

9616

REAL ESTATE

FORM "JP"

BUREAU POWELL STREET OFFICE OF THE CUSTODIAN JAPANESE SECTION

FILE NO.

9616

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: TERAGUCHI, SakieHOME ADDRESS: Box 207, Steveston, B. C. (near Imperial Cannery & Moncton St.)REGISTRATION NUMBER 04096 SEX: Female AGE: 17OCCUPATION: Cannery Employee

(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: Imperial Cannery, Steveston, B.C.MARRIED? NoNAME OF WIFE OR HUSBAND: NoneADDRESS OF WIFE OR HUSBAND: NoneNAMES OF ANY LIVING CHILDREN: NoneADDRESS OF CHILDREN: NoneAGE OF CHILDREN: None

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

1. LOCATION AND DESCRIPTION: Near Imperial Cannery & Moncton St.,
Steveston, in the Municipality of Richmond. Details of property
not on person.

2. BUILDINGS AND OTHER IMPROVEMENTS: 2-storey, 10 rooms wooden frame
dwelling house, 1-shed, 1-chicken house.

3. INSURANCE (Give particulars; state where policies are) Insurance on house but
particulars of policy unknown. Policy in owner's possession.

4. TAXES (Amount and where payable) about \$20.00 paid 1941 Town Hall, Richmond,
B.C.

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

6. OCCUPANCY AND LEASES (If vacant so state) Owner's family - this property
has been leased to Mrs. Hunt the lease in declarant's possession
which was drawn up by G. C. King, Steveston, B.C.

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

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

9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. None

2. LANDLORD'S NAME AND ADDRESS. None

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID. None

4. STATE WHEREABOUTS OF LEASE. None

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None

None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN. None

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS.

None

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

None

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

CLAIM ON ANY SUCH PROPERTY

None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

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

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

None

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

None

8. BANK ACCOUNTS: 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 19th day of May 1942.

Alfred M. M. M.

Witness

(Signature)

Salie J. J. J.

FOR DEPARTMENTAL USE

P. D. 18/11/42

INFORMATION FROM R.C.M.P.

DATE May 19/43

Cur File No. 9616

Full Name TERAGUCHI, Sakie
(Surname in Block Letters)

Registration No. 04096

Male - Female ^V
(Check)

Age Dec. 4, 1924

Former Address Box 207, Steveston, B. C.

Date Evacuated 28/5/42 Naturalized - Canadian-Born - National ^V
(Check)

Present Address Bridge River, B. C. MINTO MINE, B.C.
WESTWOLD B.C.

Married - Single ^V
(Check)

Name of Wife -----

Name of Husband -----

Name of Mother ^{nee} (IKEDA) Yurie #04203

Name of Father TERAGUCHI, Mosaburo #04153

Names of Children under 16 -----

Requested by E.C.T.

Registered with Custodian ^{Yes}
(Yes or No)

Additional Information -----

78/21

August 20, 1946.

REAL PROPERTY SUMMARY

JAPANESE NAME: Sakie TERAGUCHI, Registration No. 04096, File No. 9616
CATALOGUE NO: Advertised
PROPERTY ADDRESS: Moncton Street, Steveston, B.C.
LEGAL DESCRIPTION: Part 0.572 of an acre more or less of Lot 7, Block "E" of Section 11, Block 3 North, Range 7 West, Map 4550, as shown outlined Red on Sketch No. 7873, Municipality of Richmond, District of New Westminster.

CLASSIFICATION: Dwelling

ASSESSED VALUE:	Land	Improvements	Taxes(annual)	Appraisal
	\$225.00	\$2580.00	\$34.33	\$3,000.00

TITLE: Registered in the name of Sakie TERAGUCHI.

ENCUMBRANCES: Registered - An easement or right of way is annexed used and enjoyed herewith over the land shown outlined Green on Sketch 7873.
No indication of any unregistered.

Vesting Order No. 24649

Date - September 14, 1942.

HISTORY OF
ADMINISTRATION:

Custodian's representative reported on June 29, 1942, "Dwelling is a 9 room frame, shingle roof house with basement, cement foundation with Japanese bath in the basement. House is built in two sections. Originally a 4 room dwelling was built approximately 8 years ago and the 5 room addition in front of building was built in 1941. The property is in good condition." Insurance on the buildings carried by TERAGUCHI was \$2000.00.

Before evacuation Sakie TERAGUCHI entered into a Lease Agreement with one Charlotte Hunt for the duration of the war with Japan, yielding \$5.00 per month plus water. This arrangement was not disturbed by the Custodian and continued until the sale of the property. The first year's rent was paid in advance direct to Sakie TERAGUCHI, confirmation received in a letter from her dated January 8, 1942. Sakie entered into direct negotiations with the British Columbia Packers Limited for the purchase of this property and agreed to a price of \$3500.00. This deal fell through, however, owing to the fact Sakie and her father, and interpreter, were not allowed to come into the protected area at the time to locate the chattels belonging to her father in the building.

SOLD:

The Custodian advertised this property and the acceptable tender was the British Columbia Packers Limited for the amount of \$3500.00, adjustments being calculated as of March 25, 1944.

