

9416

FORM "JP"
FRASER VALLEY

WECNNOCK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 9416 C

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: UMETSU Kiyoshi
HOME ADDRESS: Ruskin, B. C. (P.O.) 3415 12th Road.
REGISTRATION NUMBER 13507 SEX: male AGE: 56
OCCUPATION: berry grower

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: self

MARRIED? no

NAME OF WIFE OR HUSBAND: ---

ADDRESS OF WIFE OR HUSBAND: ---

NAMES OF ANY LIVING CHILDREN: ---

ADDRESS OF CHILDREN: ---

AGE OF CHILDREN: ---

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

1. LOCATION AND DESCRIPTION: Ruskin, B. C. (12th Rd.)
100 acres of land, title not here.

2. BUILDINGS AND OTHER IMPROVEMENTS: ten roomed 2 storeyed wooden
frame dwelling house, barn, woodshed,.

3. INSURANCE (Give particulars; state where policies are) North West Fire Insurance.
\$2000.00 (policy not here.)

4. TAXES (Amount and where payable) \$66.00 1941 paid at Maple Ridge.

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

6. OCCUPANCY AND LEASES (If vacant so state) Leased to chinaman, name unknown,
1st yr. \$100.00 after that \$50.00.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS Land Registry Office, New Westm-
inster, B.C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. none
9. IF FARM LAND STATE CROPS SOWN strawberry, rhubarb, leased as on p. 1.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: see page 1.

2. LANDLORD'S NAME AND ADDRESS:

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

4. STATE WHEREABOUTS OF LEASE:

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES,
EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS.
Leasing furniture, garden tools, carpenter tools etc. to lessee.

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: see page 1

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)
\$50.00 Victory Bond (1941)

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: none

10. INTEREST IN ANY ESTATES OR TRUSTS: none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none

2. TRADE DEBTS: none

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 18th day of May 1942.

(Signature)

Kiyashi Umetsu

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date

Nov. 21/42

Full Name UMETSU, Kiyoshi
(Surname in Block Letters)

Registration No. 13507

Male - Female
(check)

Age Nov. 6, 18

Former Address

Ruskin P.O. B.C.

Date Evacuated

21/5/42

Naturalized - Canadian-Born - National
(check)

Present Address

15 mile Camp, Hope B.C.

Now at Vancouver.

Married - Single
(check)

Name of Wife

Name of Husband

Name of Mother

(nee) NIKAI DO, Matsuo

Name of Father

Sessaku Do

Names of Children under 16

Our File No. 9416

Registered with Custodian Yes
(yes or no)

Requested By Evelyn Bridson

Additional Information

Berry Brower

Owner of 100 acres - 1 house

814493

REAL PROPERTY SUMMARY

JAPANESE NAMES: Kiyoshi UMETSU Reg. No. 13507 File No. 9416
Tatsuji UMETSU In Japan " " Int. 1414.

CATALOGUE NO: 600.

PROPERTY ADDRESS: 3415 - 12th Road, Ruskin, B. C.

LEGAL DESCRIPTION: North East $\frac{1}{4}$ of Section 9, Township 15 SAVE AND EXCEPT West 15 chain thereof, Municipality of Maple Ridge, D. N. W.

TITLE: Registered in the names of Kiyoshi UMETSU and Tatsuji UMETSU.

ENCUMBRANCES: Judgment No. 9322, 17th October 1941, The Canadian Bank of Commerce \$810.25.
Judgment No. 9343, 9th February 1942, Haney Garage Limited, as against Kiyoshi UMETSU'S Interest.

No indication of any unregistered charges.

Vesting Order No. 24450, dated August 10th, 1942.

ASSESSED VALUE: Land - \$1500.00
Improvements - \$1300.00 - \$2800.00. Taxes - \$60.90.

CLASSIFICATION: The Custodian's representative reported May 29th, 1942. This is timberland having an area of 100 acres of which 5 acres are cleared and planted to the following crops: $\frac{3}{4}$ acre strawberries, $1\frac{1}{2}$ acres raspberries.
1 - 2 storey dwelling, 1 barn, 1 woodshed.

HISTORY OF ADMINISTRATION: This property, N.E. $\frac{1}{4}$ of Sec. 9, Twp. 15, SAVE & EXCEPT W. 15 chain thereof, Mun. of Maple Ridge, D.N.W., was held Jointly by Kiyoshi UMETSU, File 9416 and Tatsuji UMETSU, In Japan, Int. File 1414.

This property was leased by Kiyoshi UMETSU to Pon Sun Jay, April 28th, 1942, for the term of 9 months from 1st May, 1942, with option to extend lease under arrangement with the Pacific Co-Operative Union. Consideration - \$100.00 paid to Kiyoshi UMETSU. Rental for 1943 to be \$50.00. This lease evidently was not extended as it was leased by the Custodian on 19th March, 1943 to Joseph Mercier for the term of 9 $\frac{1}{2}$ months from 15th March, 1943 to 31st December, 1943. Consideration being \$115.00, payable \$40.00 cash and \$75.00 on 15th July, 1943.
Buildings included, space reserved for storing chattels.

There were two Judgments registered against Kiyoshi UMETSU'S interest in this property as follows:
No. 9322 - 17th October, 1941, The Canadian Bank of Commerce vs. K. UMETSU for the sum of \$810.25.

\$810.25.

Page 2.

File Nos. 9416 & Int. 1414.

No. 9343 - 9th February, 1942, Haney Garage Limited vs.
K. UMETSU for the sum of \$542.38.

As at April 26th, 1945, the amounts of the Judgments, including Interest, amounted to Canadian Bank of Commerce - \$857.99 plus Interest from January 15th, 1944, and that of the Haney Garage Limited - \$861.02 plus Interest from April 21st, 1942.

As the highest bid for this property was \$3,250.00, it was arranged with the Judgment creditors that they would share the net proceeds of the sale of this property accruing to Kiyoshi UMETSU on a fifty fifty basis, provided the amount to be received by each creditor was not less than \$750.00.

The sale went through for \$3,250.00 which was divided as follows:

Sale Price - \$3,250.00
Less charges - 217.14 - \$3,032.86.

1/2 being Kiyoshi UMETSU'S share - \$1,516.43, 1/2 of which - \$758.21, was paid to each of the Judgment holders, and a full discharge was received from each one, and duly registered.

SOLD:

To Adolph Van Lorne Hansen, Miner and Frederick Edward Gabel, Pumpman, as at 4th June, 1945, for \$3,250.00.
Approval of Advisory Committee - 25th April, 1945.

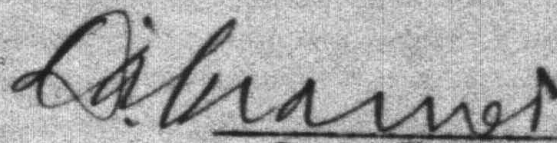
Funds were released to the credit of the Joint a/c of Kiyoshi UMETSU and Tatsuji UMETSU as at July 19th, 1945, against which were charged, Taxes, Advertising, Valuation, Registration Fees. The proceeds from the sale of the property before payment of the judgment creditors plus the surplus in the account from rents and administration totalled \$3,085.45. These funds were divided equally between the two owners, viz., to Tatsuji UMETSU, File Int. 1414, on December 12th, 1945 - \$1,542.72, to Kiyoshi UMETSU, File 9416 - \$1,542.73.

Against Kiyoshi UMETSU'S 1/2 interest were charged the two Judgments, viz., The Canadian Bank of Commerce - \$758.21
Haney Garage Limited - \$758.21 - \$1,516.42.
leaving net credit to his account from the property of \$26.31.

Certificate of Title No. 189281-E, dated September 4th, 1945, in the names of Adolph Van Lorne Hansen and Frederick Edward Gabel.

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

January 23rd, 1946.


D. A. CRAMER.

DAC:JS

[illegible]

28th July, 1950.

Pacific Coast Creditors Limited,
470 Granville Street,
Vancouver, B.C.

Dear Sirs:

Re: Kiyoshi UMETSU, Regn. No. 13507
formerly of Ruskin.
Estate of Andrew Graham.

Some time ago you filed a claim of \$177.45 on behalf of the Andrew Graham Estate against the above named Japanese. We are making a pro rata distribution of all the funds belonging to this Japanese at this office to his creditors, and the Estate's share in this distribution amounts to \$14.95.

We see no possibility of collecting any further funds for Mr. Umetsu and are unable to give you his present address. Would you be willing to accept the enclosed cheque in full settlement? If so please send us a receipt in full.

Yours truly,

Office of the Custodian.

HA
Encl.

9416

28th July, 1950.

Dr. E.J. Eacrett,
Mission City,
B.C.

Dear Sir:

Re: Kiyoshi UMETSU - Regn. No. 13507

Some time ago you filed a claim of \$5.00 against the above named Japanese. We are now making a pro rata distribution of all the funds belonging to this Japanese at this office to his creditors, and your share in this distribution is 42¢.

We see no possibility of collecting any further funds for Mr. Umetsu and are unable to give you his present address. Would you be willing to accept the enclosed cheque in full settlement? If so please send us a receipt in full.

Yours truly,

Office of the Custodian.

RA
Encl.

9416

28th July, 1950.

Collector of Institutional Revenue,
800 West Georgia Street,
Vancouver, B.C.

Dear Sir:

Re: Provincial Board of Health "T.B. Unit"
a/c Siikichi UMETSU - Kiyoshi UMETSU,
Whonnock.

Some time ago you filed a claim of \$1467.00 against Kiyoshi UMETSU in connection with the above account. We are now making a pro rata distribution of all the funds on hand belonging to this Japanese, and your share in this distribution to creditors is \$123.66.

We see no possibility of collecting any further funds for Mr. Umetsu and are unable to give you his present address. Would you be willing to accept the enclosed cheque in full settlement? If so please send us a receipt in full.

Yours truly,

Office of the Custodian.

HA
Encl.

9416

28th July, 1950.

Consumer's Co-operative Association,
Webster's Corner,
B.C.

Dear Sirs:

Re: Kiyoshi UMETSU - Regn. No. 13507

Some time ago you filed a claim of \$70.02 against the above Japanese, and we are now making a pro rata distribution of all the funds on hand belonging to him to his creditors, and your share in this distribution is \$5.90.

We see no possibility of collecting any further funds for Mr. Umetsu and are unable to give you his present address. Would you be willing to accept the enclosed cheque in full settlement? If so, please send us a receipt in full.

Yours truly,

Office of the Custodian.

HA
Encl.

9416

REGISTERED

May 14, 1949

Mr. Kiyoshi UMETSU,
Reg. No. 13507,
15 Mile Camp,
Hope, B. C.

Dear Sir:

This is to inform you that the property at 3415 12th Road, Ruskin, B. C. (North East Quarter of Section 9, Township 15, save and except the West 15 chains thereof, Municipality of Maple Ridge, District of New Westminster) registered jointly in the names of yourself and of Mr. Tatsuji Umetsu, a resident of Japan, was sold for the sum of \$3,250.00.

Disbursements amounting to \$217.14 were deducted from the funds realized from the sale, leaving a net sum of \$3,032.86, which was divided equally between your account and the account of Mr. Tatsuji Umetsu.

The \$1,516.43 which was credited to your account was paid to the Canadian Bank of Commerce and Hancy Garage in full settlement of the Judgments against your property. On the Judgment in favour of the Canadian Bank of Commerce the sum of \$857.99 was outstanding on January 15, 1944 and on the Judgment in favour of Hancy Garage the sum of \$861.02 was owing on April 21, 1942. Each of these creditors agreed to accept \$758.21 in full settlement.

Your account was credited also with the following sums of money:

Half of revenue from rents & administration of real property	\$26.31
Interest on Pacific Co-operative Union shares	1.85
Redemption of Pacific Co-operative Union shares	20.00
Net proceeds of auction sale of chattels	96.77
<u>Total</u>	<u>144.93</u>

This sum of \$144.93 can not be remitted to you because you have not replied to our letters regarding the claims filed against you. These claims are as follows:

1. M. Furuya Co.	\$30.94
2. Estate of Andrew Graham	177.45
3. Dr. E. J. Eacrett	5.00
4. Consumer's Co-op. Ass'n	70.02 (Judgment)
	<u>283.41</u>

In addition to the above, the Provincial Board of Health filed claim for \$1,467.00.

If any of the claims filed against you are not correct, please let us know. If we do not hear from you by June 30, 1949, we shall assume that you wish this office to distribute the funds in your account to the

9416

Mr. Kiyoshi Umetsu - Page 2

May 14, 1949

parties who have filed claims against you, and the funds will be paid out to these on a pro rata basis. If you are not indebted to these parties as has been claimed it would be to your advantage to inform the Custodian of what the correct situation is.

Yours truly,

F. Matheson,
Office of the Custodian.

/FM

File No. 9416 & Int 1414
Reg. No. 13507

Kiyoshi & Tatsuki UMEZU

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943				
January 18	Land Registry Office - Certificate of Encumbrance	\$ 1.00		
May 6	Fire Insurance premium	36.50		
August 23	Payment for lease		115.00	
1944				
February 21	Taxes 1941-2-3	220.76		
March 8	Pacific Co-Operative Union - interest on shares		.40	
	"		.01	
July 24	Payment in full 1944 lease		75.00	
1945				
February 23	Rent for January, 1945		6.00	
March 24	Refund Insurance premium		1.42	
May 23	Taxes	68.69		
	Balance rents to date		22.26	
	Credit re Sale of Property		1,676.30	
		\$ 326.95	\$1,896.39	

CR \$ 1,569.44

9416 & Int. 1414

4th February, 1946.

