant lots which it has to sell.
Improvements are not taxable by said City and, therefore, land assessments are accordingly high.

Lot 8: Sanitary Notice.

See Westminster Trust Company's letter, December 4, 1942, with copy of letter dated November 30, 1942, respecting unsatisfactory condition of plumbing.

Lots 8 & 9: Notices of Encroachment of these properties on Ewen Avenue, attached hereto.

WJJ/MS



Note: The civic addresses of the houses on the property described as Lot 8/757/2620 were changed in 1942 as follows:

<u>Former Number & Street</u>	<u>New Number & Street</u>
616 Ewen Avenue - - - - -	620 Ewen Avenue
251 Boyne Street - - - - -	257 Boyne Street
253 Boyne Street - - - - -	259 Boyne Street.

December 24, 1947.

MEMORANDUMCatalogue No. 637. Property No. 3.Legal Description:Lot 60, Block 27, Lot 757, Group 1, Map 2620,
City of New Westminster.Address: 311 Boyne Street, New Westminster, B. C.Valuation of Coulthard, Sutherland & Co. Ltd., attached hereto.Rental Arrangement set out in Real Property Memorandum attached hereto.Selling Price: \$1,015.00 cash.Deductions:

Real Estate Agent's Commission	\$50.75
Valuator's Fee	7.50
Advertising for sale	4.00
Land Registry Office Fee	2.50
	<u>\$64.75</u>

Date of Sale: July 10, 1944.Assessment:

Land:	\$240.00
Improvements:	680.00
	<u>\$920.00</u>

Note: The City of New Westminster sells vacant lots for one-half the assessed value.

Public Notice of Sale: This property was advertised in our Catalogue which was widely distributed; each Real Estate Office in the District received one or more copies.

Other Tenders Received:

- (1) Jack Krisovensky - \$ 700.00
- (2) Lal Singh - \$1000.00

Note: See original report of Westminster Trust Company dated July 24, 1942, attached hereto.



WJJ/HMS

December 20th, 1949

The Hon. Mr. Justice H. I. Bird,
Japanese Properties Claims Commission,
Court House,
Vancouver, B. C.

Dear Sir:

Re: Case No. 31 - Chotaro HASEGAWA

Following your telephone request of yesterday I have examined the file and find that the real property in question was appraised on the 8th May 1944 by Coulthard, Sutherland & Company Ltd. at \$3,538.00.

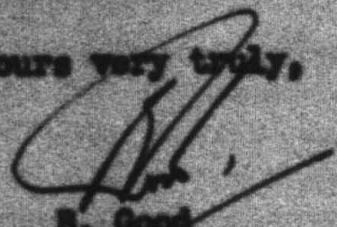
Only two tenders were received.

- (1) \$2,000.00 - April 28th, 1944 with a further letter from tenderer 30th May, 1944 stating that he refused to raise the amount of his bid.
- (2) \$3,590.00 - December 19th, 1944. Tender accepted.

Study of the appraiser's report (copy attached for your information) clearly shows that the Custodian was lucky in obtaining a bid to equal the appraiser's valuation on this lot measuring 40 x 120' cluttered up with poor buildings and with an encroachment on the city street.

Copies of letters from the Health Department, City Engineer's Department and City Clerk's Office are attached.

Yours very truly,


E. Good
Comptroller.

EG:HK
Encls.

CAT. 636 & 635

CAT. 637

DEC - 2 1947

IN THE MATTER OF a Commission to Investigate Claims of Japanese Cana-
dians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

8210

Pursuant to the notice issued on the 25th day of September, 1947,
I submit the following claim:

NAME HASEGAWA Chotaro, R.C.M.P. Reg. No. 08187.

Pre-Evacuation ADDRESS 616 Esplan Avenue, New Westminster, B.C.

Present address P.O. Box 188, LILLOOET, B.C.

REAL ESTATE Legal description; New Westminster, B.C.

Lot 9 - CAT. 635
owned by son, H. HASEGAWA
- 2146774 -
- sold with Lot 8*

616 Esplan Ave., Lot 8 & 9, Block 23, Lot 757, Map 2620.
257-9 Boyne St., same description as above.
511 Boyne St., Lot 60, Blk. 27, Lot 757, Map 2620.