Funds released to Sakie TERAGUCHI on June 1, 1944.

Title # 171977-E was delivered to the solicitors of the British Columbia Packers Limited on June 3, 1944.

A complete statement of the transaction was sent to Sakie TERAGUCHI on June 6, 1944.

File No. 9616

August 20, 1946.

LIABILITY SUMMARY

Re: Sakie TERAGUCHI
Registration No. 04096

There are no claims against the above Evacuee
revealed on the file.

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



George Peters
Administration Department

GP/1c

PERSONAL PROPERTY SUMMARY FOR CLAIM

CLAIMANT (Miss) Sakie TERAGUCHI Regn No:04096

CLAIM	Lumber at estimated value of \$150.	
	Sold for	41.25
	Claim	108.75

T

REFERENCESHISTORY

JP	Personal property declared 'none' on Form JP 19/542.
PP.1	An unlisted amount of lumber and nails were found on the property registered in the name of the above. Lumber appraised 11 Apr 44 by Steveston Lmbr. Yard \$41.25 which price included 65# nails @ \$3.25 and one Kitchen cabinet \$3.00 Lot sold for \$41.25.
PP.2	These funds were transferred to Mosaburo TERAGUCHI (father of Sakie TERAGUCHI as per letter.

August 20, 1946.

PERSONAL PROPERTY SUMMARY

Re: Sakie TERAGUCHI
Registration No. 04096

Chattels:

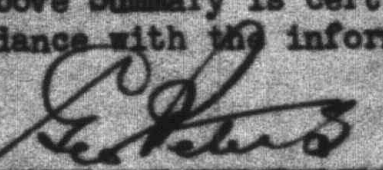
See Chattel Summary

Specified
Articles:

There are no cameras, radios, fire arms or motor vehicles
revealed in the registration or the file.

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

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


George Peters
Administration Department

GP/1c

August 20, 1946.

CHATEL SUMMARY

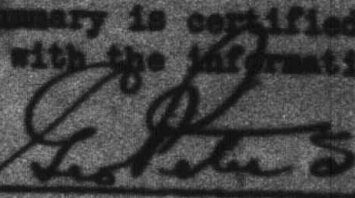
Re: Sakie TERAGUCHI
Registration No. 04096
Evacuated May 28, 1942

In her declaration of May 19, 1942, Sakie TERAGUCHI declared no chattels in the protected area. It was found, however, her father declared chattels situated in the house. These have been dealt with on his file.

On September 8, 1943, Sakie requested the shipment of a chiffonier and according to records obtained from the Steveston files, this was shipped to her on October 8, 1943.

Lumber and nails found on the property were appraised and sold and the proceeds credited to her account. However, this is being transferred to her father's account today.

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


George Peters
Administration Department

GP/ic

MEMORANDUM

Files: 9616
1590

April 14, 1944.

To: The File

From: Mr. Mackenzie

Re: Miss Sakie TERAGUCHI
Mosaburo TERAGUCHI

As the property at No. 1 Road and Moncton Street owned by Miss Sakie TERAGUCHI has been sold to the B. G. Packers Ltd., and the occupant of the house Mrs. Charlotte Hunt is vacating the premises, all the chattels, both those in use by the tenant and those stored were removed on April 4 to 11 to our No. 3 Warehouse for sale by auction with the exception of some lumber the sale of which is presently being negotiated by Mr. Peters. The chattels removed included those of friends mentioned in the letter of December 18, 1943 from Mr. Mosaburo TERAGUCHI.

RM/pls

RBm

File 9616

THIS INDENTURE

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

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

BETWEEN:

SAKIE TERAGUCHI, of the Townsite of Steveston, in the Province
of British Columbia, Spinster.

hereinafter called the "Lessor" of the First Part:

AND

MRS. CHARLOTTE HUNT OF Vancouver, B.C. in the Province of
British Columbia, Housewife

hereinafter called the "Lessee" of the Second Part:

WITNESSETH, the said Lessor doth demise unto the said Lessee, his executors,
administrators, and assigns, ALL AND SINGULAR that certain parcel or tract
of land and premises situate, lying and being in the Municipality of Rich-
mond in the Province of British Columbia and more particularly known and
described as:

Part (Five Hundred and Seventy-two One Thousandths(0.572) of an
acre more or less) of Lot Seven (7) Block "E" of Section Eleven
(11) Block Three (3) North Range Seven (7) West Map Four Thousand
Five Hundred and Fifty (4550) as shown outlined Red on sketch No.
7873, in the District of New Westminster.

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

From the date of the evacuation of the Lessor from Steveston, one thousand nine hundred and forty-two.

term of the duration of the war with Japan

YIELDING during the said term therfor the rent of----Five (\$5.00)-----
Dollars, per month.

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

The sum of Five Dollars (\$5.00) on the delivery of this agreement,
and the further sums of Five Dollars (\$5.00) on the First day of
each and every month during the term of this agreement.

the first payment to be made on the day of 194

THAT the said Lessee covenants with the said Lessor to pay rent; and to pay rates for water, electric light, gas and telephone.