Messrs. McGregor, Johnston & Thomas Ltd.,
414 West Pender Street,
Vancouver, B.C.

Dear Sirs:

Re: North East Fire Insurance Policy No. 210037

On the 4th August, 1945, the above insurance policy was forwarded to your office, together with a letter advising you that the property had been sold to Messrs. Adolph Van Lorne Hansen and Frederick Edward Gabel, and that the transfer of the title interest should be made on the insurance policy.

It would appear, however, that this matter was not attended to by your office, and we therefore ask your immediate attention. We will await receipt of the corrected policy which please return to this office.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

STATEMENT RE SALE OF:

Catalogue No: 690

Street Address: 3415 12th Rd.
Ruskin, B. C.Legal Description: NE $\frac{1}{4}$ 9/S & E W. 15 Ch./15/Mun. of Maple Ridge

Name:

UMETSU, Kiyoshi

UMETSU, Tatsuji

File No: 9416 - Reg. No. 13507

Int. 1414

Date of Sale and Adjustments May 23, 1945

Sale Price 3,250.00

~~Real Estate Agents Commission~~ 3

Charge for Valuation 15.00

Charge for Advertising 16.66

Land Registry Office Transmission Fee 3.50

Encumbrances:

~~Unpaid Vendor~~~~Mortgage~~~~Arrears of Taxes~~~~Other charges~~

Judgements 758.21

Judgements 758.21

Adjustments:

Fire Insurance 8.41

Taxes 30.53

Water 1,582.11

3,258.41

1,676.30

Net Proceeds credited to your account

Date:.....October 29, 1945.....

Compiled by:....George Peters.....

Catalogue No. 600
File Nos. 9416 & Int. 1414
12th Road, Ruskin, B. C.
NE $\frac{1}{4}$ 9/S & E W 15 Ch/15/Maple Ridge

Receipt of Certificate of Title No. 189281-E 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 Vancouver, B. C., this 10th day of September 1945.

Signed L. Hansen

Signed J. E. Gabel

Catalogue No. 600
File Nos. 9416 & Int. 1414
12th Rd. Ruskin, B. C.
NE $\frac{1}{4}$ 9/S & EW 15 ch/15/Maple Ridge

Control of the above 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.

Receipt is acknowledged of \$24.86 cheque representing closing adjustments.

Dated at _____ this _____ day of _____ 1945.

Frederick E. Gabel
Signed Adolph Van Lorne Hansen

Return to the Custodian

3017449016 -
File Nos. 9416 & Int. 1414.
Catalogue No. 600.

September 10th, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Kiyoshi UMETSU
Tatsuji UMETSU
Nun. of Maple Ridge
N.E. $\frac{1}{4}$ of Sec. 9, Twp. 15,
SAFE & EXCEPT W. 15 chains
thereof in D. N. W.

With reference to the above property which was recorded in the
New Westminster Land Registry Office, July 10th, 1945, we attach
herewith the following documents in connection therewith.

1. Copy of application number 38411, dated July 10th, 1945,
registering Discharge of Judgment.
2. Copy of application number 189280-E, dated July 10th,
1945, registering the property in the name of the Custodian
(Transmission).
3. Copy of application number 189281-E, dated July 10th,
1945, registering the property in the names of Adolph Van
Lorne Hansen and Frederick Edward Gabel (Deed).
4. Duplicate of Transmission dated June 4th, 1945.
5. Duplicate of Deed dated June 4th, 1945 - Secretary of State
to Adolph Van Lorne Hansen and Frederick Edward Gabel.
6. Certificate of Indefeasible Title number 189281-E, dated
September 4th, 1945, covering the above property in the
names of Adolph Van Lorne Hansen and Frederick Edward Gabel.

D. A. Cramer

DAC:JS
Atch.

9416 & Int. 1414

August 14, 1945.

Mr. Frederick E. Gabel,
2634 East 56th Avenue,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 600
12th Rd., Ruston, B. C.
RM 9/5 & RM 15th/15/16th Ridge

Please be informed that deed covering sale of the above described property has now been registered in your name and the name of Adolph Van Lorne Hansen, 3140 Kings Avenue, Vancouver. Adjustments have been calculated as of May 23, 1945 as shown on the enclosed sheet and a balance of \$24.86 appears to your credit jointly, cheque for which amount is enclosed herewith.

We request that both you and Mr. Hansen sign the attached control receipt and return it to this office and when title is received by us it will be mailed to you or to Mr. Hansen according to your instructions.

Yours truly,

George Peters,
Administration Department.

GP:MA
Enc.
cc Mr. A. V. L. Hansen

Catalogue No. 600
 File No. 9116 & Int. 1114
 12th Road, Runkin, N. C.
 May 9/45 & 19 19 45/15 Maple Ridge

August 6, 1945

ALBERT VAN LOON BARNES and FREDERICK BEARD GARD

(Purchasers)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As of May 23, 1945)

	DEBIT	CREDIT
Purchase price	83,250.00	
Cheques received		83,250.00
Seller's proportion of 1945 taxes unpaid 112/365 = 878.47		30.53
<u>Amount of rent collected:</u>		
May 23/45 to May 31/45 - 9/31 = 86.00		1.74
June 1/45 to June 30/45)		
July 1/45 to July 31/45) 2 months @ 26.00		12.00
Registration fee on deed - 13,250.00	11.00	
Unexpired portion of insurance premium 821.85	8.41	
Amount owing to purchasers	24.86	
	<u>83,294.27</u>	<u>83,294.27</u>

AMOUNT OWING TO PURCHASERS - 24.86

9416 & Int. 1414

August 14, 1945.

The District of Maple Ridge,
B.C.

Dear Sirs:

Re: Catalogue No. 600
12th Ed. Muskin, B. C.
NE 2/3 & SE 1/4 15th/15th/Maple Ridge

Please be informed that the above property has been sold
to Messrs. Adolph V. L. Hansen, 3140 Kings Avenue, Vancouver and Frederick
E. Gabel, 2634 East 56th Avenue, Vancouver. Kindly send all assessment
notices, tax statements and water bills to the new owners instead of to
this office.

Yours truly,

George Peters,
Administration Department.

GP:MA

9416, Int. 1414

August 4, 1945.

Messrs. McGregor, Johnston & Thomas Ltd.,
414 W. Pender Street,
Vancouver, B.C.

Dear Sirs:

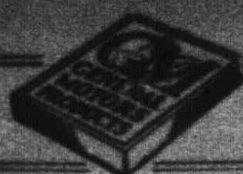
Re: North West Fire Insurance Policy
No. 210037.

Enclosed herewith find the above numbered
fire insurance policy. Please be advised that this property
has been sold to Messrs. Adolph Van Lorne Hansen and
Frederick Edward Gabel whose mailing address is 3140 Kings
Avenue, Vancouver. Would you please transfer title interest
to their names.

Yours truly,

W. E. Anderson,
Administration Department.

WEA:AS
encl.



S. MUSSALLEM, President

G. MUSSALLEM, Sales Manager

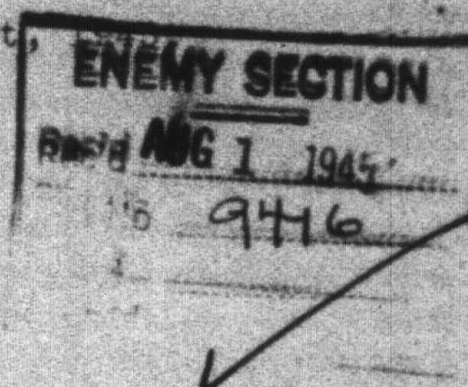
Chevrolet
Oldsmobile
Pontiac
Buick

HANEY GARAGE LIMITED

HANEY, B.C.

Phones 9 and 15
Residence 29 and 112

July 31st,



Custodian Japanese Evacuation,
Royal Bank Bldg.,
675 W. Hastings St.,
Vancouver, B. C.

Dear Sir:

Re: K. Umetsu.

Under date of July 23rd the Canadian
Bank of Commerce wrote to us enclosing cheque
for \$758.21, which is in full settlement of
the above claim.

We wish to sincerely thank you for the
effort you put forth in this regard.

Yours truly,

S. MUSSALLEM.

SH/M.

Please address all
communications to
"The Manager"

The Canadian Bank of Commerce

Mission City, B. C.

July 24, 1945.

Refer 9416 & Int. 1414

ENEMY SECTION

Rec'd JUL 25 1945

File No. 9416

Ans'd

Refer'd

The Custodian's Office,
509 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re: Kiyoshi Umetsu

With further reference to your letter of 18th June, we have pleasure in acknowledging receipt of your cheque in favour of the Bank for \$758.21, in settlement of our share of the proceeds from the sale of the Umetsu property.

We have forwarded the cheque for a like amount in favour of Haney Garage Ltd. to Mr. Solomon Mussallam, the president, with the request that he acknowledge receipt thereof direct to you.

Yours truly,



James Muir
Manager.

9416 & Int. 1414.

707- 9416

July 19th, 1945.

REGISTERED MAIL

A. C. Turner, Esq.,
Superintendent,
The Canadian Bank of Commerce,
Vancouver, B. C.

Dear Sir:

Re: Kiyoshi UMETSU and H.B. $\frac{1}{2}$ of Sec. 9, Tp. 15,
Sew and Except West 15 chains thereof,
Municipality of Maple Ridge.

With reference to the Judgments which were registered
against the above described property in the name of:

The Canadian Bank of Commerce
and
Honey Garage Limited

We wish to thank you for the two Discharges enclosed in your
letter.

We enclose herewith our cheques as follows:

No. 7319 - The Canadian Bank of Commerce	\$758.21.
No. 7335 - Honey Garage Limited	\$758.21.

and would ask you to kindly forward the Honey Garage Limited's
cheque to them through your Mission office. Please ask them
to acknowledge receipt.

Yours truly,

D.A. Cramer
(Conveyancer)

DAC:JS
Encls.

9416 + 2nd 1414
Est 600-

RELEASE OF ALL DEMANDS

Know All Men by these Presents: That I, SOLOMON MUSSALLEM, President of Haney Garage Limited, Haney, B. C., for and in consideration of SEVEN HUNDRED AND FIFTY-EIGHT DOLLARS AND TWENTY-ONE CENTS (\$758.21), to me in hand paid by KIYOSHI UMETSU, have released and forever discharged the said KIYOSHI UMETSU from all claims of every kind and character whatsoever, which I now have or ever had against him.

Especially Judgment 21st of July, 1930. County Court No. 374/1930.

SIGNED, SEALED AND DELIVERED by me this Nineteenth day of June, 1945.

in the presence of

Witness

[Signature]

HANEY GARAGE LTD.

[Signature]
HANEY, B. C.

[Signature]

ACKNOWLEDGMENT OF OFFICER OF A CORPORATION

I HEREBY CERTIFY that, on the Nineteenth day of June, 1945, at Haney, in the Province of British Columbia, (whose identity has been proved by the evidence on oath of Solomon MussalleM, who is) personally known to me, of Haney Garage Limited, President, and that he is the person who subscribed his name to the annexed instrument as President of the said and affixed the seal of the Haney Garage Limited to the said instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY, whereof I have hereunto set my Hand and Seal of Office, at Haney, in the Province of British Columbia, this 19th day of June, in the year of our Lord one thousand nine hundred and forty-five.

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

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

9416, I. 1414

May 31, 1945.

Mr. H. W. Davenport,
C.M.C., & Collector,
Honey, B.C.

Dear Sir:

Re: Catalogue No. 600,
12th Road, Ruskin, B.C.
NE $\frac{1}{4}$ (S & E W. 15 ch) Sec. 9,
Tp. 15, (100 ac. W/1).
UNITSU, Kiveshi and Tatuila.

We acknowledge receipt of your letter of
May 29th enclosing our cheque for \$69.50, an amount in excess
of total required for payment in full of 1944 taxes on the
above described property.

We now enclose our cheque in the sum of
\$68.69 made up as follows:

1944 taxes	\$60.90
Penalty	6.09
Interest	<u>1.70.</u>
	\$68.69.

Kindly acknowledge receipt of this cheque and
forward a tax certificate for registration purposes to this
office at your early convenience.

Yours truly,

George Peters,
Administration Department.

GP:AS
encl.

HUGH S. CUNNINGHAM
Rams
HANEY, B.C.

H. M. DAVENPORT
Clark and Collector
HANEY, B.C.

Corporation of the District of Maple Ridge

TELEPHONES:
HANEY 6 : Hammond 3661

May 29th. 1945.

Custodian of Enemy Property,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

Re: Your Filr 9416
Re: Catalogue No. 600
Umetsu Property
E. 100Ac. NE 1/4 Sec. 9 Tp. 15.