TYPE OF REAL PROPERTY

616 Esplan Ave., General Store, with living quarters.

257-9 Boyne St., Residence.

511 Boyne St., Residence.

INTEREST IN PROPERTY: Sole Owner.

FAIR MARKET VALUE AT DATE OF SALE:

Land \$375.00
Buildings \$476.05

Total Value \$851.05

AMOUNT AT WHICH CUSTODIAN SOLD PROPERTY AND CREDITED MY ACCOUNT

4514.76 x .565

REAL PROPERTY LOSS \$4336.29

(Over)

PERSONAL PROPERTY

Place at which property was lost by the claimant at date of disappearance

At "616 Queen Ave." New Westminster, B.C., in a sealed (locked) upstairs room, in general care with the Custodian.

ITEMIZED DESCRIPTION of the personal property which is the subject of the claim:

- 1 only complete Oak Dining Room set, consisting of 6 chairs, buffet and table..... \$25.00
- 1 only Gramophone cabinet..... 25.00
- 1 only Dressing with mirror..... 25.00
- 1 only Looking type chair..... 5.00
- 2 only Tables..... 5.00
- 1 only Ironing Board..... 4.00
- 20 Sheets of Plate Glass..... 8.00
- 1 only Chrome Brass Mirror for bath..... 15.00
- 1 only Brass Shelf with Porcelain for bath..... 20.00
- 1 only Pillow Hook..... 15.00
- 1 only Heater, coal & wood stove..... 1.50
- 45.00

Amount at which Custodian sold the personal property and credits Total Value..... \$240.50

MY ACCOUNT :..... 25.50

TOTAL PERSONAL PROPERTY CLAIM..... \$215.00

TOTAL CLAIM including Rent and Personal Property..... \$240.50

Place at which claimant prefers to be heard..... Vancouver, B.C.

DOMINION OF CANADA

Province of British Columbia

TO WIT:

I, *Christine Neumann*

of the

Valley

In the Province of British Columbia,

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the City of

Victoria

of

In the Province of British Columbia

this 25th day of November

A.D. 1947.

[Signature]

1
CASE NO. 71.

IN THE MATTER OF THE "INQUIRY ACT"
PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 93.

JAPANESE PROPERTY CLAIMS COMMISSION.

BEFORE

(THE HONOURABLE MR. JUSTICE H.I. KIRD, COMMISSIONER).

20
Iqta, B.C.,

January 13th, 1948.

IN THE MATTER OF THE CLAIM OF
DETARO KANEKAWA.

PROCEEDINGS AT HEARING.

20 APPEARANCES

J.V.G. HUNTER, Esq.,

appearing for the
Dominion Government.

R.J. McMASTER, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

D.J. HANFORD, Esq.,

Official Interpreter.

T.P. HARRISON, Esq.,

Official Reporter.

2
G. Macgown,
In Chief.

MR. MACGOWN: My lord, I would like to proceed with
the claim of Chetana Macgown next.

He will require an Interpreter.

THE COMMISSIONER: All right.

CHETANA MACGOWN, the claimant herein,
being first duly sworn, testified
through the Interpreter as
follows:

MR. MACGOWN: My lord, I would like to state at the
outset in this case that this is a case in which
10 Mr. G.D. Macgown of New Westminster is this
man's solicitor.

THE COMMISSIONER: Yes.

MR. MACGOWN: The claimant received a wire from Mr.
Macgown just a day or so ago saying he had
received a communication from the office of the
Commissioner advising him it was unnecessary for
him to attend at these hearings and accordingly
Mr. Macgown wired the claimant saying in those
circumstances he was not coming up, and he had
better appear and make his own representations
or at least present his own claim and answer
any questions. The claimant got in touch with
me yesterday and desired to be represented,
and I agreed to fill in at this stage, my lord,
but I found after agreeing and getting the
Commissioner's file last night, that while I think
the claimant has a straightforward claim, it
is a rather complicated one by reason of the
nature of his property and it may not be so
20 well prepared as I would like it to be, and I

3
C. Macgregor,
In Chief.

would ask your Lordship to hear with me in these circumstances.