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

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

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

AND that he will leave premises in good repair;

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

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

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

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

Provviso for re-entry on the return of the Lessor to Steveston on the usual notice of 30 days being given by the Lessor to the Lessee.

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

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

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

THE ATTACHED IS A TRUE COPY OF THE STATUTORY LEASE BETWEEN
SAKIE TERAGUCHI AND MRS. CHARLOTTE HUNT DATED MAY 18, 1942.

JANUARY 4, 1942.

to include the plural or the feminine, or the body politic or corporate; also the heirs, executors, administrators, successors and assigns of the respective parties hereto and each of them (where the context or the parties so require).

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

SIGNED, SEALED AND DELIVERED
in the presence of

Signature of witness	"Sarah King"	}	"Sakie Teraguchi"	(Seal)
Street Address	78 Georgia Street,		"Charlotte Hunt"	(Seal)
City or Town	Steveston, B.C.			
Occupation	Housewife			

REAL PROPERTY SUMMARY FOR CLAIM

CLAIMANT	(Miss) Sakie TERAGUCHI	Regn No: 04096
PROP. SUBJECT OF CLAIM	Moncton St., Steveston, B.C. (Spec. Advertised) being Part 0.572 of an acre more or less of Lot 7, Block "E" of Sec 11, B3N/7W, Map 4550, as shown outlined Red on Sketch No. 7873, Mun. of Richmond, Dist. New West'r., BC.	
CLAIM	Estimated market value as per Claim:	
	Land	\$1500.
	Buildings	4200.
		\$5700.
	Custodian Cr.	3477.74
		2222.26

REFERENCESHISTORY

JP	Declared 19 May 42.												
RP.1	C of E #50118 d/1 Oct 42 Notes vesting in Custodian and an Easement or Right of Way.												
RP.2a,b.	Copy of Easement or Right of Way created between Mosaburo TERAGUCHI (father of Claimant) and Matokichi Ohara dated 3 Apr 37. Sketch attached.												
RP.3	J.D. Mather's report of 29 Jun 42 notes property being in good condition and notes method of construction.												
RP.4	<u>Assessed Value (1942)</u> <table border="0"> <tr> <td>Land</td> <td>\$ 225.</td> </tr> <tr> <td>Improvements</td> <td>1000.</td> </tr> <tr> <td>Taxable value</td> <td>725.</td> </tr> <tr> <td>(Taxes</td> <td>15.95</td> </tr> <tr> <td>(Dyking charge</td> <td>1.00</td> </tr> <tr> <td></td> <td> \$16.95</td> </tr> </table>	Land	\$ 225.	Improvements	1000.	Taxable value	725.	(Taxes	15.95	(Dyking charge	1.00		\$16.95
Land	\$ 225.												
Improvements	1000.												
Taxable value	725.												
(Taxes	15.95												
(Dyking charge	1.00												
	\$16.95												
RP.5a-f	E.B. - B.C. Packers advise re negotiations to purchase Teraguchi property. BC Packers provide copies of wires and correspondence Jul 1943 to Oct 8 1943.												
RP.6	14 Oct 43 Custodian writes Sakie Teraguchi requesting confirmation of sale to BC Packers at price of \$3500. No confirmation appears on file.												
RP.7	Counsel for BC Packers enclose draft of conveyance 15 Oct 43. (Draft not on file).												
RP.8	Custodian wrote counsel for BC Packers 20 Oct 43 and advise awaiting confirmation of sale (as per RP.6).												
RP.9A-C	Copy of letter Sakie Teraguchi to Imperial Cannery (BC Packers Ltd) states Sakie withholding permission of sale due to Custodian not allowing her father to go to												

7 February 1948.

(2)

...to go to

9a the house in Steveston. She states quote "The reason for the insistance that my father and an interpreter to go there with my power of attorney, is because there are quite a bite of stocks which of my father's unreported to the Custodian, and which the Custodian have no knowledge of,"unquote.

9c Letter 22 Oct 43 K.S. Saimoto (Japanese lawyer ??) to BC Packers reiterates information contained in 9a and states that Sakie will hold on to the property for the duration of the war unless her father is allowed to return to steveston as per 9a.

10. ~~X~~ Counsel for BC Packers 22 Oct 43 draw attention to Easement.

11. ~~X~~ Custodian letter to Saimoto 9 Nov 43 advises sale must be subject to Teraguchi lease of premises to Mrs. Hunt. Also advises that properties in Steveston will soon be offered for sale by public tender.

12. Custodian letter to BC Sec Comm. 8 Dec 43 advises Comm of negotiations and states this office requires ~~xxx~~ only approval or disapproval from Sakie re sale. Also advises that approval of mother and father necessary as Sakie is a minor. State that no need of father coming to Steveston.

13a,b,c.

MacBraye was
BC Sec Comm
supervisor at
Shalalth, BC.