I am returning herewith cheque for
\$69.50 and would ask you to change same to
\$68.69, this is 81¢ less. You calculated the
penalty as \$6.90 and it should have been only
\$6.09.

Yours truly

H. M. Davenport
Collector.

EVACUATION SECTION	
Rec'd	MAY 30 1945
File No.	9416
Ans.	
Referred	

9416 & Int. 1414

May 23, 1945.

Mr. Kiyoshi UMETSU,
Reg. No. 13507,
15 Mile Camp, Hope, B.C.

Dear Sir:

Re: Catalogue No. 600,
12th Road, Ruskin,
NE 1/4 S & E W. 15 ch/15
Mun. of Maple Ridge.

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The price obtained is \$3250.00 which will be subject to the usual charges for the sale of any real property. The net proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A detailed statement of the transaction will be sent to you when the matter is concluded.

Yours truly,

George Peters,
Administration Department.

GP:AS

9416 & Int. 1414

May 23, 1945.

Mr. F. E. Catal,
2634 East 56th Avenue,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 600
12th Road, Puckin
NE 1/2 Sec 15
Twp. of Maple Ridge.

This will acknowledge receipt of your cheque for \$2,925.00.
We have now received a total of \$3,250.00, being the full amount of the
purchase price for the above property.

We note that you request this property to be registered in
the names of Adolph Van Lorne Hansen, Miner, of 3140 Kings Avenue, Vancouver,
B. C., and Frederick Edward Catal, Pumpman, of 2634 East 56th Avenue,
Vancouver, B. C., as tenants in common. We note that you state you are both
British Subjects.

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

Yours truly,

F. G. Shears,
Director.


F. G. Shears

9416 & Int. 1414

May 23, 1945.

Mr. Kiyoshi UHETSU,
Reg. No. 13507,
15 Mile Camp, Hope, B.C.

Dear Sir:

Re: Catalogue No. 600,
12th Road, Buskin,
NEB/9/2 & 3 W.15 ch/15
Exp. of Maple Ridge.

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The price obtained is \$3250.00 which will be subject to the usual charges for the sale of any real property. The net proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A detailed statement of the transaction will be sent to you when the matter is concluded.

Yours truly,

George Peters,
Administration Department.

GP:AS

9416
Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.,
May 22nd, 1945.

The Hanny Garage Limited,
Hanny, B. C.

Dear Sirs:

Re: Kiyoshi UMETSU and N. E. $\frac{1}{2}$ of Section 9, Twp. 15, Save and
except West 15 Chains thereof, Municipality of Maple Ridge.

We have your letter of the 19th instant, stating that the amount
owing to your firm by Mr. Kiyoshi UMETSU is \$1240.45.

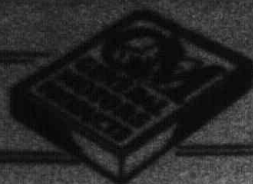
Your sworn statement dated April 23rd, 1942, stated that the
amount owing was \$861.02.

We would be pleased to have your explanation of the difference
in these amounts, and also stating which amount is correct.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

CHP/O'B



S. MUSSALLEM, President

G. MUSSALLEM, Sales Manager

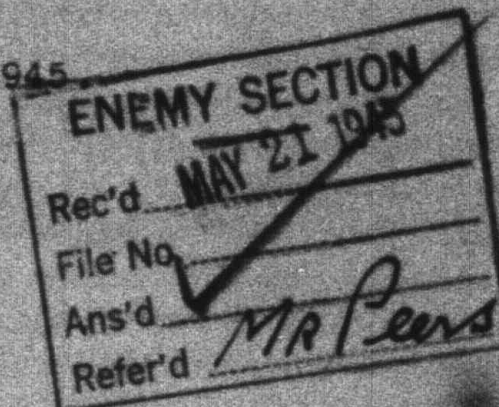
Chevrolet
Oldsmobile
Pontiac
Buick

HANEY GARAGE LIMITED

HANEY, B.C.

Phones 9 and 15
Residence 29 and 112

May 19th, 1945



Mr. K. W. Wright,
Counsel to the Custodian,
509 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

Re: Kiyoshi UMETSU and N.E. $\frac{1}{4}$ Section 9,
Twp. 15, Save and except west 15 chains
thereof, Municipality of Maple Ridge.

In reply to your letter of May 4th re the above,
the present amount of our outstanding account against
K. Umetsu is \$1,240.45.

Yours truly,

HANEY GARAGE LIMITED,

per *G. Mussallam*

SM/M.

MEMORANDUM

File No.: 9416
Int. File No.: 1414

May 17th, 1945.

TO: The Files

FROM: Mr. R. D. Richardson

Re: K. & T. UMETSU

Mr. Mercier, tenant of this property,
called into the office today and explained that
he was unable to make any payment on account of
rent at this time but promised to make every ef-
fort to bring it up to date during the next month.

RDR:OH

Q
Paid to June 30-1945 @ 600 per month
Security expires July 31-1945 R.

Date. MAY. 10th., 1945...

REAL PROPERTY MEMORANDUM

File No. 9416 & Int. 1414

Name... Kiyoshi UMETSU
Tatsuji UMETSU

Registration No. 13507.
In Japan

Re: Catalogue No. 600 (also advertised Feb. 17, 1945)

Address: 3415 - 12th Road, Ruskin, B. C.

Legal Description: North East quarter Section 9 Township 15
SAVE AND EXCEPT West 15 chains thereof
Municipality of Maple Ridge in the District
of New Westminster.

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 111709E

Whereabouts: L.R.O. New Westminster.

Registered owner: Kiyoshi UMETSU
Tatsuji UMETSU

Reg. No. 13507
In Japan

Property:

North East quarter Section 9 Township 15 SAVE AND
EXCEPT West 15 chains thereof Municipality of Maple
Ridge in the District of New Westminster.

B. Charges

Judgements:

Registered: No. 9322 filed 17th October 1941 The Canadian Bank of Commerce
vs. K. Umetsu for the sum of \$810.25.

No. 9343 filed 9th February 1942 Haney Garage Limited vs.
K. Umetsu for the sum of \$542.38.

Note: It has been arranged with the judgement creditors that they will share
the net proceeds of the sale of this property accruing to Kiyoshi UMETSU
on a fifty fifty basis, provided the amount to be received by each creditor
is not less than \$750.00. (See correspondence on files.)

Taxes: 1944 - \$60.90 plus 10% penalty and interest not paid.

Water: Nil

Insurance: Policy #210037 - North West Fire Insurance Co.
\$1500.00 - expires April 26th, 1946.

Improvements: \$1300.00

✓ Assessed Value: Land: \$1500.00

✓ Valuation by Appraiser: \$3250.00

✓ Amount of Bid: \$3250.00

Approved by Advisory Committee: April 25th, 1945.

Paid as shown in attached letter: \$250.00 pd. in full

Name of transferee as attached letter: F. E. Gabel & Adolph Lorenzen

ADMINISTRATION.

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

Rented to J. Mercier, Ruskin, B. C. @ \$6.00 per month
until July 31st, 1945.

Leasehold: (State period, consideration & unusual clauses and whether
including or excluding furniture or equipment)

Chattels: Particulars of those stored on the premises.

Nil

Named Agent: Office

A. B. Richardson

9436/Int. 1414

May 10th, 1945.

Mr. F.E. Gabel,
2634 East 56th Avenue,
Vancouver, B.C.

Dear Sir:-

Re:- Catalogue No. 600,
15th Road, Ruskin,
NE $\frac{1}{4}$ of Sec. 9(S. & E. T. 15th)
To. 15. Mun. of Maple Ridge B.C.

Your letter of April 24th enclosing cash in the amount of \$325.00 and offer to purchase the above property for the sum of \$3,250.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely \$2,925.00.

We note you request this property to be registered in the name of Frederick Edward Gabel, Pumper, of 2634 East 56th Avenue, Vancouver, B.C., a British subject.

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

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

The tenant will then be advised that the property has been sold subject to the existing tenancy, that is \$6.00 per month until July 1st, 1945, and the owner will then be in a position to assume control of this property.

Yours truly,



F.G. Sheers,
Director.

9416. & Int. 1414.

June 18th, 1945.

The Manager,
The Canadian Bank of Commerce,
Winnipeg City, B. C.

Dear Sir:

Re: Kiyoshi UMETSU and H.E. $\frac{1}{2}$ of Sec. 9,
Twp. 15 Rave and Except West 15 Chains
thereof. Municipality of Maple Ridge.

Referring to our letter of April 26th and your reply of May 4th, stating that you would be agreeable to accepting one-half of the net proceeds from the sale of Umetsu's property in full settlement of Umetsu's obligation to the Bank, providing that your share amounted to not less than \$750.00, and you also confirmed the interview which you had with Mr. Muscallo of the Hancy Garage Limited.

We are now prepared to issue cheques to both yourselves and the Hancy Garage Limited, in the sum of \$758.21 each, being, one-half of the net proceeds of K. Umetsu's interest therein.

Will you be good enough to send in to your office here a discharge covering your interest, also kindly contact Mr. Muscallo and have him hand you a proper discharge for their interest, sending both these discharges to your office here with instructions to hand them over to us upon receipt of two cheques in the sum of \$758.21 each.

Thanking you for a prompt reply.

Yours truly,



R.A. Granor
(Conveyancer)

DAC:JB

9416 & Int. 1414.

June 18th, 1945.

Mr. S. Macallen, President,
Honey Garage Limited,
Honey, B. C.

Dear Sir:

Re: Kiyoshi UMETSU and H.E. $\frac{1}{2}$ of Sec. 9,
Twp. 15 Sars and Except West 15 Chains
thereof. Municipality of Maple Ridge.

With reference to the Judgment held by you against
K. Umetsu and which was registered against Umetsu's interest
in the above described property.

This property has been sold and Umetsu's total interest
in the sale amounts to \$1,516.43, the one-half interest of this
being \$758.21; therefore, if you will please have a registrable
discharge made out for same and hand it to Mr. Muir, Manager of
The Canadian Bank of Commerce at Mission, he will send this in
along with his discharge, and our cheque for \$758.21, to your
order, will be handed to the bank.

Trusting that this is satisfactory and that you will
attend to this without delay.

Yours truly,


D.A. Cameron
(Conveyancer)

DAC:JS

C O C
P P
Y

THE CANADIAN BANK OF COMMERCE

Mission City, B.C.,

May 4, 1945.

Refer: File 9416 Evacuee
1414 Internee

The Custodian's Office,
509 Royal Bank Building,
Vancouver, B. C.

Attention Mr. K. W. Wright

Dear Sir:

Re: Kiyoshi Umetsu and N.E. $\frac{1}{2}$ of Section 9, Twp. 15, Save and
except west 15 chains thereof, Municipality of Maple Ridge

We beg to acknowledge receipt of your letter of the 26th ultimo, and this will confirm the telephone conversation which our Superintendent's Department in Vancouver had with your office on the 2nd instant, when they stated that they were agreeable to accepting one-half of the net proceeds from the sale of the Umetsu property in full settlement of Umetsu's obligation to the Bank, providing that our share amounted to not less than \$750.00. We also confirm the interview which Mr. S. Mussalem of Haney Garage Ltd. had with the writer, reported in the Company's letter to you of 30th ultimo.

Yours truly,

"J. A. Muir"

James Muir
Manager

1414 Interne-
9416 Envelope

509 Royal Bank Building,
Vancouver, B. C.,
May 4th, 1945.

Benny Garage Limited,
Benny, B.C.

Dear Sirs:

Re: Kiyoshi UMETSU and N. E. $\frac{1}{2}$ of Section 9, Twp. 15, Save and
except west 15 chains thereof, Municipality of Maple Ridge

We beg to acknowledge receipt of your letter of April 30th last agreeing to accept one-half of the net proceeds of sale of Kiyoshi UMETSU'S interest in the above noted property. In your letter you stated that a definite amount of \$762.50 would be acceptable to you. However, as we do not know at this time the exact amount of funds that will be available, we are unable to guarantee this amount. According to the figures presently available your share would amount to slightly in excess of \$762.50, but we presume that you will be agreeable to some variation of the amount either way. Should your share amount to less than \$750.00, we will consult you.

We are informed on the telephone that the Canadian Bank of Commerce, Mission, are agreeing to not less than \$750.00 in settlement of their Judgment.

In your letter you did not state the present amount of your total claim, and we would be pleased to have you advise us in this matter.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

GHP/O'B

HANEY GARAGE LIMITED

HANEY, B. C.

April 30th, 1945.

Mr. E. W. Wright,
Counsel to the Custodian,
509 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Your File No. 9416 Evacuee,
1414 Internee.

The writer interviewed Mr. Muir, Manager of the Canadian Bank of Commerce at Mission today. It was agreed that the Haney Garage Ltd., and Canadian Bank of Commerce both accept the net sum mentioned in your letter, namely \$1525.00 and split the total proceeds on a fifty-fifty basis, in full settlement of both claims.

Mr. Muir states he will write to the Bank Head Office in Vancouver, requesting them to notify you to that effect. This letter will certify that it is agreeable to us to accept half of the above mentioned sum, namely \$762.50, in full of our claim.

Yours truly,

HANEY GARAGE LIMITED,

per "S. Mussallen"

SM/M.

cc. to Mr. J. Muir,
Canadian Bank of Commerce,
Mission, B. C.