THE COMMISSIONER: Let us clear up the question of the communication to Mr. McQuarrie. Do you recall anything of the kind, Mr. Secretary?

THE SECRETARY: Yes. I advised Mr. McQuarrie that at this session only the evidence of the claimants was to be taken and that the evidence regarding values would be taken at a later date.

10 THE COMMISSIONER: Well, Mr. McQuarrie apparently has misunderstood your letter. That is what it comes down to. All right, proceed, Mr. McMaster.

MR. McMASTER: Can I have the claim form, please, Mr. Watson?

DIRECT EXAMINATION BY MR. McMASTER:

Q Is that your signature on the claim form, and did you swear that declaration?

A Yes.

15 Q Prior to your evacuation what was your occupation and where did you reside?

A He was a boat builder by trade and he lived at Greenborough, New Westminster.

Q And you owned several parcels of land at Greenborough at New Westminster?

A Yes.

Q Now one of those parcels of land was known as 616 Dean Avenue and also as 257 to 259 Bayne Street, is that correct?

20 A Yes.

G. Macgregor,
In Chief.

Q Were the premises bearing those addresses all on one lot?

A Yes.

Q But adjacent to that lot there was another lot -- a vacant lot, is that correct?

A Yes, there was another vacant lot.

Q And in whose name was that registered?

A In his son's name, Jimmie.

Q And have you been advised by the Custodian that he sold your premises and your son's premises as one parcel?

A Yes, he was notified by letter by the Custodian.

THE COMMISSIONER: Let me understand, does that include 616 Ryan Avenue and 237 to 239 Ryan Street, and 311 Ryan Street, the three properties?

MR. McMASTER: No, my lord. It is the other parcel, that is 311 Ryan Street that we are going to deal with separately that this man owned -- this address, 616 Ryan Avenue, and 237 to 239 Ryan Street, apparently were on one lot which was Lot 8 and Lot 9 was a vacant lot adjacent to Lot 8.

THE COMMISSIONER: Is that 311 Ryan?

MR. McMASTER: No, my lord.

THE COMMISSIONER: Then there are four properties are there? This is a little confusing the way you describe it.

MR. McMASTER: It is in the statement. I think I probably ought to raise at this stage the question that I think we ought to abandon the

G. Macgown,
In Chief.

claim transfer as it relates to Lot 9. I realize that is going to cause some confusion, but that is a property of his son in Toronto and he can't give me his address at the moment, and I understand from Mr. Eyster that the son hasn't filed a claim, so this man has no authority to claim for Lot 9.

THE COMMISSIONER: It is only Lot 8.

MR. McMASTER: It is only Lot 8.

10 THE COMMISSIONER: It is shown as part of 616 Ryan Avenue.

MR. McMASTER: Lot 8 includes part of 616 Ryan Avenue and 257 to 259 Bayne Street. All these premises are on that one lot.

THE COMMISSIONER: You abandon Lot 9.

MR. McMASTER: Correct, my lord.

Q I produce to you a statement which you have instructed me as your solicitor to draw. Is that your signature on that statement?

13 A Yes.

Q And are the statements in that true to the best of your knowledge and recollection?

A Yes.

MR. McMASTER: My lord, I have been working under the impression that this sale price was included--

THE COMMISSIONER: Well you get it straightened out with counsel for the Government.

MR. McMASTER: I take it, my lord, that my learned friend is prepared to admit that Lot 8 sold for \$3,570.00 and that Lot 9, which is the one we have

standard sold for \$250.00. Now at the time the form was drawn, we were under the impression that Lot 9 had been sold with Lot 8. So that certain statements here do not apply but I think, having that information, that your Lordship can straighten that out.

THE COMMISSIONER: All right. The fact is that Lot 8 sold for \$3,550.00.

MR. MCMASTER: That is right, my lord.

30 MR. HUNTER: My lord, I wouldn't like the wrong impression to be given. These two parcels were sold together to the same purchaser, but there was a differentiation between them insofar as the price was concerned.

THE COMMISSIONER: What did the two sell for?

MR. HUNTER: \$3800.00, my lord.

THE COMMISSIONER: For \$3800.00.

MR. HUNTER: Yes, my lord.

THE COMMISSIONER: Of which \$3,550.00 apply to Lot 8.