Mosaburo TERAGUCHI (father of Sakie) letter 18 Dec 43 to Mr. W. MacBrayne (22) states, quote "...before I let my daughter Sakie sign the RELEASE OF HER PROPERTY TO B.C. PACKERS to whom SHE SOLD THE SAME LATELY" unquote ---- he must look after the belongings left in the house.

Original of this letter 13c.

14 Property advertised in 3 local newspapers 22,24,25/1/44

15 Property appraised Lowm & Harvey Ltd 31 Jan 44 \$3000.

16 Sole tender BC Packers 26 Jan 44 \$3500. (Same price as per previous negotiations)

17 ~~11~~ Approved by Advisory Comm. 8 Mar 44 BC Packers \$3500.

18 Sakie TERAGUCHI advised 6 Oct 44 and provided with copy of Statement re Sale and Statement of Account.

JC/..

RE FILE NO. 9616

TITLE #147875-E

RP

2A

RP

2A

PARTICULARS OF RIGHT OF WAY OF PT. OF LOT 7, BLK. "E"
OF SEC. 11, BLK. 3N, R. 7W, N. W. D. PLAN NO. 4550.

PROVIDED that the grantor doth hereby for himself, his heirs, successors and assigns grant unto the grantee full and free but non-exclusive right and liberty for him and his successors in title, and his and their tenants, servants, visitors and licencees in common with all others, at all times hereafter by day or night with or without horses, cattle or other animals or vehicles of any description for all purposes connected with the use of the said land of the grantee for whatever purpose the said land may be from time to time lawfully used and enjoyed, TO PASS AND REPASS along ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being all that portion of the Southerly twenty (20) feet of Lot Seven (7) Blk. "E", Section Eleven (11), Block Three (3) North, Range Seven (7) West, District of New Westminster, Province of British Columbia, according to Plan No. 4550 deposited, extending from the East boundary of No. 1 Road to the West Boundary of the above described 0.572 acre portion of Lot Seven (7) as more particularly shown on the Plan hereto annexed and thereon outlined with green colour.

TO HOLD the said easement or right of way as appurtenant to the said land of the grantee and every part thereof.

3 Apl. 1937

Matokichi OHARA
and
Mosaburo TERAGUCHI

Shenston P.O. 11 Shears
August 1. 42
File No 9616

F G Shears

Dear Sir

in reply to your letter regarding the house
I rented from Mr Teraguchi the rent is
paid to May 18th 1943 Please get in touch
with Mr. Teraguchi or I think the receipts
ought to be in the charge of Mr C. Diggle
of second and Georgia Street Shenston I
understood it was all straightened out.
With Mr King I will be getting in
touch with Mr Teraguchi before then myself.

Obediently Yours

C. Hunt

Please let me know
if every thing is settled
to your satisfaction

96/6

Markedie

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 11 1942

P. O. Box 14,
Minto City, B. C.
December 7th, 1942.

CANADA DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN,
JAPANESE EVACUATION SECTION,
PROTECTIVE DEPARTMENT.

Dear Sir:

In regard to your letter of November 24th,
I am letting you know that I have no knowledge of Mrs.
Katsutaro Hori's dresser, I was never asked to keep it
for her.

Yours very truly,

Reg. No. 04096

Sakie Teraguchi
.....

*Copy for file
6449*

CUSTODIAN SECTION	
RECEIVED	1943
FILED	<i>[Signature]</i>
INDEXED	<i>[Signature]</i>
REFERRED	<i>[Signature]</i>

Minto City, B. C. *Canada*
Bridge River District,
January 8th, 1942.

CANADA DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN,
JAPANESE EVACUATION SECTION,
ADMINISTRATION DEPARTMENT.

Dear Sir:

I received your letter dated December 28th,
file # 9616.

In regard to your letter I am confirming that
I have received one years rent in advance from Mrs. Charlotte
Hunt when my property at Steveston was leased to her.

Yours very truly,
Reg. No. 04096,
S. S. Teraguchi

*Canadian
506-100-1000*

EVACUATION SECTION
SEP 25 1943
File No. 9616
G-165-A

BRITISH COLUMBIA SECURITY COMMISSION
CUSTODIAN RELEASE FORM

Address Minto City
B.C.

Date Sept 28/43

To: The Secretary of State, acting in his
capacity as Custodian, Vancouver, B.C.

I, Sakie Teraguchi, Police Registration No. 04096
hereby request you to release to me the under-noted property
stored at Steveston B.C.
in possession of Mrs Hunt
and I release you from any claim whatsoever with respect to
such property.

Description of Property:

*Shipped
Oct 8/43*

✓ Chest of drawers, walnut color, 4 drawers
and has been broken up in two (upper part broken
and lower half drawers).

Original Address Steveston B.C.
Date Evacuated to Vancouver May 28/42
Date Evacuated to Present Address May 29/42
Number in Family - 12 years and over 5
Number in Family - 5 to 11 years old 3
Number in Family - under 5 1
TOTAL NUMBER IN FAMILY 9

I agree to pay all charges as required by the British Columbia
Security Commission.