May 2)45

Mr. Kearney of Head Office,
Can. Bank of Commerce phoned to
advise that Mr. Muir was being
instructed to write us that
settlement of not less than
\$750.00 would be acceptable.

"G.H.P."

9416 Avenue
1414 Interne

509 Royal Bank Building,
Vancouver, B.C.,
April 26th, 1945.

The Manager,
Canadian Bank of Commerce,
Vancouver, B.C.

Dear Sir:

Re: Kiyoshi UMETSU and H. E. 1/2 of Section 9, Twp. 15, Save and
except west 15 chains thereof. Municipality of Maple Ridge

We are in receipt of an offer to purchase the above noted property at a price of \$3250.00 cash, and we propose to recommend acceptance of this offer to the Custodian in Ottawa, subject to satisfactory arrangements being made with your bank and the Haney Garage Limited, in connection with the Judgment registered against Kiyoshi UMETSU'S half interest in the property.

After payment of the arrears of taxes and selling expenses, Kiyoshi UMETSU'S share of the proceeds of the sale will be approximately \$1525.00.

According to our records, the amount owing in connection with your Judgment is \$857.99, plus interest from January 15, 1944, while the sum of \$661.02 is owing under the Judgment in favour of the Haney Garage Limited, plus interest from April 21st, 1942.

Will you kindly advise us as soon as possible the amount you are willing to accept in settlement of your Judgment and also the total amount owing at this time.

We are today writing to the Haney Garage Limited in this matter, and we would suggest that you contact them as the sale of this property is dependent on the Judgment Creditors accepting settlement in line with the available proceeds of sale.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

CHP/O'B

Rec'd	APR 24 1945
File No.	SW 6/36 1547
Ans.	
Referred	

April 24, 1945.

Cat. 600

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

Dear Sirs:

I hereby wish to bid \$3,250.00 for property advertised on February 17th, 1945, known as the NE $\frac{1}{4}$ of Section 9, Township 15, save and except the W. 15 chains thereof, Municipality of Maple Ridge, in the District of New Westminster, on 12th Road, Muskin, B. C.

Enclosed you will find cash in the amount of \$325.00.

The property is to be registered in the name of Frederick Edward Gabel, 2634 East 56th Avenue, Vancouver, B. C., pump-man with the North Vancouver Ship Repairs, British Subject.

Yours truly,

F. Gabel

STAVE-FALLS-9-14-43

FILE-NO. 9416

INT-1914

Rec'd	APR 21 1945
File No.	9416
Time	11:11 AM
Initial	Richardson

Would you advise me what down

Payment is required also what
Interest and How Balance Could Be
Paid on - 100 Acres Price \$25000
at the end of 12 Month-Rushkin
on north End 1/4 - of Section 9 Twp 15

L.O. Way

L.O. Wolf

40% minimum 1500-

Plus in 7 years repayable
monthly or quarterly @ 5%

~~3150~~
~~4130.00~~

Int. 9/16
1414

April 21st, 1945.

Mr. L. O. Way,
Stave Falls, B. C.

Dear Sir:

Re: NE $\frac{1}{4}$ of Sec. 9, Twp. 15,
(S and E West 15 chains)
Municipality of Maple Ridge.

Replying to your enquiry of the 14th instant,
we have to advise that the terms of payment of sale are
a minimum cash payment of \$1,500.00 and the balance
within two years, payable monthly or quarterly with
interest at 5% per annum on the unpaid balance.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:OH

9416
Int. 1414

April 9th, 1945.

Mr. L. O. Way,
Steve Falls, B. C.

Dear Sir:

In reply to your letter of April 3rd, please be advised that the small property about which you enquire, described as Lot 8, was sold to the Veterans' Land Act and we are unable to negotiate with you regarding it.

The 100 acre property at the end of 12th Road, Ruskin, described as N.E. 1/4 (S and E the West 15 chains) Sec. 9, Twp. 15, is for sale, however, subject to the lease on it which terminates July 31st, 1945. This property has been appraised at \$3250.00 and if you would be prepared to offer that sum your offer would be recommended for acceptance.

Trusting this information is what you require,
we are,

Yours truly,

W. E. Anderson,
Farm Department.

WEA:OH

Int. ⁹⁴³⁶
~~1414~~

April 3rd, 1945.

Mr. Joseph Mercier,
3415 - 12th Road,
Ruskin, B. C.

Dear Sir:

Re: K. & T. UMETSU

According to our records, rent at the rate of \$6.00 per month for the past two months, February and March, has not yet been paid by you and we, therefore, ask that you kindly let us have your remittance to cover these arrears by return mail.

Thanking you in advance for your prompt compliance with our request, we are,

Yours truly,

R. D. Richardson,
Farm Department.

RDR:OH

1 Each tender must be for one of the parcels described, but a separate tender may be filed for
2 each of several parcels.
3 A tender offering for parcels in the alternative will be considered an offer only for the parcel
4 first named.
5 A certified cheque payable to the order of the Secretary of State as Custodian for ten per cent.
6 of the highest offered amount accompanies each tender. The deposit will be forfeited or
7 refunded according to the tender is accepted and not completed by the purchaser immediately upon
8 being directed to do so by the Custodian.
9 Each tender must be in a separate sealed envelope addressed to The Office of the Custodian, 280
10 Royal Bank Building, 280 West Hastings Street, Vancouver, B.C., and each envelope must be marked
11 "Sealed Tender for Real Estate."
12 The balance of the purchase price shall be paid in cash.
13 All adjustments shall be made as of the date of conveyance.
14 The property is sold subject to existing taxes and encumbrances, if any.
15 The property is offered for sale without any warranty whatsoever by the Custodian as to
16 location or condition of buildings or improvements or the existence or non-existence of any
17 encumbrances.
18 The Custodian reserves the right to cancel any accepted tender and to refund the deposit at any
19 time prior to delivery by him of the conveyance or transfer.
20 Subject to the highest and best tender will necessarily be accepted.

502 Royal Bank Building,
474 West Hastings Street,
VANCOUVER, B.C.

1414 Interace
9416 Evacuee

509 Royal Bank Building,
Vancouver, B.C.,
February 22nd, 1945.

Mr. J. Mercier,
3415 12th Road,
Burnaby, B. C.

Dear Sir:

Re: Riyoshi UHETSU and H. P. $\frac{1}{2}$ of Sec. 9, Twp. 15, Rave and
except West 15 chains thereof, Municipality of Maple Ridge.

This is to advise you that the above noted property of which
you are the tenant is being advertised for sale with tenders to close on
March 10th, 1945, and we would ask your kind co-operation in allowing
prospective tenderers to inspect the premises.

This property is being offered for sale subject to the exis-
ting tenancy.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

CHP/012

Nos. 9416 (Evac)✓
1414 (Int)

January 23rd, 1945

RE: Kiyoshi UMETSU and Tatsuji UMETSU

Mr. Wright reported that the above named are the registered owners of property described as the North East Quarter of Section 9, Township 15, SAVE AND EXCEPT the West 15 chains thereof, Municipality of Maple Ridge, NWD.

Kiyoshi UMETSU is an Evacuee and Tatsuji UMETSU an Enemy, having returned to Japan in 1935.

Two judgments against Kiyoshi UMETSU have been filed against the title; one by the Canadian Bank of Commerce for \$810.25, and one by the Haney Garage Limited for \$542.38.

The property has an assessed value, according to the District of Maple Ridge, of \$1300.00 for improvements and \$1500.00 for the land. The property was withdrawn from the sale to the Director, Veterans' Land Act, as they only offered \$1016.00, and this was not sufficient to take care of encumbrances.

It was pointed out that Mr. Ansell appraised this property at \$5500.00 some time ago, but revised his valuation to \$3250.00, as he had made some mistake in regard to the timber, which apparently was not worth more than the cost of labour to cut and transport it to the market.

Mr. Mensies had been asked by the Custodian to report on the property and indicated that he was endeavouring to sell it to one of his clients, and stated that if the sale was not rushed, we might be able to get in the neighbourhood of \$3500.00 for it.

The Custodian was corresponding with the Judgment Creditors with a view to having them reduce their claims and the Committee agreed that if the Custodian could obtain an offer of \$3,000.00 or more, net, and could come to a satisfactory arrangement with the Judgment Creditors, it would be advisable to recommend acceptance to the Custodian.

KWW/JF

Please address all
communications to
"The Manager"

The Canadian Bank of Commerce

Mission City, B.C.
January 19, 1945

Your File 1414 Internee,
9416 Evacuee

Custodians Office,
509 Royal Bank Bldg.,
Vancouver, B.C.

ATTENTION MR. F.W. WRIGHT

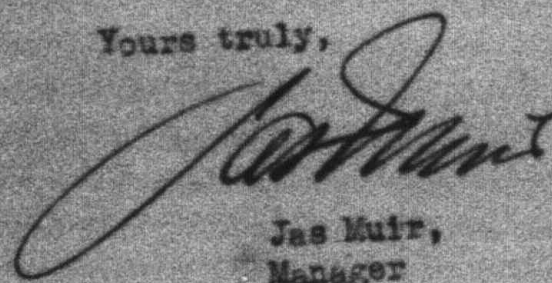
ENEMY SECTION	
JAN 20 1945	
Rec'd	✓ 9416
File No.	
Ans'd	MR. Peers
Ref'd	

Dear Sir:

Re: Kiyoshi UMETSU & N.E. $\frac{1}{2}$ of Sec 1, Twp 15,
Save and Except West 15 chains thereof,
Municipality Maple Ridge

Referring to your letter of 16th instant if a sale was made to net \$1,500 as K. UMETSU'S share and you estimated our claim at \$900., although we do not know the actual amount to date of the Haney Garage Limited claim, we would imagine there would be enough left to satisfy them but there has been no contact with them since the interview with Mr. Mussallem reported in our letter of 8th instant. We shall await with interest your further advices in due course.

Yours truly,



Jas Muir,
Manager

1414 Internece
9416 Evancee

509 Royal Bank Building,
Vancouver, B.C.,
January 16th, 1945.

The Manager,
Canadian Bank of Commerce,
Vancouver, B.C.

Dear Sir:

Re: Kiyoshi UMETSU and N. E. $\frac{1}{2}$ of Sec. 9, Twp. 15, Sase and
across East 15 chains thereof. Municipality Maple Ridge.

Further to our letter of the 9th instant, we beg to advise you that we are now in receipt of a letter from Mr. Hal Mannies in which he states that he is of the opinion that if a sale of this property is not rushed, we might be able to obtain close to \$3500.00 for the property. He also states that he is endeavouring to find a purchaser.

In view of the above we would suggest that you arrive at an understanding with the Hancy Garage Limited in regard to the division to be made between you of the one-half interest in the net sale price accruing to Kiyoshi UMETSU. We would suggest that this arrangement be on the basis of a net sale price of the property amounting to \$3000.00. This would mean a division of \$1500.00 between you and the Hancy Garage Limited. Naturally, Kiyoshi UMETSU'S interest in the proceeds of the sale will not amount to exactly \$1500.00, but any difference from that amount could be settled in the same ratio as is mutually agreed.

We would like to have your decision in this matter so that there will be no delay in the event that an acceptable offer for the property is received.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

CHP/01B

Files Nos. 9416 (Evac)
1414 (Int)

January 16th, 1945

MEMORANDUM

TO: MR. F. G. SHEARS

FROM: MR. K. W. WRIGHT

RE: Kiyoshi UMETSU and Tatsuji UMETSU and
North East $\frac{1}{4}$, Section 9, Township 15, SAVE
AND EXCEPT West 15 chains thereof, Municipality of Maple Ridge

Will you be good enough to put this case on the agenda for the next meeting of the Advisory Committee on Rural Properties at New Westminster.

The above named are the registered owners of the following property: North East Quarter Section 9, Township 15, SAVE AND EXCEPT West 15 chains thereof, Municipality of Maple Ridge in the District of New Westminster.

Kiyoshi UMETSU is an Evacuee and Tatsuji UMETSU an Enemy, having returned to Japan in 1935.

Two judgments against Kiyoshi UMETSU have been filed against the title; one in favour of The Canadian Bank of Commerce for \$810.25, and one by Haney Garage Limited against K. Umetsu for \$542.38.

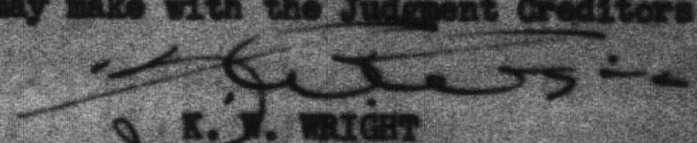
The property has an assessed value, according to the District of Maple Ridge, of \$1300.00 for improvements and \$1500.00 for the land. The property was withdrawn from the sale to The Director, Veterans' Land Act, as they only offered \$1016.00 and this was not sufficient to take care of encumbrances.