40 MR. HUNTER: Right, my lord.

MR. MCMASTER: That is the amount you have included for the lot and accounted for, \$3550.00.

MR. HUNTER: Yes, that is correct.

MR. MCMASTER: Then we don't need to be bothered with any adjustment with regard to the sum which otherwise we might. I am filing, my lord, this form which the witness has just identified with his signature on the form relating to real estate and he has identified Parcel 1, which includes
50 Lot 8.

7
G. Thompson,
In Chief.

THE COMMISSIONER: That will be Exhibit 1.

(EXHIBIT MARKED EXHIBIT NO. 1)

MR. THOMPSON: I would draw your Lordship's attention
on that statement as to the premises and how
they were constructed. You will notice it under
the number of rooms. There was a store and two
rooms behind on the main floor and five rooms
above on the second floor in one premises, and
then in addition to that there were two depots.
One of the depots had two four-room suites in
it and the other depot had two three-room suites
in it.

Q Now, witness, at the date of evacuation, was the
depot on this lot 3 rented -- were they rented?

A Yes, they were rented.

Q And when you left or when you were evacuated,
what did you do with regard to the store premises
and the living accommodation above?

A He sold the merchandise to a Norwegian neighbor
and rented the store for \$35.00 per month.

Q And were there tenants in the upstairs and
the store premises at the time he left?

A He rented the upstairs -- including the upstairs.

Q It was the whole store premises with the dwellings
upstairs?

A The whole
store premises with the dwellings upstairs included
in the rent.

Q Subsequently after he was evacuated, did he receive
an accounting of rentals for those premises from
the Custodian?

A Not knowing

C. Macgregor,
In Chief.

English very well be left these affairs in the hands of some real estate person in New Westminster.

Q Yes. That doesn't answer my question, however. Did he receive an accounting ultimately from the Custodian for the rentals of these premises?

A Yes, he received a statement every month.

THE COMMISSIONER: Mr. McEaster, there is an apparent error in this statement, Exhibit 1, "Date of purchase about 1945".

MR. McEASTER: I am sorry, my lord, that should be 1925.

Q Witness, there appears to be an error in this form. It says you purchased the lot about 1945. What is the correct date you purchased the lot? A: About 17 years before his evacuation.

Q That would be about 1925?

A Yes, that would be so.

Q Now, in addition to the premises we have just been talking about, you owned premises in your own name at 311 Bayne Street, New Westminster?

A Yes.

Q I produce to you a statement which you instructed Mr. Leslie to draw. Is that your signature on that statement? A: Yes.

Q And do you swear the contents of that statement are true to the best of your knowledge and recollection? A: Yes.

MR. McEASTER: This is a statement, my lord, re-

C. Macgregor,
In Chief.

referring to Parcel 2 on the form, dealing with
311 Bayne Street. I would ask to file it as an
exhibit.

(STATEMENT HARKER EXHIBIT NO. 2).

Q Now, I would like to produce to you some docu-
ments which I have from the Custodian's file.
Do these appear to be copies of accounts sent
to you with regard to various of your matters?

A He said although he doesn't understand these
English statements very well, these appear to be
copies of the statements he received.

MR. HARKER: Perhaps the Custodian will advise me
if they are copies sent to him.

MR. HARKER: Yes, they are copies.

MR. HARKER: Q And the rentals referred to as
having been collected in these statements on
your behalf are rentals for the two parcels
that we have been talking about since you took
the witness stand?

A In connection with No. 3?

Q With Lot No. 3.

A Lot No. 3.

Q Does it not also include the rentals with regard
to 311 Bayne Street?

A Yes, in-

cluding the 311 Bayne Street property.

MR. HARKER: I would like to file them, my lord.

THE COMMISSIONER: What value have they from the
point of view of this Commission? What can we
extract from them that is beneficial to the
claimant?

MR. HARKER: I should have explained the reason I am

G. Bingham,
In Chief.

filling them in that I may put a later date for the sake of argument on this thing against the total rentals received. This man hasn't an exact idea of rentals received for each of these suits, and so on, and it gives some indication.

THE COURT: I do not want to be loaded up in these cases with unnecessary documentary evidence but we will file them as one exhibit, Exhibit 3.