APPROVED:
BRITISH COLUMBIA SECURITY COMMISSION

Per: _____

Sakie Teraguchi
Claimant Signs Here

*Confidential
Vancouver*

*CC Robinson by steamer
OK to crate & ship Have
deposit on charges - send via P.G.E.
freight pfd charge on acct to Shalith
B.C. Instruct. Richmond Tarage. Co Fish
Vancouver*

Registration Number 04096

TERAGUCHI, Sakie

Box 207, Steveston, B. C. (Near Imperial Cannery & Moncton St.)

LOCATION AND NATURE OF PROPERTY

Part Five hundred and Seventy-two thousandths (0.572) of an acre more or less) of Lot 9, Block "E" of Sec. 11, Block 3 North, Range 7 West, Map 4550, as shown outlined red on Sketch No. 7873, Dist. of New Westminster. C of T #147875E.

OWNERSHIP

Certificate of Title is in the name of Sakie Teraguchi.

LAND AND BUILDINGS

There is on this property, a 9 room frame, shingle roof house with basement, cement foundation, with Japanese bath in the basement. The house is built in two sections. Originally, a 4 room dwelling was built approximately 8 years ago and the 5 room addition in front of the building, was built in 1941. The property is in good condition.

TAXES

The taxes are paid to December 31, 1941.

INSURANCE

There is a policy taken out with Hobson Christie Co. of Vancouver, for \$2500, which I was unable to check, as the owner has been evacuated.

FINANCIAL POSITION

Claims to have no liabilities. Has no personal effects.

REMARKS

The property has been leased to Charlotte Hunt for the duration of the war with Japan, for the sum of \$5 per month and water rates, the owner to pay taxes.

RECOMMENDATION

I would recommend that this property be handed to T. C. King for management on behalf of the Custodian.

June 29, 1942.

A. Mather

COPY OF TELEGRAM SENT CANADIAN NATIONAL

OCTOBER 5, 1943.

K. SAIMOTO
MINTO MINE, B. C.

RETEL THANKS ACCEPT OFFER STOP TURNING DEAL OVER TO CUSTODIAN
STATE IMMEDIATELY.

B.C. PACKERS LIMITED
STEVESTON, B. C.

5
F

October 8th, 1943.

Messrs.
British Columbia Security Commission,
Marine Building,
355 Burrard Street,
VANCOUVER, B. C.

Dear Sirs:

We have been negotiating with a Japanese at Hinto to purchase a piece of property at Steveston, B.C. Our dealings have been known to Mr. G. Peters in the office of the Custodian of Enemy Property. He asked that we draw up the necessary documents and forward them to him and that he, in turn, would send them to the owner for signature. We are satisfied to complete the arrangements in this manner.

We attach copy of a wire which we have received from Hinto and which we feel should be handled by you direct. We might say, however, that we have no interest in the contents of the house mentioned in the wire. We are only negotiating for the purchase of the house and land.

Yours very truly,

BRITISH COLUMBIA PACKERS LIMITED.

AM/MEL.
Encs.

Secretary-Treasurer.

WIRE RECEIVED CANADIAN NATIONAL
MINTO MINE, B. C.

OCTOBER 5, 1943.

8:45 A.M.

5
COPY

BRITISH COLUMBIA PACKERS LIMITED
STEVESTON, B.C.

REGARDING TERAGUCHI PROPERTY UPON RETURN MINTO I HAVE PERSUADED
TERAGUCHI TO ACCEPT FOR SALE HER HOUSE AND LAND \$3,500.00 FINAL
AND BY BEST ABILITY SO IF ACCEPTABLE WIRE ANSWER IMMEDIATELY.

K. SAIMOTO

5B
COPY
COPY OF WIRE RECEIVED BY BRITISH COLUMBIA PACKERS LIMITED,
IMPERIAL CANNERY, FROM K. SAIMOTO, MINTO MINE, B. C.

WIRE FROM CANADIAN NATIONAL TELEGRAPHS 1:15
MINTO MINE, B. C.

October 6, 1943.

BRITISH COLUMBIA PACKERS LTD
STEVESTON, B.C.

THANKS YOUR WIRE YESTERDAY IN ORDER TO CLOSE DEAL AND SETTLEMENT
WITH CUSTODIAN FOR PAYMENT ALSO DISPOSE OF HOUSE CONTENTS.

PLEASE SECURE PERMISSION FROM SECURITY COMMISSION FOR MOSABURO
TERAGUCHI REGISTRATION NO. 04153 WHO TAKES DAUGHTERS POWER OF
ATTORNEY TOGETHER WITH INTERPRETER YOUR YCOZABURO USHIDA
REGISTRATION NO. 04156 TO PROCEED TO VANCOUVER STAY 10 DAYS.

K. SAIMOTO

5c
COPY

Steveston, B. C.
July 19, 1943.

Mrs Sakie Teraguchi,
Box 14,
Minto City, B. C.

Dear Teraguchi:

We are interested in the purchase of
your property adjoining the B.C. Packers land
at Imperial Cannery and described as:

Lot 7 of lot E of lots 7/10/11 block
8 section 11, Block 3 north range 7
West Map 4550 save and except that por-
tion shown on sketch 7873.