I understand that you have a valuation from Mr. Ansell, who appraised the property some time ago at \$5500.00. When the property was offered for sale, one offer came in, amounting to \$2200.00, and when Mr. Malcolm, the prospective purchaser was advised as to the amount we required, he suggested that the price was ridiculous. As a result, Mr. Ansell revised the valuation at your request and according to my information, his present appraisal is \$3,250.00. I understand that he made some mistake in regard to the timber and apparently only 4 or 5 acres had been cleared for cultivation and the remainder, which is uncleared, is covered with second-growth alder, birch and poplar. The value of this bushwood would not exceed the cost of labour to cut and transport it to the market. We decided that under the circumstances it would be advisable to have Mr. Mensies submit a report and you will find herewith a copy of his letter under date of the 10th instant.

We have suggested to the Judgment Creditors that they might reduce their claims and arrive at such a settlement as would permit the Custodian to dispose of the land for a price in the neighbourhood of \$3000.00. You will note that Mr. Mensies has not presented the usual report for the reason that he is now endeavouring to sell the property and believes if the sale is not rushed we might get close to \$3500.00 for it.

I suggest that we have the Committee fix a price that would permit us to negotiate a sale subject to such arrangements as we may make with the Judgment Creditors to wipe out their judgments.

KWW/JF
Attach.


K. W. WRIGHT

HAL MENZIES

Haney, B.C.

January 10, 1945

Mr. K. W. Wright,
Office of the Custodian,
509 Royal Bank Building,
Vancouver, B. C.

Dear Sir: Re: Kiyoshi UMETSU and N.E. $\frac{1}{4}$, Sec. 9, Twp. 15,
 SAVE AND EXCEPT W. 15 chains thereof,
 Municipality of Maple Ridge

In reply to your letter of January 9th I might say that I know this property very well having been over it two or three times recently with clients. I have been endeavouring to get an offer of \$3500.00, assuming that that would likely be within reach of your revised valuation. I received one offer from one client only, that was the last one I took over the property, and that was about a week ago. He offered \$2000.00, but when I told him that I did not think it was any use submitting an offer at that figure he said he would check it over again and might raise his offer.

I think if the sale is not rushed that we might be able to get close to \$3500.00 for this property. It is 100 acres of very good land, containing considerable timber, mostly soft woods, alder and maple that is large enough to be sold either for timber or for cord wood. There is also about 4 acres cleared, but a bit untidy, and a large frame house and several outbuildings. While the property is a bit isolated, it is only about two miles north of the Highway near Ruskin. This property can be shown to much better advantage in the summer time.

I hope this information may be of service to you, but as I have not had to make a special trip and would like to still continue the efforts to sell it from this office, I would not feel justified in rendering an account for this information.

Yours truly,

"Hal Menzies"

HM:SP

R. R. #1., Whenock, B. C.
April 21st, 1944.

Dept. Of Secretary of State.

Dear Sirs:

Maple Ridge

Please find below appraisal value of the following property:

No. 600 NE Sec. 9 S&W 15 ch T.P 15--100 Acres.

There is a very good house of eight rooms, five downstairs, and three upstairs. House is well built. There is no plumbing. House is of frame construction. There are two large out buildings of which is used as a barn and the others as a root house and packing shed.

The land on the flat about forty acres is good land, but hard to drain on the east side. There is considerable alder for wood on the property.

Value of house	\$2500.00
" of buildings	500.00
" of land	2500.00
Total value	\$ 5500.00

Wm H Russell

Appraiser

Recd. NOV 1 1944
 File No. _____
 Ans. _____
 Referred _____

R. H. Whonock RB

Oct 29th/44

Dept of Soc of State
 Dear Sir:

No 600 Maple Ridge

Please find below appraisal value of the following Property

No 600 - NE 1/4 Sec 9 5th E 15th T. P 15 - 100 ac

There is a good house of 8 rooms - 5 rooms on lower floor & 3 above. Downstairs rooms are finished inside with v. joint and house seems well built but upper rooms are not finished Outside is siding. There is no Basement and no Plumbing or Electric light. There are 2 large Buildings 1 20x30 with lean-to & the other 20x30 used as a root house the first being used as a Barn.

There is approximately 5 ac cleared 40 ac of land is flat and rather hard to drain. A very good stream runs all year through the Property.

There is about 40 ac on the flat part of which 10 ac is I believe of no use for farm purposes Practically all is covered with timber about 500-600 ft. of 1st and 2nd growth fir and an estimated 1500 cords of Alder on the Property. The high land appears to be good and very little broken. I am of the opinion that Price or below is more than reasonable.

House & Buildings \$1750.00

Land 1500.00

Total Value \$3250.00

Wm H. Ansell
 Appraiser

Fire, Theft, Automobile
Sickness and Accident
Plate Glass and Burglary
Insurance

Sun Life Insurance
Company's Agencies

Office Phone 103

The Oldest Established Agency in the District

Residence Phone 6394

Hal Menzies

REAL ESTATE and INSURANCE

.. HANEY, B.C. ..

Notary Public

Conveyances

Leases and Appraisals

ENEMY SECTION	
JAN 12 1945	
Rec'd	
File No.	
Ans'd	
Refer'd	Mr. Peers

January 10, 1945

Mr. K. W. Wright,
Office of the Custodian,
509 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

Re: Kiyoshi UMETSU and N.E. 1/4, Sec. 9, Twp. 15,
SAVE AND EXCEPT W. 15 chains thereof,
Municipality of Maple Ridge.

In reply to your letter of January 9th I might say that I know this property very well having been over two or three times recently with clients. I have been endeavouring to get an offer of \$3500.00, assuming that that would likely be within reach of your revised valuation. I received one offer from one client only, that was the last one I took over the property, and that was about a week ago. He offered \$2000.00, but when I told him that I did not think it was any use submitting an offer at that figure he said he would check it over again and might raise his valuation *offer*

I think if the sale is not rushed that we might be able to get close to \$3500.00 for this property. It is 100 acres of very good land, containing considerable timber, mostly soft woods, alder and maple that is large enough to be sold either for timber or for cord wood. There is also

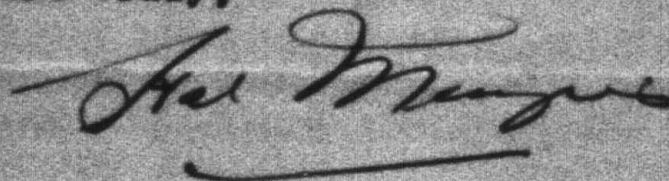
Adm. Section

HAL MENZIES No. 2

about 4 acres cleared, but a bit untidy, and a large frame house and several outbuildings. While the property is a bit isolated, it is only about two miles north of the Highway near Ruskin. This property can be shown to much better advantage in the summer time.

I hope this information may be of service to you, but as I have not had to make a special trip and would like to still continue the efforts to sell it from this office, I would not feel justified in rendering an account for this information.

Yours truly,



HM:SP

1414 Internece
9416 Denance

509 Royal Bank Building,
Vancouver, B. C.,
January 9th, 1945.

Honey Garage Ltd.,
Honey, B. C.

Dear Sirs:

Re: Kiyoshi UMETSU and H. E. $\frac{1}{2}$ of Sec. 9, Twp. 15, Rave and
Exempt East 14 Chains thereof, Municipality Maple Ridge.

In reply to your letter of the 8th instant, we beg to advise you that we are asking Mr. Hal Hensies of Honey, B. C., to supply us with a valuation of the above noted property.

It is our intention to advertise this property for sale by tender in the near future, and should we receive an offer in line with the valuation, we will communicate with you prior to acceptance.

A copy of the valuation will be sent to you when we are in receipt of an acceptable offer. If no acceptable offer is received in response to our ad, we will then be in a position to offer the property for private sale and to divulge the asked price.

In the meantime we would suggest that your firm and the Canadian Bank of Commerce come to some definite arrangement in regard to the division of the net proceeds accruing to Kiyoshi UMETSU in the event that a sale of the property is consummated.

Yours truly,

E. F. WRIGHT
COUNSEL TO THE CUSTODIAN

CHP/01B

1414 Internece
9416 Dvacuse

509 Royal Bank Building,
Vancouver, B.C.,
January 9th, 1945.

The Manager,
Canadian Bank of Commerce,
Mission, B.C.

Dear Sir:

Re: Kiyoshi UNETSU and W. E. $\frac{1}{2}$ of Sec. 9, Twp. 15, Range and
District West 15 chains thereof, Municipality Maple Ridge.

In reply to your letter of the 8th instant, we beg to advise you that we are asking Mr. Hal Hensies of Haney, B.C., to supply us with a valuation of the above noted property.

It is our intention to advertise this property for sale by tender in the near future, and should we receive an offer in line with the valuation, we will communicate with you prior to acceptance.

A copy of the valuation will be sent to you when we are in receipt of an acceptable offer. If no acceptable offer is received in response to our ad, we will then be in a position to offer the property for private sale and to divulge the asked price.

In the meantime we would suggest that you and the Haney Garage Ltd. come to some definite arrangement in regard to the division of the net proceeds accruing to Kiyoshi UNETSU in the event that a sale of the property is consummated.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

CHP/C'B

1414 Internee
9416 Evacuee

509 Royal Bank Building,
Vancouver, B.C.,
January 9th, 1945.

Mr. Hal Hennessey,
Honey, B.C.

Dear Sir:

Re: Kiyoshi UMETSU and N. E. $\frac{1}{2}$ of Sec. 9, Twp. 14, Rave and
except East 15 chains thereof, Municipality Maple Ridge.

Will you kindly let us have in duplicate an appraisal of the
value of the above noted property.

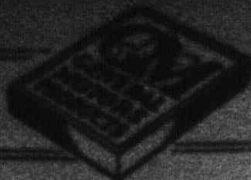
When mailing your valuation, we will be pleased to have you
include your bill for your fees in this matter.

It is our intention to advertise this property for sale by
tender within the next few days, and it is understood that the amount
of your valuation will not be disclosed to anyone other than the
Custodian.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

CHP/O'B



S. MUSSALLEM, President

G. MUSSALLEM, Sales Manager

Chevrolet
Oldsmobile
Pontiac
Buick

HANEY GARAGE LIMITED

HANEY, B.C.

Phones 9 and 15
Residence 29 and 112

January 8th, 1945.

ENEMY SECTION	
Rec'd	JAN 9 1945
File No.	
Ans'd	
Refer'd	Mr Peers

Dept. of the Secretary of State,
Office of the Custodian,
509 Royal Bank Bldg.,
Vancouver, B. C.

Gentlemen:

Re: File No. 1414 Internee,
9416 Evacuee.

We have yours of January 6th and have discussed the matter with an official of the Bank of Commerce who is willing to recommend a compromise to the Head Office. If so, and the Bank is agreeable, we are also quite willing to compromise.

Yours truly,

HANEY GARAGE LIMITED,

per *S. Mussalle*

SM/M.

Please address all
communications to
The Manager

The Canadian Bank of Commerce

Mission City, B.C.
January 8, 1945

ENEMY SECTION

Rec'd JAN 9 1945

File No.

Ans'd

Refer'd

MR Peers

The Custodian's Office,
509 Royal Bank Building,
Vancouver, B.C.

Attention K.W. Wright - Counsel to the Custodian

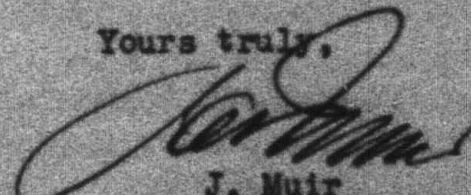
Dear Sir:

Re: Kiyoshi UMETSU and N.E. $\frac{1}{2}$ of Sec. 9, Twp. 15
Save and Except West 15 chains thereof, Municip-
ality Maple Ridge.
File No. 1414 Internee, 9416 Evacuee

Referring to your letter of 6th instant, believing that the present is an opportune time to dispose of property such as the above described we might say that we are prepared to accept a compromise settlement in the event that a sale at a reasonable price can be obtained. Would it be possible to submit what you consider a fair price for confirmation by us before actually closing the deal? Furthermore, as our judgment has priority we feel that there should be a greater discount accorded in the compromise settlement by the Company who registered judgment behind us and we should like to know if you have any suggestions as to what you consider as fitting and proper.

We might mention that we had a call today from Mr. Mussallem who is the principal shareholder in Haney Garage Ltd and he stated that he intended writing to let you know that he was agreeable to a compromise settlement of the Company's claim if a fair price can be obtained for the property.

Yours truly,



J. Muir

Manager

M:DE

File No. 1414
1414

January 24th, 1945.

MEMORANDUM

TO: MR. E. B. WHEAT

FROM: MR. G. H. PERRY

SUBJECT: RECEIVED R. E. J. of Sec. 9, Top. 15, Range and Except West
1/4 Section 36, Township 15, Range 15.

RE: Hiroshi URYU (Successor file 9415) and Tatsuji URYU (file 1414, in Japan).

Judgment filed Oct. 17/41 Canadian Bank of Commerce vs E. URYU,
sum of \$410.00.

Judgment filed February 9/42 Hasey Garage Ltd., vs E. URYU, sum
of \$150.00.

The amounts claimed under the Judgments v. E. URYU are as follows:

Canadian Bank of Commerce
Judgment July 17, 1937
Less payments at maturity dates

\$410.00
222.00
188.00
188.00
222.00

Plus interest @ 5% to Jan. 15/44
Gross

222.00
188.00

Hasey Garage Ltd.
Judgment July 21/38
Interest to April 21/42
Gross

\$150.00
75.00
225.00

Additional interest to date of payment would have to be included if payment in
full was made.