(ADVERTISE MARKED EXHIBIT NO. 3).

MR. BINGHAM: Q Now, witness, on your claim form and in the statements which we have filed, I notice that you have odd figures as to the estimated value of your property. That is in your claim form it is shown as a total value of \$2,051.05, and in these two forms it is odd figures. Could you explain how you arrive at the value which you stated to be the value of your property in your claim form and also in the statements which we have filed?

A In that in connection with No. 8?

Q Yes, particularly in connection with Lot No. 8. I wonder if we could get the answer this far and we can see if it is going to be too long. What has he said so far?

A He is not sure how these figures are arrived at himself. They were drawn up for him by somebody else.

Q And by whom?

A Various

C. Thompson,
In Chief.

makers of nightily.

Q And were they done up on his instructions or on somebody else's instructions? My lord, I take it that my learned friend won't object if I produce to the witness a statement which he has looked at showing various figures with respect to costs of materials that allegedly are, or rather it is the basis of this figure that is in the statement.

THE CHAIRMAN: Do you think the question of costs will be of very much help here when these buildings were built as long ago as 1932, 1934, and 1935? They were built anywhere from eight to twelve years before the sale. I cannot conceive that the cost will be of great help to us.

MR. DETMERS: My lord, I would like to put it in for what it is worth, if I can just ask him to identify it.

Q Witness, did you have that statement prepared for you? A: Yes, he had it prepared for him.

Q And does it relate to the costs of materials and labour with respect to the premises that are in question here?

A Yes, that contains all the details.

Q And is that the basis which you arrive at the figure which appears in your check?

A Yes.

THE CHAIRMAN: Q And are those cost figures correct? A: No no longer.

G. Macgregor,
In Chief.

possesses the various receipts and documents in connection with the purchase of this material, and he is relying to a great extent on his memory, but the larger amounts he remembers distinctly and these are all entered down here to the best of his knowledge and recollection.

THE COMMISSIONER: He is relying on memory, eight to twelve years after the event, is that it?

MR. McMASTER: Apparently so, my lord.

10 THE COMMISSIONER: Well he has better memory than I have.

(STATEMENT MARKED EXHIBIT NO. 4).

MR. McMASTER: Q How long did you keep your receipts with respect to these buildings?

A He had these receipts and documents until the time he was evacuated and he left them among his goods and chattels.

THE COMMISSIONER: When was this land sold?

MR. McMASTER: January 15th, 1945, my lord.

20 Q Witness, in your opinion, are the estimated values at the date of sale shown on these two forms which we filed, would they represent a fair market value at the date of sale in January, 1945?

A He has no way of knowing what would be a reasonable value for 1945 prices.

MR. McMASTER: My lord, I am sorry; my learned friend has just drawn to my attention the fact that the Byrne Street property was sold on July 10th, 1944, and the other property, Lot 8, was sold on

G. Haggan,
In Chair.

January 15th, 1945. What was the price at which
the Hayes Street property was sold?

MR. HUNTER: \$2025.00.

MR. McMASTER: \$2025.00, the Hayes Street property was
sold at.

THE COMMISSIONER: While we are on it, what did the
other property sell for? \$3350.00, was it?

MR. McMASTER: \$3350.00, my lord.

Q Now, witness, when were you evacuated approxi-
mately?

A May 18th, 1942.

Q Yes, and on April 8th, 1942, did you sign what
is known as a J.P. Sum?

A Yes.

Q And at the same time as you signed that form,
were you accompanied by your wife?

A Yes.

Q And do you know whether she signed any similar
type of form?

20 A The same day, yes.

Q Now were you aware of what your wife put in
her form with regard to your personal chattels —
your household things, and so on?

A Yes, he had knowledge of what was in his wife's
form.

Q What property actually were those things she
stated in her J.P. Sum?

A He said they belonged to them jointly.

Q And who had paid for them?

30 A They did.

Q And is your wife agreeable that you should make the claim for those chattels?

A Yes, she will be satisfied for him to make the claim.

Q Why did you not include those things in your own claim?

THE COMMISSIONER: Is any question being raised in this regard by the Crown?

MR. HENDERSON: I haven't had any notice, but they haven't had any opportunity to give me any.