We are also told that this property will
be up for sale shortly through the Custodian.

Would you advise me as soon as possible,
what price you would consider for this property.

We have checked with the Custodian and
are advised that for the present time we can ne-
gotiate directly with you.

Yours very truly,

BRITISH COLUMBIA PACKERS LTD.

IMPERIAL CANNERY

"K. F. FRASER"
MANAGER.

KFF/MJ

5A British Columbia Packers Limited

CABLE ADDRESS "PACKERS"
ALL CODES USED
P. O. BOX 930

OUR SPECIALTY
CLOVER LEAF
BRAND



SALMON

FOOT OF CAMPBELL AVE.
VANCOUVER,
CANADA

EVACUATION SECTION

Rec'd OCT 12 1943

File No.

Ans.

Referred

PACKERS OF FINEST CANNED
SALMON UNDER MANY
WELL-KNOWN BRANDS

October 8th, 1943.

Mr. G. Peters,
c/o Custodian of Enemy Property,
Royal Bank Building,
VANCOUVER, B. C.

Dear Sir:

We have been advised by Mr. Fraser, manager of our Imperial Cannery, that he has been in touch with you regarding our negotiations to purchase a piece of property at Steveston from a Japanese now located at Minto, B.C. At Mr. Fraser's request, we are enclosing correspondence which we have had in connection with this deal. We are having the title of the property checked and when the necessary documents have been drawn up by our solicitors, we will send them to you so that you may, in turn, forward them to Minto for signature.

For your information, we enclose a copy of letter which we have today written to the B.C. Security Commission. As we feel that our interest in the property can be handled satisfactorily through your office, we have offered no opinion on the necessity of the Japanese coming to Vancouver.

Yours very truly,

BRITISH COLUMBIA PACKERS LIMITED.

Secretary-Treasurer.

AH/MEL.
Encs.

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BRITISH COLUMBIA PACKERS LIMITED
FOOT OF CAMPBELL AVE.
VANCOUVER, B. C.

9 B

October 14th, 1943.

Mr. K. Saimoto,
MINTO CITY, B. C.

Dear Sir:

Referring to your telegram of October 6th to Mr. K. Fraser at Imperial Cannery, we submitted your request to the British Columbia Security Commission and they have advised us today as follows:

"We have been in touch with Mr. G. Peters in the Office of the Custodian, and he is of the opinion that this matter can be satisfactorily handled without the necessity of bringing the Japanese in to the City from Minto".

Yours very truly,

BRITISH COLUMBIA PACKERS LTD.

Signature

A. Hamerson

Secretary-Treasurer.

AH/MEL

RP
6

9616

October 14, 1943.

Miss Sakie TERAGUCHI,
Registration No. 04096,
Bridge River, B. C.

Dear Madam:

We are informed by the B. C. Packers Limited that they have been negotiating direct with you for the purchase of 0.572 acres more or less of Lot 7, Block E of Section 11, Block 3 North, Range 7 West, Map 4550, and that you have agreed to accept \$3500.00 cash for this property.

Would you kindly confirm the price accepted by you direct for this property, and also have your Mother and Father sign this confirmation.

Your immediate attention is required.

Yours truly,

George Peters,
Administration Department.

GP:EB

ROBERTSON DOUGLAS & SYMES
BARRISTERS AND SOLICITORS

A. H. DOUGLAS
REGINALD SYMES
A. BRUCE ROBERTSON

B. R. DUNSMORE
P. R. BRISSENDEN
R. A. C. DOUGLAS

BANK OF MONTREAL BUILDING
640 PENDER STREET WEST
VANCOUVER, B.C.

Attention Mr. G. Peters.

15th October, 1943.

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

Dear Sir:

With reference to the writer's recent conversation with Mr. Peters, we enclose draft of the conveyance of the property near the Imperial Cannery to British Columbia Packers Limited, which that Company has agreed to purchase for \$3,500. We have not received advice from the Registrar of Titles, New Westminster, as to the correct description of the property or as to who is the registered owner. We have, therefore, prepared this draft conveyance on the information supplied by our clients. Our purpose in sending this draft for Mr. Peter's consideration is to enable him to discuss its form with your Legal Department. We shall be glad to consider any changes which may be desired. When the form of this conveyance

RP
7

EVACUATION SECTION	
Rec'd	OCT 18 1943
File No.	
Ans.	
Referred	Peters

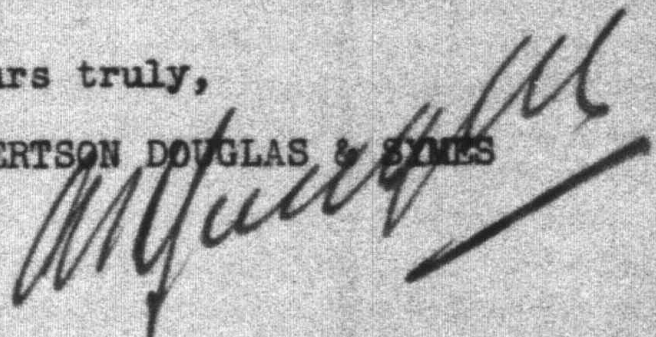
7

Custodian of Enemy Property, -2- 15th October, 1943.

is settled, we will engross the document. We understand that it will be sent to the Teraguchis first for execution and, on its return, will be sent to Ottawa for execution on behalf of the Honourable Secretary of State. We are not clear as to whether the purchase money of \$3,500 is to be paid to you or to the Teraguchis. We shall be glad to discuss this with Mr. Peters. X

Yours truly,

ROBERTSON DOUGLAS & SYMES

Per 

AHD:VT

Encl.