The property has been valued at \$2500.00 by F. H. Russell but he subsequently revised
this to \$2250.00.

The property was withdrawn from the sale to the Director, V.I.A. as their offer of
\$1000.00 did not meet the requirements.

The property was included in our catalogue as No. 400 and the highest offer received
was from Mr. A. Anderson amounting to \$2200.00. This offer was refused and the valuation
of the valuation of \$2500.00.

In view of the judgments against Hiroshi URYU's one-half interest in the property a
value of at least \$2500.00 would have to be obtained to fully settle the judgments.

Letters are going forward today to the Canadian Bank of Commerce and the Hasey Garage
Ltd., setting out the position fully and asking if they are willing to accept compromise
payments for their claims.

In view of the wide difference between the bids and the revised valuation of \$2250.00 we
should we obtain another appraisal from Mr. H. Russell.

Notation has been made for the inclusion of this property in our next ad.

GHP/103

G. H. PERRY

L-14 Internee
9416 Evancee

909 Royal Bank Building,
Vancouver, B. C.,
January 6th, 1944. 5

Hasey Garage Limited,
Hasey, B. C.

Dear Sirs:

Re: H.E. 1/2 of Sec. 9, Twp. 15, S. 46 and Except West
1/2 thereof, Municipality Maple Ridge.

Title to the above noted property is in the names of Kiyoshi UMETSU and Tetsuji UMETSU, and judgments have been registered against the property by your firm and the Canadian Bank of Commerce, B.C. These two judgments with interest to date constitute a charge against Kiyoshi UMETSU'S one-half interest in the property of approximately \$1850.00, and to clear this charge, a selling price of at least \$3750.00 would have to be obtained for the property.

The property has been offered for sale and the highest bid received to date was for \$2200.00. This bid was rejected for various reasons, one of which was the fact that Kiyoshi UMETSU'S one-half interest in this sale price would not cover the registered judgments.

In view of the offers received and also other information on our files, which indicates that the property is not of sufficient value to sell for enough to cover the judgments in full, we will be pleased to have you advise us if you are willing to agree to a compromise settlement in the event that a sale at a reasonable price can be obtained.

Your prompt reply to this letter would be greatly appreciated.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

CHP/012

File No.

9416

Date Oct. 27th, 1944

SUMMARY

Name: IMETSU, Kiyoshi

13507

Address: 12th. Rd. Ruskin, B.C.

(1) - We have today moved to auction room at Haney, B.C. effects as per enclosed list at a total cost of \$ as per attached bill.

(2) - We have also moved the personal effects as per attached list to storage at None where they will remain until called for. Cost of moving is included in bill above.

(3) - We have sold to the tenant articles as per attached list at \$ None for which herewith cheque or cash.

(4) - After the above transactions, the following important shortages were noticed between the original inventory as taken by this office, and the effects accounted for as above:

1 Dble bed, 4 Rolls paper, 4 Cross cut saws, 2 Barrels nails,

1 Porcelain jar, Carpenter tools.

Left N.C. 1 Kitchen stove - 2 Beds & springs
1 Spring

The tenant gave us the following explanation: Everything

is as he found it. Neighbors have told him that the place

was broken into before he came.

W.L.

NAME WILLIAM KIVORUREGISTRATION NO. 13507FILE NO. 9416

The following chattels were sold by public
 auction at Wangy, B.C. on October 19, 1944.

Radio	0.75
Radio	2.50
Flax	3.50
Flax	3.00
Radio	7.50
Dining table	4.00
Table	0.50
Table	0.25
Cupboard	0.75
Cupboard	1.00
Bookcase	7.00
Gramophone	1.00
Bed & spring	8.00
Cabinet	4.00
Shelves	1.00
Chest of drawers	15.00
Dresser	24.00
Library table	8.00
Wardrobe	2.25
Box	0.25
Mirror etc.	0.50
Tray	0.45
Chest	1.10
Cupboard	0.25
Tray etc.	0.25
Lamp	1.50
Hanging lamp	1.50

Total carried forward:

~~Less: Expenses~~~~Net proceeds: \$~~~~Amount received by staff present.~~~~Amount from auctioneer's list No.~~~~Balance.~~

NAME UNITSU, Kiyoshi

REGISTRATION NO. 13507

FILE NO. 9436

The following chattels were sold by public
 auction at Haney, B.C. on October 19, 1944

	Brought forward:	\$	0.45
Fly traps			6.15
Brockery			1.00
Cabinet			1.00
Shrine etc.			0.25
Books			7.50 -
Chairs			2.00 -
Armchair			25.00 -
Charterfield			1.50 -
Table			2.00
Lumber			

Total

Less Expenses: (Auctioneer's Fee: \$13.66
 (Advertising: 1.29
 (Moving: 24.93

Net Proceeds Credited:

\$	136.65
\$	39.88
\$	96.77

Members of Custodian Staff Present. Mr. R.N. Anderson.

Extracted from Auctioneering List No. Haney 13.

Remarks.

9416, I. 1414

June 7, 1944.

RECEIVED

Mr. Irvin B. Anderson,
Bancho Hotel,
119 S. Cordova Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 600,
12th Road, Sackville, B.C.

Your letter of April 26th, 1944 enclosing
cheque for \$220.00 and offer to purchase the above property
for \$2200.00 has been received and considered.

At the present time we are not able to
accept this tender and are returning your cheque herein. This
property has been independently appraised and if you are
prepared to increase your tender to \$3500.00, subject to prior
sale, we would then be in a position to consider recommending
the acceptance of such an offer.

Failing to hear from you by return we will
consider that you are not interested.

Yours truly,

F. G. Shears,
Director.

FUS:AS
encl. 1.

9416

May 3, 1944.

Mr. J. Mercier,
Ruskin, B. C.

Dear Sir:

Re: Kiyoshi UMETSU.

We enclose herewith your Lease on subject
Japanese property.

The \$35.00 originally paid by you to the
Director of the Veterans' Land Act has been
forwarded to us on consideration of lease,
leaving an unpaid balance of \$40.00 due on
or before July 15, 1944.

Yours truly,

W. E. Anderson,
Farm Department.

Enc.
WEA/EG

*Pl 24/7/44
K*

The Custodian,
506 Royal Bank Bld.,
675 W. Hastings St.,
Vancouver B.C.

30
Rancho Hotel,
119 Cordova St.,
E. Vancouver.
April 26, 1944.

600

Sir

I am tendering for a parcel of
property in the Maple Ridge Municipality
listed in the catalogue.

catalogue number 600.

12 Rd Ruskin B.C.

N.E. 1/4 (S & E 1/4 15 ac)

Sec 9 15 (100 ac mtl)

I am offering twenty two hundred
dollars \$2200⁰⁰ and I enclose cheque
for 10 percent of my offer

\$220

Irwin B. Anderson,
Rancho Hotel,
119 Cordova St.
E. Vancouver.

Rec'd	May 1/44
File No.	2418/31416
Ans.	May 7/6/44
Referred	H. H. H. H. P.

NOTICE

To MR. JOSEPH MERCIER
Ruskin, B.C.

TAKE NOTICE that the Director, The Veterans' Land Act, is not now acquiring by purchase the property more particularly described as being in the Municipality of Maple Ridge, New Westminster District, in the Province of British Columbia, being the North-east Quarter (NE $\frac{1}{4}$) of Section Nine (9), Township Fifteen (15), Save and Except the West Fifteen (15) Chains thereof, and that the Secretary of State of Canada, acting in his capacity as Custodian under and by virtue of Order-in-Council P.C.1465 and amendments thereto, now holds all right, title and interest in the said land.

DATED at Vancouver, in the Province of British Columbia, this Twelfth day of February, 1944.

THE DIRECTOR,
THE VETERANS' LAND ACT

By 
his District Superintendent.

9416

19th February, 1944.

A.G. Duncan Crux Esq.,
535 West Georgia Street,
Vancouver, B.C.

Dear Sir:

Re: Kiyoshi UMETSU
NE $\frac{1}{4}$ of Sec. 9, Tp. 14, exc. W. 15 chs.
Share of H.F. D. - Maple Ridge.

We thank you for your letter of the 16th instant
attaching copy of a letter dated February 14th from Col.
Chandler.

As this property has been withdrawn from the sale
we are enclosing herein our cheque for \$220.76 in favour of
The Director, The Veterans' Land Act covering the amount of
taxes which they have paid on this property.

Kindly obtain their cheque for \$115.00, the rental
they have collected for 1943 and the \$35.00 collected on the
1944 lease, making a total of \$150.00.

Yours truly,

F. G. Shears,
Director.

FCS/PMH

encl.

C
O
P
Y

SOLDIER SETTLEMENT and VETERANS' LAND ACT

518 Rogers Bldg.,
Vancouver, B. C.
February 14, 1944

Mr. A. G. Duncan Crux,
Barrister & Solicitor
535 West Georgia Street,
VANCOUVER, B. C.

Dear Sir:

Re: Kiyoshi Umetsu - Maple Ridge Munic.
NE $\frac{1}{4}$ of Sec. 9., Tp. 14, exc. W. 15 chs.
thereof, N.W. D.

Mr. Richardson of the Custodian's office sent me a copy of his letter to you of February 5th. We are quite satisfied that this property should be withdrawn from the sale.

In connection with this property we have collected \$115.00 on the rent due for 1943 and \$35.00 towards lease for 1944, making a total of \$150.00. We have paid out \$220.76 for 1941, 1942 and 1943 taxes. I enclose you tax statement and tax certificate showing the amount paid. If you will kindly let us have a cheque for \$220.76 we will give you the Director's cheque for the \$150.00 rent received and let you have a notice to the tenant that we have not acquired the property, or if you wish will assign the negotiated lease for this year, of which I send you a copy. Luckily this lease has not been completed on behalf of the Director.

Yours truly,

"W. K. CHANDLER"

W. K. CHANDLER
LEGAL ADVISER

WKC:HJ
ENCLS.

9416 & Int. 1414

February 5, 1944.

Messrs. Crux & McMaster,
Barristers & Solicitors,
535 West Georgia Street,
Vancouver, B. C.

Attention Mr. A. G. Duncan Crux.

Dear Sir:

Re: Kiyoshi UMETSU & Tatsuji UMETSU,
HE: of Section 9, Township 15,
Municipality of Maple Ridge.

Subject property was included in those passed for delivery to the Director of the Veterans' Land Act and the price offered was \$1,068.00 but we find that it should have been held back, owing to a deficiency in the offer as per the figures given herein. The lease was assigned to and the taxes paid by the Director of the Veterans' Land Act. It appears, under the circumstances, that it will be necessary to withdraw this property from the sale and have the lease, etc., re-assigned to the Secretary of State.

Registered Charges against the property as follows:

Judgement against Kiyoshi UMETSU, Honey Garage, Ltd.	\$542.38	
Int. @ 5% from 1/7/30 to 1/2/44	367.79	\$910.17
Judgement against Kiyoshi UMETSU, Canadian Bank of Commerce, Mission, B. C. ...	\$625.00 Bal.Prin.	
Int. @ 5% to 15/1/44	232.99	857.99
Taxes - arrears & delinquent, approx.		160.00
		<u>\$1,928.16</u>

Yours truly,

R. D. Richardson,
Farm Department.

RDR/EG

cc to Col. W. K. Chandler.



CANADA

SOLDIER SETTLEMENT AND VETERANS' LAND ACT

YOUR FILE NO. _____

EC/192P

PLEASE QUOTE _____

Vancouver, B.C.

January 20th, 1944.



Mr. F.G. Shears,
A/Director, Custodian of Enemy Property,
506 Royal Bank Bldg., Vancouver, B.C.

EVACUATION SECTION	
Rec'd	JAN 23 1944
File No.	9416
Ans.	
Referred	Mr. F.G. Shears

Dear Sir:

Re: Kiyoshi Umetsu

I enclose you a detailed statement I have received from the Bank of Commerce at Mission City setting out the liability of the above Japanese to the Bank as at the 15th of January at \$857.99 secured by a judgment in the New Westminster County Court registered against the property.

Yours truly,

W.K. Chandler,
Legal Adviser.

WKC/W
Encl.

THE CANADIAN BANK OF COMMERCE

Mission City, B. C.

January 19, 1944.

Re: B.C./1927

The Soldier Settlement of Canada,
518 Rogers Building,
Vancouver.



Dear Sirs:

Re: KIYOSHI UETSU - The NE $\frac{1}{2}$ of
Sec. 9, Tp. 15 excepting the
W. 15 Chains thereof -
Municipality of Maple Ridge

With further reference to your
letter of 10th ultimo, we now enclose a
statement of the amount still owing under
our judgment registered against the above
property.