MR. HENDERSON: I don't know what he is getting at, my lord.

THE COMMISSIONER: I suppose it is open to you to take the objection that the wife makes the claim for things he owns.

MR. HENDERSON: He has not said that. He has said they own them jointly.

MR. HENDERSON: Q: But they don't appear in the J.P. form. I think the reason is obvious.

20 A In answer to your last question he said he has no special reason.

Q Did he, in fact, declare any chattels in his own form? As Yes, there were some personal chattels of his own.

Q What did the ones he declared mainly refer to? I am sorry, I mean what sort of things, if he could describe them.

THE COMMISSIONER: Chattels relating to his business?

MR. HENDERSON: Yes, my lord.

30 THE COMMISSIONER: Why not say so?

G. Haggan,
In Chief.

MR. McMASTER: Q: Were the chattels that you declared
chattels relating to your business mostly?

A: Yes, both kinds. His business chattels and his
household chattels.

THE COMMISSIONER: Are you now going into the wife's
claim?

MR. McMASTER: No, my lord, I am not.

THE COMMISSIONER: I think it would be as well to keep
them separate.

12 MR. McMASTER: Q: I produce to you a form which you
instructed Mr. Lockie to prepare with regard to
your personal chattels. Is that your signature?

A: Yes.

Q: And is the information contained in that form
true to the best of your knowledge and re-
collection? A: Yes.

MR. McMASTER: That is a form dealing with personal
chattels, my lord, that I ask to file.
(JURY MARKED EXHIBIT No. 5).

20 THE COMMISSIONER: Q: That is correct, both as to
the articles enumerated and the value put on
them, is that correct?

MR. McMASTER: Q: This statement is correct both as
to the articles which you state in there and
the values placed on those articles to the best
of your knowledge and recollection, is that correct?

A: Yes.

Q: Now how did you arrive at the items which you
show there as to what you paid for these various
articles? Perhaps I can shorten this, my lord.

A These are the prices he paid when he bought them.
Q Has he receipts for these things, or is that
to the best of his recollection?
A No, he has no receipts. That is to the best of
his recollection.

MR. BELMONT: Your witness, Mr. Haggard.

CROSS-EXAMINATION BY MR. BELMONT:

Q Mr. Haggard, I wish at this point to refer to
the premises known as 616 East and 257 to 259
Bay Street. A: Yes.

Q And I wish to take the various buildings on it?
A Yes.

Q First of all, as to the grocery store, is it not
a fact that the foundations there were sagging
and sinking? A: No, the
foundations were not sagging. He dug them out
when the place was built. He put in eighteen
inch foundations.

Q And he says they were not sagging or sinking?
Are you absolutely sure of that?

THE WITNESS: A: Yes, I dig before putting in.

Q Yes, but I am talking about later, though. Weren't
the foundations sinking? I don't mean they
were sinking when you first put them in, I am
talking of later when you were evacuated.

THE INTERPRETER: A: He says they were not sinking
at the time he evacuated.

Q Let's take the store. How was it heated?

A A heating stove in the front part of the store.

G. Hargrave,
Cross-Exam.

Q. No further?

THE WITNESS: No.

Q. Now building No. 2, we will call a frame duplex, 24 x 28. That is the one with two four room apartments.

A. Yes.

Q. What was the foundation shape?

A. That was all wood. Just wood foundation.

Q. Posts, were they?

A. Yes.

10 Q. And where was the toilet in that?

THE WITNESS: A. It was in an out-house built against the house.

Q. It was an out-house, was it? The toilet for building No. 2 was an out-house, is that correct?

A. He says it is added to the house, and is a complete toilet.

Q. Is it in a sort of back verandah.

A. It is built against the house.

Q. And how was this heated?

20 A. It wasn't heated.

Q. I beg your pardon?

A. It wasn't heated.

Q. I see, and this toilet on the back verandah was that the only toilet in the house?

A. Yes, that is the only one.

Q. Now let us take the third verandah, were they attached to the house or did you have a septic tank? A. Yes, about a two foot tank.

Q. I don't want a description of what it is, I just want to know is it a septic tank?

20 A. It isn't septic tank.

Q. And was the septic tank working when you left?

THE WITNESS: A. Yes, sure, I fix him up all over.