9616

October 20, 1943.

Attention Mr. Douglas.

Robertson, Douglas & Symes,
Barristers & Solicitors,
Bank of Montreal Building,
640 Pender Street West,
Vancouver, B. C.

Dear Sirs:

We are in receipt of your letter of the 15th
of October and contents noted.

We have written to Miss Sakie Teraguchi, asking
for her confirmation of the sale of property which you are
negotiating for the B. C. Packers Limited. As this girl is
a minor, we are asking for the signatures of her Father and
Mother also. As soon as this is received by us we will
immediately get in touch with you in reference to the trans-
mission of this property.

Yours truly,

George Peters,
Administration Department.

GP:EB

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RP 9A
Minto City, B. C.
October 20, 1943.

Mr. Ken Fraser,
c/o Imperial Cannery,
Steveston, B. C.

Dear Sir:

Referring to your letter of October 14th to Mr. K. Saimoto from the Secretary-Treasurer of your company, I will not be satisfied with such arrangements as it is stated in the said letter, copy of which I am attaching.

The reason for the insistence that my father and an interpreter to go there with my power of attorney, is because there are quite a bite of stocks which of my father's unreported to the Custodian, and which the Custodian have no knowledge of, on top of this I would like to bring all my stocks which is reported to the Custodian to Minto, and furthermore, there are quite a bit of other people's stocks in my house too, which will need sorting out. I am quite sure that the Custodian cannot clear up all these matters satisfactorily. X

Will you please submit this to the Custodian through the B. C. Security Commission and explain the situation thoroughly. I will be much obliged if you will kindly do your utmost regarding to this matter. Hoping I will receive an answer at your earliest.

Yours truly,

"Sakie Teraguchi"

(Miss) Sakie Teraguchi
Reg. No. 04096

C
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Minto Mine, B. C.
Oct. 22, 1943.

9c

Imperial Cannery,
B. C. Packers Ltd.,
Steveston, B. C.

ATTENTION MR. KEN FRASER

I have received a letter from your Head Office to my wire of the 6th, in connection with the Teraguchi property, advising me that Mr. M. Teraguchi, father of the owner of the property cannot go to Vancouver with an interpreter, to clear all matters concerned.

The owner understood that the authority would allow someone to go there to move all articles stored in the house, some belonging to her friend. Other articles were not reported to the Custodian, so unless her father goes to the place to segregate them, no one can do it properly; moreover she would like to move her family articles here. If this matter cannot be arranged, she would rather hold the property and the articles in the house for the duration of the war.

I am in an embarrassing position now, regarding this deal, unless you can arrange with the Custodian to allow her father to go to Steveston to remove the necessary family articles to Minto, and also sort the others.

I understand the Mounted Police will issue the permit to them if the Custodian gives an okay for the people concerned, so please arrange with Mr. Peters to let Mr. M. Teraguchi, father of the owner of the property, with the interpreter, Mr. Y. Uchida to go to Vancouver. The former will take the power of attorney over his daughter and take the title of the land so he can clear all matters at once.

Hoping you will explain the situation to the Custodian, and that you will be able to secure a permit for them.

I remain,

"K. S. Saimoto"

Yours truly,

ROBERTSON DOUGLAS & SYMES
BARRISTERS AND SOLICITORS

A. H. DOUGLAS
REGINALD SYMES
A. BRUCE ROBERTSON

B. R. DUNSMORE
P. R. BRISSENDEN
R. A. C. DOUGLAS

BANK OF MONTREAL BUILDING
640 PENDER STREET WEST
VANCOUVER, B.C.

EVACUATION SECTION
Rec'd OCT 25 1943
File No. 9616
Ans. [Signature]
Referred [Signature]

22nd October, 1943.

George Peters, Esq.,
Administration Department,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

Your File 9616.
Our File 389/43.

Dear Sir:

Re British Columbia Packers Limited.

We thank you for your letter of the 20th inst. When we wrote you on 15th inst. with draft conveyance, we had not received the Certificate of Encumbrance from the Land Registry Office, New Westminster, which we had ordered. This has now arrived. The description of the lands being purchased by our clients is as stated in the draft conveyance but the lands enjoyed an easement, the official description of which is as follows:-

An Easement or Right of Way (Charge No. 76512C) created by deed deposited No. 120209E is annexed used and enjoyed herewith over the land shown outlined Green on Sketch deposited No. 7873 (Section 149 Land Registry Act)

George Peters, Esq.,

-2-

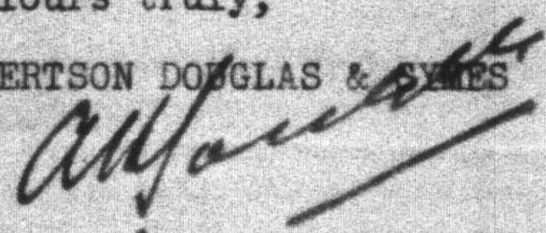
22nd October, 1943.