Yours truly,

[Signature]

EVACUATION SECTION	
Rec'd	<i>[Signature]</i>
File No.	
James Muir	
Man. Off.	
Referred	

Payments of

K. UMETSU

			<u>Balance</u>	<u>Interest @ 5%</u>
July 17, 1937	- Nov. 25, 1937	131 days	\$850.	\$15.43
Nov. 25, "	- Dec. 2, "	7 "	840.	.81
Dec. 2, "	- June 10, 1938	190	830.	21.60
June 10, 1938	- Aug. 1, "	52	825.	5.88
Aug. 1, "	- Sept. 9, "	39	820.	4.38
Sept. 9, "	- Oct. 4, "	25	815.	2.79
Oct. 4, "	- Nov. 2, "	29	810.	3.22
Nov. 2, "	- Dec. 1, "	29	805.	3.19
Dec. 1, "	- Jan. 5, 1939	35	800.	3.83
Jan. 5, 1939	- Apr. 14, "	99	795.	10.78
Apr. 14, "	- May 19, "	35	790.	3.79
May 19, "	- June 5, "	17	785.	1.83
June 5, "	- Aug. 4, "	60	780.	6.41
Aug. 4, "	- Sept. 12, "	39	760.	4.06
Sept. 12, "	- Oct. 24, "	42	755.	4.34
Oct. 24, "	- Nov. 5, "	12	750.	1.23
Nov. 5, "	- Dec. 18, "	43	745.	4.39
Dec. 18, "	- Feb. 14, 1940	58	740.	5.88
Feb. 14, 1940	- May 15, "	90	730.	9.00
May 15, "	- June 20, "	36	720.	3.55
June 20, "	- Sept. 4, "	76	710.	7.39
Sept. 4, "	- April 22, 1941	230	700.	22.05
Apr. 22, 1941	- June 12, "	51	685.	4.80
June 12, "	- Sept 3, "	83	675.	7.57
Sept. 3, "	- Sept. 17, "	14	665.	1.27
Sept. 17, "	- Dec. 8, "	82	655.	7.36
Dec. 8, "	- Feb. 5, 1942	59	645.	5.21
Feb. 5, 1942	- May 28, "	112	635.	9.74
May 28, "	- Jan. 15, 1944	232	625.	51.11
				<u>\$232.99</u>

Condition of Liability as at 15th January, 1944:-

Balance of Principal remaining unpaid	\$625.
Accrued Interest	<u>232.99</u>
	<u>\$857.99</u>

J. L. 347

November 10, 1943.

File Nos: 9416 & 12269

MEMORANDUM - VETERANS' LAND ACT - DIRECTOR

Re: Kiyoshi UMETSU & Tatsuji UMETSU
Rd., Sec. 9, Tp. 15,
Municipality of Maple Ridge.

Price offered:		\$1068.00
Registered charges:		
Judgements:		
	Haney Garage, Ltd.	\$542.38
	Interest @ 5% from	
	1/7/30 to 1/7/43	<u>352.55</u>
		8894.94
Judgements:		
	Canadian Bank of Commerce,	
	Mission, B. C.	575.25
Taxes - arrears & delinquent, approx.		<u>160.00</u>
		\$1630.18

This property was included in those passed for delivery to the Director, Veterans' Land Act, but we find that it should have been held back owing to a deficiency in the offer as per the above figures. Lease was assigned and taxes paid by the Director, Veterans' Land Act. It appears, under the circumstances, it will be necessary to withdraw this property from the sale and have lease, etc. re-assigned to the Secretary of State.

RDR/ms

9415 and 12269.

October 19, 1943.

Frank W. Wilfred, Esq.,
Production Department,
Wood. Fuel Control Board,
Vancouver Block,
Vancouver, B. C.

Dear Sir:

Re: T and K. Umston, and NE; Sec. 9,
Township 15, Maple Ridge.

In reply to your inquiry as to the possibility of taking cord-wood off the above mentioned property, we have to advise you that this property has recently been sold to the Director of the Veterans Land Act. This Dominion Government Official may be reached at 518 Rogers Building, and we would suggest that you contact him in this connection.

Yours truly,

A. G. McArthur,
Administration Department.

AGH:AS

9416

June 7th, 1943.

Mr. James Muir, Manager,
The Canadian Bank of Commerce,
Mission City, B. C.

Dear Sir:

Re: Kiyoshi UMETSU

In reply to your letter of June 3rd, we wish to apologize for overlooking your letter of March 30th.

Subject Japanese property has now been leased up until the end of this year for the sum of \$115.00, which will be paid in full by July 15th.

Umetsu has claims against him at this office including the one you are handling in the amount of \$1649.68 and in addition to these, there are claims from the Provincial T.B. and Mental Hospitals owing unstated amounts. We would, therefore, ask that you contact Umetsu at the following address as apparently he has fallen down on arrangements which you made direct:

Kiyoshi UMETSU,
Registration No. 13507,
P.O. Box 3, Camp 15,
Hope, B. C.

We trust this information will be of some assistance to you.

Yours truly,

R. D. Richardson,
Farm Department.

WRA/EN

9416,5821

May 25th, 1943.

Mr. Joseph Mercier,
12th Road,
Ruskin, B. C.

Dear Sir:

This letter is to confirm our recent conversation with regard to the leasing for another year of the Unetsu and Nakaido properties.

The Department will, at the expiration of your present leases, draw fresh documents at the same figure and in order that our records may be complete we would ask you to sign the statement on the duplicate copies of this letter and return them to this office.

Yours truly,

G. T. McKay,
Farm Department.

GTM/EM

I am repared to enter into a leasing agreement for the further period of one year on the same terms as my present lease.

SIGNED

J. MERCIER

*Renewal OK
GTM*

9416
12269

May 5th, 1943

Mr. Kiyoshi UMETSU,
Registration No. 13507,
P.O. Box 3, Camp 15,
HOPE, B. C.

Dear Sir:

Re: North West Fire
Policy #210037

Kindly be advised that the above numbered policy has been issued to cover for \$1500.00 on dwelling, \$200.00 on Household effects and \$100.00 on farm implements on your property situate on No. 12 Road, Ruskin on Lot WPT, NE1 Sec. 9, Twp. 15, Municipality of Maple Ridge, B.C. This is a renewal of Policy No. 193902 formerly carried by yourself.

The premium for three years amounting to \$36.50, is being paid to the Insurance Company and charged to the joint account in your name and Tatsuji Umetsu.

Yours very truly,

S.M. Gibson
Insurance Department

SMO:KT

Please address all
communications to
"The Manager"

The Canadian Bank of Commerce

Mission City, B. C.,
March 30, 1943.

EVACUATION SECTION	
Rec'd	MAR 31 1943
File No.	9416
Ans.	Wk
Referred	Anderson

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

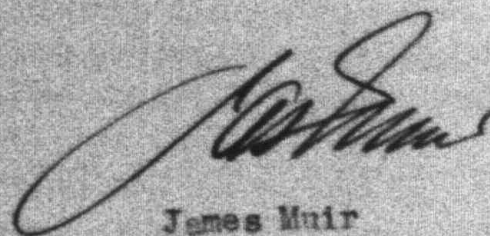
Dear Sir:

Re: Kiyoshi Umetsu previously of Whonook, B.C.

Would you be good enough to favour us with the present address of the above named. We have a judgment registered against his property at Whonook of which you were advised when we were filing a formal declaration of claim. Previous to evacuation, under court order, he was paying \$5.00 per month into court, but nothing has been paid in since he was moved out.

Any information which you are able to let us have in this connection would be appreciated. Is there any manner by which monthly payments could be resumed and maintained or could we foreclose under our judgment?

Yours truly,



James Muir
Manager

and
Gibson

Ruskin 25 March 1943.

Re UME TSU. Kuyoshi

Regn No 13507-

File No 9416

Dear Sir

I am very sorry to bother
you, But when I got here the door
was unlocked (I of them) and I
have seen by the window on my
first trip a washing machine,
not sure but was looking like
an electric one, and was none
when I move in on ^{the} 26 March:

I thought I was better
to notify you;

Yours very truly
Joseph Marcus

Ruskin

BC

EVACUATION SECTION	
Rec'd	MAR 30 1943
File No.	13507-9416
Ans.	WAX 3 1/2
Referred	Anderson

9416

31st March, 1943.

Mr. Joseph Mercier,
Ruskin, B.C.

Dear Sir:

re: Kiyoshi UMETSU.

We are in receipt of your letter of March 25th, and wish to thank you for reporting to us that you found the doors of the house on subject Japanese property open. For your information, the washing machine that was in the house has been moved, but as the doors were relocked, we will instruct one of our field men to visit the property and check the contents of the house when he is in that neighbourhood again.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF

9416

March 5th, 1943.

Mr. Pon Sun Jay,
Ruskin P.O., B. C.

Dear Sir:

Re: K. UMETSU

So far you do not appear to have made any arrangements to operate the subject Japanese property at Rusking for this coming season. Your lease expired at the end of January.

We have other people wanting to operate the property and unless we have some advice from you stating whether or not you wish to continue with the place, we will, within the next week, let someone else take the place over.

Yours truly,

G. T. McKay,
Farm Department.

GTM/EM

EVACUATION SECTION

Rec'd FEB 1 1943

File No. 12269-9416

Ans.

Referred

Officer of
Vancouver B.C.

File No. 12269-9416

P.O. Box 3 Camp 1
Stape B.C.
Jan 29th 43.

Dear Sir,

In replying to your letter of Jan 26th to which I received to day. My brother Tatsuo had returned to Japan on Nov 19th 1935. Since he had gone to Japan of mother illness. He has given me full charge of the property.

Yours truly
R. M. Mutsaers

12269. & 9416.

January 26, 1943.

Mr. Kiyoshi UMETSU,
Registration No. 13507,
15 Mile Camp,
Hope, B.C.

Dear Sir:

Re: Tatsuji UMETSU.

As your property is registered in the name of
Tatsuji UMETSU and yourself, we should appreciate it very much
if you would be so kind as to inform us of the present address of
Tatsuji UMETSU. Is he still residing in Canada? We should be
very glad to receive a reply from you by return mail.

Yours truly,

D. M. Choze.
Administration Department.

DMC

9416

November 26th, 1942.

Mr. Pan Sun Jay,
3415 12th Road,
Ruskin, B. C.

Dear Sir:

Re: Kiyoshi UMETSU

According to your lease you signed a list of chattels, for which you made yourself responsible.

We are enclosing a copy, in duplicate, of this list and would appreciate your advising whether or not these articles are still in your possession.

Please sign one copy and return same to this office.

Yours truly,

R. D. Richardson.
Farm Department.

WEA/EM

File No. 9416
Name: Kiyoshi UMETSU
Reg. No. 13507

November 26th, 1942.

INVENTORY OF CHATTELS INCLUDED IN LEASE BETWEEN
Kiyoshi UMETSU and Mr. Pan Sun Jay

Furniture

1 3 pce. chesterfield suite
1 Extension table
1 Dresser
5 Dining room chairs
1 Parlor table
1 Kitchen stove
1 Camp stove
1 Bookcase
1 Clock
4 Lamps
1 Earthenware crock

2 Kitchen tables
7 Kitchen chairs
Assorted kitchen utensils
3 Double beds
3 Single beds
2 Parlor stoves
1 Gramophone
1 Pantry stand
2 Lanterns
1 Thermos bottle

Implements

4 Shovels
1 Grub hoe
1 Pick
1 Hay fork
1 Cable 20' long, 1" wide
1 Cable 150' " " " "
1 Oil pump
1 Plow
3 Wedges
1 Spitter
5 Barrels - empty.
2 Axes

2 Field hoes
1 Potato fork
10 saws
3 Peaveys
1 Choker
1 Logging jack
2 Drills - 2" X 2"
1 Cultivator
2 Wrenches - not certain
3 Shovels for seedbed
400' lumber.

The above articles have been left in my care and I will be responsible for their safe-keeping.

Confirmed:

Date Signed

9416

LIST OF CHATELS INCLUDED IN LEASE BETWEEN

UMETSU, K. of Ruskin and P.S. Jay.

Furniture:

5 1 3 pe. Chesterfield suite	5 2 Kitchen tables
5 1 Extension table	5 7 Kitchen chairs
5 1 Dresser	5 Assorted kit. utensils
5 5 Diningroom chairs	3 Double beds
5 1 Parlour table	3 Single beds
1 Kitchen stove	5 2 Parlour stoves
5 1 Camp stove	5 1 Gramophone
5 1 Bookcase	5 1 Pantry stand
1 Clock	2 Lanterns
5 4 Lamps	1 Thermos bottle
5 1 Earthenware crock	

Implements:

4 Shovels	2 Field hoes
1 Grub hoe	1 Potato fork
1 Pick	10 Saws
1 Hay fork	3 Peevie
1 Cable 20' length, $\frac{3}{8}$ " width	1 Choker
1 Cable 150' length, $\frac{1}{2}$ " width	1 Logging jack
1 Oil pump	2 Drills-2" X 2'.
5 1 Plow	1 Cultivator
3 Wedges	2 Wrenches-not certain,
1 Spitter	3 Shovels for sawdust
5 Barrels-empty	5 400' Lumber
2 Axes	

The above signed by both parties S. sold by Auction 11/10/44
Harvey 10

Mr. Campbell's File No. 600.

List not complete see extra.