Q. No trouble with it? A. No trouble with it before.

Q. Never any trouble? A. No.

MR. HENRY: As far as the chattels are concerned, my lord, I should like to file a chattels analysis which we have. That will be Exhibit 6, my lord.

(AMATEUR MARKED EXHIBIT NO. 6).

MR. HENRY: If your lordship would refer to the summary at the bottom, you will see there are a number of items there mentioned. First of all, dealing with Mr. Hargrave's claim, my lord, he is claiming things which Mrs. Hargrave also claimed, but those items at the bottom consisting of the dining room set, the rocker, dresser with mirror, table, oval and square, and ironing board, we have no knowledge of them. The

C. Hargrave,
Counsel.

disposition of them is unknown.

THE COMMISSIONER: These are shown with the name "Mrs. Hargrave" alongside. Are these goods claimed by Hargrave?

MR. HARTMAN: She is the one who declared them, my lord.

THE COMMISSIONER: But Hargrave is claiming for them.

MR. HARTMAN: Hargrave is claiming for them. As he said, it was their joint property and his wife was agreeable he should claim.

THE COMMISSIONER: And you have no record of them?

MR. HARTMAN: They are in the J.P. form, my lord.

MR. HARTMAN: We have the record in the J.P. form, but we ourselves never got them or saw them and have no knowledge of their disposition, my lord.

THE COMMISSIONER: There was a tenant of his in possession for some time, was there not?

MR. HARTMAN: I think these were stored in 311 Bayne, were they not, if I remember rightly?

MR. HARTMAN: Yes, that is what he says on the form, my lord.

MR. HARTMAN: The tenant used part of the basement, "left key with the tenant and they were locked in the basement". Again, on the gunophone cabinet we have no record. There was a console shipped to Lilloret, but as far as the gunophone cabinet is concerned, we have no record of it, my lord. As far as the items at the top of the page are concerned, we will have to dig back

G. Haggan,
Great Falls.

into the files more than we have done and get more information. Apparently there were a large number of items sold to a Mr. Fitzpatrick, at least a larger number of them were, for \$200.00, and how that was broken down, I haven't been able to determine from the file.

THE COMMISSIONER: You are referring to the articles listed as claimed?

MR. HURT: Yes. The only one that seems to be absent at all is the question of the heater that is estimated to be worth \$75.00, and we had an appraisal of that and sold it to the town for \$25.00 less \$5.00 for expenses.

Q I would like to take your mind back, Mr. Haggan, to the house at Hill House. How was the interior lined or finished? Perhaps I had better lead a little here. Was the interior finished with boards covered with paper?

A Yes, boards covered with paper.

Q And was the paper cracked and loose?

A He had it re-papered and decorated just before he rented it.

Q Did the plumbing consist of a sink and an outside toilet?

A Yes, that was what the plumbing consisted of.

Q Was the floor in the basement just earth?

A Yes.

Q And was it wet and damp?

A Oh, I wouldn't say -- on one side it was damp.

Q Was the construction of the house cheap and poor?

THE COMMISSIONER: You are optimistic in putting that question.

MR. HANSEN: Q: Couldn't we stop this debate, Mr. Interpreter, and just have a yes or no to the question?

A: He said it wasn't too good. The construction wasn't too good.

THE COMMISSIONER: You accomplished more than I thought you would.

10 MR. HANSEN: I am surprised myself. I think that is all, my lord.

MR. HANSEN: Just one question, my lord.

Q: Those toilets that were outside of the duplex, my friend referred to them as out-houses. Did they have proper plumbing in them?

A: They were flush toilet.

THE COMMISSIONER: You will now go on with the wife's claim, will you?

MR. HANSEN: Very well, my lord.

20 THE COMMISSIONER: Would you like a break for five minutes before you start?

MR. HANSEN: Yes, I think I would, my lord.

(Witness aside)

(PROCEEDINGS ANNOUNCED AHEAD HERE)

I hereby certify the foregoing to be a true and accurate transcript of the proceedings herein.

J. P. H. H.
"J. P. H. H."
Official Reporter.

D. J. Brainerd

22

CASE NO. 51

JAPANESE PROPERTY CLAIMS COMMISSION

Vancouver, B.C.,
June 16, 1949.

IN THE MATTER OF THE CLAIM OF
SHIGETARO HANAGAWA, and
H. HANAGAWA.

MR. McMASTER: Before the reporter goes, in regard to cases 51 and 52 -- one is G. Hanagawa and the other is Mrs. H. Hanagawa; I have now received instructions in this matter and I would propose that they be dealt with in the course of discussion between Crown counsel and myself, subject to the right to draw your lordship's attention to it in the future.

THE COMMISSIONER: That avoids the necessity of hearing anything further in regard to these claims at the moment.

MR. McMASTER: Yes.

I hereby certify the foregoing to be a true and accurate report of the said proceedings.
[Signature]
Deputy Official Stenographer

DEFENCE BRIEF

LYTTON
13 Jan. 48

Chotaro HASEGAWA

File No. 8210

Case No. 31

REAL PROPERTY CLAIM
(All claims shown are Gross)

1. Lot No. 8
amended Claim

\$7326.05

Appraised at

\$3538.

Sale Price

\$3550.

Witness: Appraisers, Coulthard Sutherland.

Claim for Lot 9 abandoned.

Appraisers (Coulthard Sutherland) report. Three buildings on this lot, a store with living quarters & 2 duplex houses, they are joined so close together that there is no room for proper ventilation. The septic tank which serves all buildings is out of order and plumbing generally is in a terrible state.

PERSONAL PROPERTY CLAIM

2. Chattel Claim

\$240.50

- (a) Sold for \$ 28.00
(b) Goods value \$15.00 sold by auction 3.00
(c) Goods value 75.00 (Appraised at \$25.)
Sold by tender for 25.00
(d) Goods value 5.00 No record at any time
(e) Goods value 99.00 Recorded now missing.
(f) Goods value 46.50 probably included in sale to Mr. Kirkpatrick
\$240.50

Claimant is claiming for goods declared and belonging to his wife which he declares is their joint property. He states that they were stored in the basement at 311 Boyne St. which he locked and gave key to tenant. The tenant, Mrs. Stolen, reported that claimant came and took away certain of his goods. (See letter from Westminster Trust Co. 12/10/46). Mr. Kirkpatrick purchased certain boat chattels, etc., for \$75. which probably included the goods for which he claims \$46.50.

Summary of Defence

Witness

Coulthard Sutherland

Trapp Motors Ltd.

Where required

1

2 (c)

Appraisers

Appraisers

Name of Claimant **RAMSARA, Gwara**
 Custodian File **8210**

Case **31**

<u>REAL PROPERTY</u>										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & 100.00	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
		3350.1015		198.75 64.75						720.00
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
			46%	129.00		25.00				
					59.34		3.00	62.34		
TOTAL RECOMMENDATION										702.34

6210

December 27th, 1950

Mr. Chotaro HASEGAWA,
Box 188,
Lillooet, B. C.

Dear Sir:

Re: Japanese Property Claims Commission

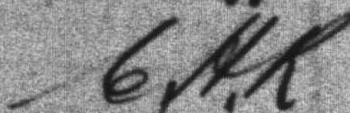
Case # 31

On November 21st, 1950 the Custodian mailed to you a cheque for \$782.34, in payment of the award made to you by the above Commission.

This cheque has not been cashed and as the returned cheque to this office through the Bank is the only means of knowing that you have received the cheque, please present same for payment as soon as possible.

If, however, you have not received the cheque please advise the Custodian of Enemy Property at 506 Royal Bank Building, Vancouver, B. C. by first mail.

Yours truly,


C. H. Reed
Office of the Custodian

CHR:BK

8210

November 21st, 1950.

Mr. Chotaro HASEGAWA,
Box 188,
Lillooet, B. C.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 31

We have received from the Co-Operative Committee
on Japanese Canadians, our form of Release which has been
executed by yourself covering the award recommended under
the above Claims Commission for the sum of ... \$782.34.

Cheque in your favour is enclosed for \$782.34
and we have paid the Co-Operative Committee .. \$11
for legal fees as authorized by you.

Yours truly,

FCS/js
1 encl.

F.G. Shears
Director