Please address all
communications to
"The Manager"

The Canadian Bank of Commerce

Mission City, B.C. June 20th. 1942

9416
The Office of the Custodian,
Japanese Evacuation Section,
506, Royal Bank Building,
Vancouver, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUL 8 1942

Dear Sirs:

We beg to report the following liability on our books:-

<u>Name</u>	Umetsu, Kiyoshi
<u>Claim</u>	Judgment New Westminster Registry July 17th. 1937 Plaint No. 160/1937 \$791.90 plus costs \$18.35. Total \$810.25. Payments since made \$235.
<u>Security</u>	Judgment filed at New Westminster Land Registry Office against the following property, of which the registered owners are Kiyoshi Umetsu and Tatsuji Umetsu:- The N.E. 1/4, Sec. 9, Tp. 15, save and except the west 15 chains thereof, Municipality of Maple Ridge, in the District of New Westminster
<u>Remarks</u>	Payments of \$5 per month have been made into Court for some time past and then turned over to our solicitors, Mr A.S. Duncan, New Westminster, B.C.

I, James Muir, Manager for The Canadian Bank of Commerce
at Mission City, B.C., hereby declare the foregoing to be a true and
accurate record of the liability of Kiyoshi Umetsu to the Bank as at
this date.

James Muir
SWORN before me at Mission City in the Province of British Columbia
this twentieth day of June 1942.

Reed
A Commissioner for taking Affidavits
within British Columbia

BC-1924

Farm Appraisal Report

File No. TL 347

Land Description NE 1/4 of Sec. 9, Tp. 15, R. 15, S. 15, N.W.D.

Containing 100 Acres

Owner's Name IMETSU, Kiyoshi & Tatsuji Post Office Address Ruskin, B. C.

Nearest Rail Point Ruskin, B.C., C.P.R. Distance 3 miles

Market Town New Westminster, B.C. Distance 30 miles

Church (give denomination) C. of E. & Presbyterian, Whonnock Distance 4 miles

Nearest School Ruskin Public School Distance 2 miles

State how property was identified: S.W. corner post located and map and road check.

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

Property has access to No. 12 Road, only open 240' from S.W. corner.

Is this district a good one? No, in early stages of development.

Employment opportunity Extremely limited.

Dominating Nationality and religion: British, Protestant. Japanese are numerous in area.

Describe Fencing and its condition: 5 B.W. on west line put up by neighbour. Value \$ incl. in land

Water supply: 15' dug well at house and good creek running through property. Value \$ value.

BUILDINGS ON FARM

9416 - 2nd 1/4

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	24x30	frame	12'	shgl	5	cedar	good	800.00
Lean-to addn	12x30	"	8'	shk	"	"	"	
	x							
BARN	x							
Woodshed	20x30	rch boards	8'	"	"	and sills	poor	"
BARN	20x20 with 15x20 lean-to,	built half	on road	allowance	"			
	x							
GRANARY	x							
	x							
	x							
	x							
	x							

Total present day value \$ 800.00

Total Value Buildings add to farm House. \$ 600.00

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable? House in good shape all lined walls and ceilings with fir flooring and varnished. \$

Describe the basement and chimneys: No basement, 1 brick on bracket.

No. rooms downstairs? 5 Upstairs? 2 How finished Lined with flooring and varnished.

Are buildings painted? Yes Condition of paint Good

Distance from nearest bush Unexposed.

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

ACRES	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
3.25	level	8" lt. clay loam	clay	strawberries, rhubarb & asparagus	40.00	130.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
4.00	undulating	8" lt. cl. l.	clay	pt. clear with alder stumps	75.00	20.00
92.75	"	8" lt. cl. loam to peat	clay	heavy stumps & bush some scattered fir and up	150.00	3.00
Area Unsuitable for Cultivation.						
CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 488.25Total added by buildings to value of farm \$ 600.00

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

Total value of farm \$ 1088.25

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:
Owner has vacated and crop has been sold to Chinaman. Unable to obtain details.
Old millsite on property and most of best timber taken off, some scattered
fir left and plenty of alder firewood.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.
Mixed farming with more land cleared, in present condition small fruit and
poultry.

Noxious weeds: Canadian thistle and bad in strawberries.

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

Maple Ridge Municipality, Haney, B. C.
Land assessed at \$1500.00
Improvements " 1300.00
\$2800.00
1942 Taxes \$62.45
Arrears 1940 - \$65.04
" 1941 - 80.48

Date: 23rd June, 1942.

Place: New Westminster, B.C. I certify that the above report is based on a personal examination
of the whole farm made on the 22nd day of June, 1942.

Inspector's Signature

"L.B. PLUMELY"

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

Farm Appraisal Report

Notes: This property lies back up in the hills behind Ruskin, No. 12 Road is only opened 240' from S.W. corner, has a very good house, but only small cleared acreage, which appears to lie wet and cold and needs under drainage. Outside work is extremely limited and property with small cleared acreage and lying back in the hills is not attractive. There appears to be a wet swamp in the south east corner. The best of the timber has been removed and a small tie mill was operating until this spring, all machinery now removed and mill buildings very rough and of little value.

(FOR ORCHARD LANDS ONLY)

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

No fruit trees.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

W11.

ORCHARDS, SMALL FRUITS, ETC.

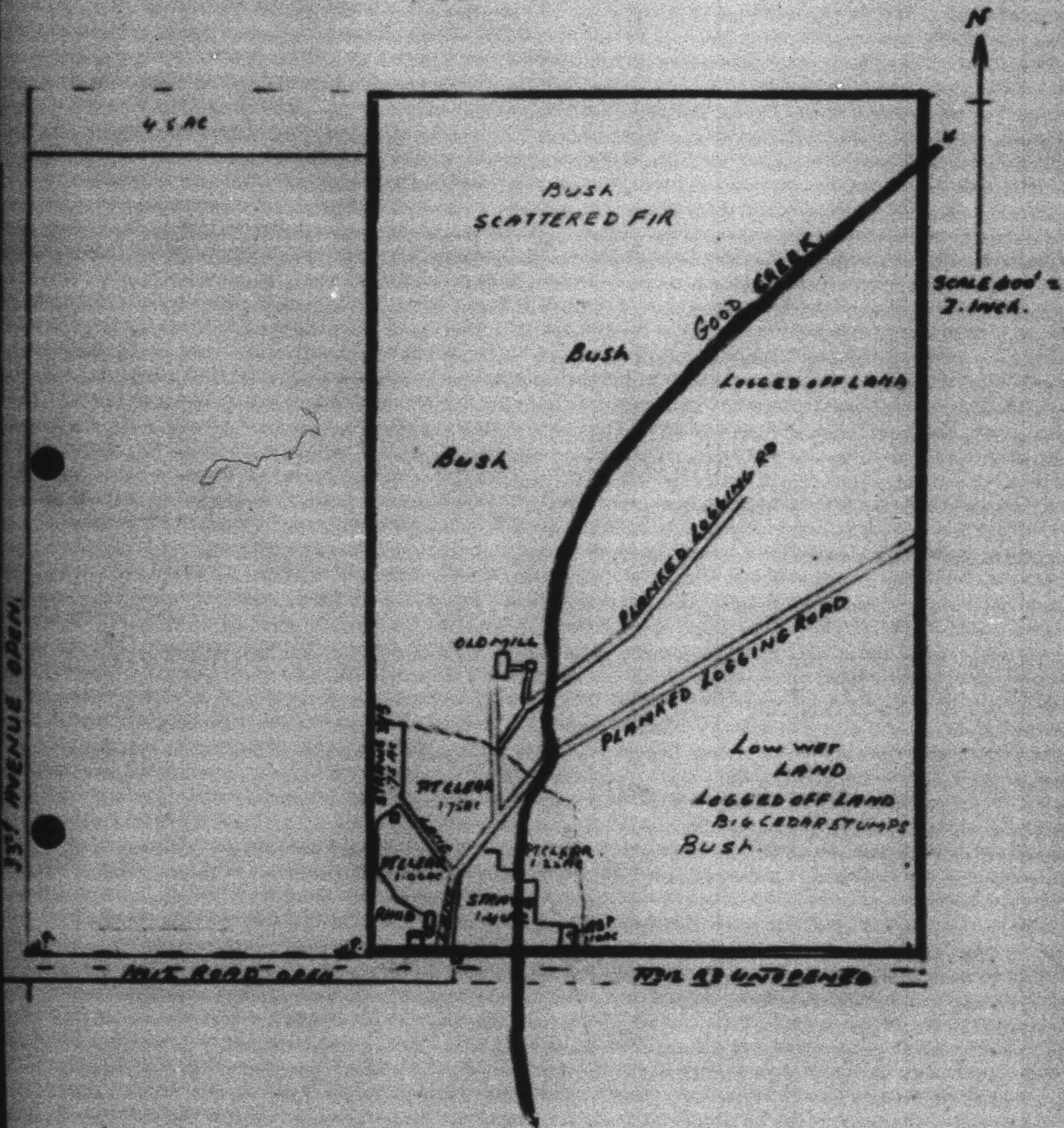
(Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

	<u>Present Value</u>
2.15 acs. (Strawberries (.75 ac. 3rd year plants) (ever-bearing	\$
.10 ac. Asparagus	\$
<u>1.0 ac. Rhubarb and building site</u>	\$
3.25 acs. cleared	\$
4.0 acs. part cleared.	\$
<u>92.75 acs. bush</u>	\$
100.00 acs.	\$
	\$
	\$
Total	\$

Amount fruit trees add to value of farm \$.....

Diagram of Property

KIYOSHI
NE 1/4 of SE 1/4
100 ACRES



Following careful review of this appraisal report, it is my opinion that the present value is \$ 1000.00

Date 24th June, 1942.

"I.T. BARNET"
District Superintendent.

Extract from Lease.

File #9416.

Drawn by James M. Campbell.

Lessor: Kiyoshi UMETSU.

Lessee: Pon Sun JAY. *c*

Date: 28th April, 1942.

Term: 9 months from 1st May, 1942, with option to extend lease for 1943 under arrangement with P.C.U.

Consideration: \$100.00, paid. Rental for 1943 to be \$50.00.

Property:

Land: 5 acres in S.W. corner of the East 100 acres of N.E. $\frac{1}{4}$ of Section 9 Tp.15. Municipality of Maple Ridge.

House: Included, also buildings.

Chattels: Livestock and farm implements, not specified.

*Lease replaced by #436
to Joseph Mercier, see extract. Lin Mercier*

Out

*Leases given to S.S.C.
Aug 14/53 but returned to this
office when property was withdrawn
from the sale to them. W.H.*

Extract from Lease.

Lease No. 436.

File No. 9416/12269.

Lessor: The Secretary of State. (Kiyoshi & Tatsuji UMETSU)

Lessee: Joseph MERCIER. ✓

Date: 19th March, 1943.

Term: 9½ months from 15th March, 1943 to 31st December, 1943.

Consideration: \$115.00 - \$40.00 cash/and \$75.00 on 15th July, 1943.
(March 10)
No Taxes.

Property:

Lands: N.E.¼ of Section 9, Tp.15, save & except W.15 chains thereof.
C. of T. 111709 E. (3415 - 12th Rd.) Municipality of Maple Ridge.

Buildings: Included. Space reserved for storing chattels.

Chattels: Not included.

Lease handed S.S.E. 13/8/43. *has returned*

*to the office when property was withdrawn
from sale to them*

15th

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. 9416

MUNICIPALITY: Maple Ridge.

Date: May 29th, 1942.

NAME: UMETSU, Kiyoshi.

REGISTRATION NO. 13507.

ADDRESS: 3415-12th Road, Ruskin, B.C.

PROPERTY: Timberland.

ACREAGE: 100.. 5 acres cleared.

KIND OF CROPS: STRAWBERRIES, RHUBARB.

APPROXIMATE ACREAGE OF EACH: 3/4. 1 1/2.

HOUSE: VACANT: OCCUPIED Yes, Lessee: Pon Sun Jay.

DESCRIPTION 2 Storey wooden frame house ROOF: Shingle.

SIZE: 24 x 28. NO. OF ROOMS 7.

CONDITION: Fair.

OTHER BUILDINGS: Barn, Woodshed.

NAME OF LESSEE OR RENTOR: Pon Sun Jay, Box 228 Mission, B.C.

TERMS: \$100.00 for 1st year for house & crop. \$50.00 for 2nd year.
from April 1942 to May 1943.

WATER: Well. ON: OFF:

LIGHT: None. ON: OFF:

REMARKS: Leased through Pacific Co-operative Union.

INVENTORY OF CHATTELS LEFT ON PROPERTY:

Downstairs:

1 Chesterfield Suite 5
2 Heater Stoves 5
1 Kitchen Stove
1 Gramophone 5
1 Book-case 5
2 Kitchen Tables 5
1 Dining-table 5
2 Tables
11 Chairs 5
1 Double Bed 5
1 Single " 5
1 Chest-of-drawers 5
4 Oil Lamps
1 Sofa
Kitchen Utensils
1 Small Cupboard
1 Japanese Shrine.

Upstairs:

1 Heater Stove
1 Single Bed
2 Double Beds
4 rolls of Paper
Carpenter Tools & Farm Implements
11 Cross-cut Saws
3 Mattresses
2 Barrels of Nails
Several pieces of "Tongegrave Wood"
1 5-gal. Porcelain Jar
1 Cupboard containing carpenter tools.

Signed: _____

ABCH