Before the conveyance is engrossed for execution it will be necessary to add after the description appropriate words to include such easement.

We do not, therefore, want the Teraguchis to sign the draft conveyance which accompanied our letter of 15th inst.

Yours truly,

ROBERTSON DOUGLAS & SYMES

Per 

AHD:VT

9609
9616 ✓

November 9, 1943.

Mr. Kuminatsu SAIMOTO,
Registration No. 04471,
Minto City,

Dear Sir:

Ms. Sakie TERAGUCHI

Your letter of October 22nd addressed to the Imperial Cannery, B. C. Packers Ltd., at Steveston, has been called to our attention.

Miss Teraguchi probably does not realize the fact that the sale of the property to the Imperial Cannery must be subject to the lease which was entered into with Mrs. Charlotte Hunt. This includes furniture and fixtures according to the inventory, and cannot be removed without an agreement with Mrs. Charlotte Hunt. Regarding other chattels on the premises, if the owners wish any articles shipped, application may be made through the B. C. Security Commission.

For your information, we might say that it is the policy of the Custodian to offer for sale by public tender, all properties in Steveston, as soon as it can be conveniently arranged. At which time all chattels then remaining, which are not subject to lease, will either be sold or moved into storage.

Yours truly,

George Peters,
Administration Department.

GP:EB

9616

December 8, 1943.

Attention Mr. M. L. Brown.

B. C. Security Commission,
Dick Building,
360 Homer Street,
Vancouver, B. C.

Dear Sir:

Re: Sakie TERAGUCHI #04096

We are enclosing herewith a copy of a letter sent to Miss Sakie Teraguchi on October 14th, to which we have not received a reply.

Some time ago the Teraguchis and K. Sainoto, who appears to be acting as their advisor, entered into a deal with the B. C. Packers for the sale of property at Steveston in which they came to an agreement for \$3500.00 cash. Naturally we required a direct confirmation, so we wrote as per the enclosed letter. It appears the only hitch is that they wish to come to Vancouver to look after their furniture and chattels and we have refused this request as it is not necessary. All we require is that Miss Teraguchi gives her approval or disapproval to this deal. If her approval is given it will be necessary for her mother and father to sign the confirmation as she is a minor.

Would you kindly have your Supervisor in the district see that this letter is answered one way or the other.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

RP
12

Minto Mine, B.C.
Dec. 18, 1943.

DEC 23 1943

Referred

Attention Mr. W. MacBrayne,
Shalalth, B.C.

RE PROPERTY OF SAKIE TERAGUCHI IN STEVESTON:

In our conversation to-day in connection with the above property, before I let my daughter Sakie sign the release of her property to B.C. Packers to whom she sold the same lately, I must have a guarantee from somebody who will take care of my belongings for the duration of the war, and also those of my friends, which are kept in the house.

I have already explained this matter to the B.C. Packers in my previous letters in which I asked them to arrange with the B.C. Security Commission to enable me to go out to Steveston with my interpreter to forward the goods to the proper owners so that I can clear everything at once without bothering anybody in the future.

If you can see my viewpoint clearly, please endeavour to arrange to our request, and oblige.

Yours truly,

M. Teraguchi

Mosaburo Teraguchi.

*Has Teraguchi
supplied a list of persons + goods?*

C
O
P
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13 RP
B 13B

Minto Mine, B.C.
Dec. 18, 1943

Attention Mr. W. MacBrayne,
Shalalth, B.C.

RE: PROPERTY OF SAKIE TERAGUCHI IN STEVESTON

In our conversation today in connection with the above property, before I let my daughter Sakie sign the release of her property to B.C.Packers to whom she sold the same lately, I must have a guarantee from somebody who will take care of my belongings for the duration of the war, and also those of my friends, which are kept in the house. X

I have already explained this matter to the B.C.Packers in my previous letters in which I asked them to arrange with the B.C. Security Commission to enable me to go out to Steveston with my interpreter to forward the goods to the proper owners so that I can clear everything at once without bothering anybody in the future.

If you can see my viewpoint clearly, please endeavour to arrange to our request, and oblige.

Yours truly,

"M. Teraguchi"
Mosaburo TERAGUCHI



APPEAL SECTION	
Rec'd	DEC 23 1943
File No.	7616
Ans.	
Referred	

Back to [unclear]

BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,
Vancouver, B. C.
December 22nd 1943

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

Dear Sir,

Re: Sakie TERAGUCHI #04096

Referring to your letter of the 8th inst.,
we enclose for your information copy of a letter
received from our local Supervisor, together with
a statement signed by Mr Teraguchi father of the
above named.

Yours truly,

M.L. Brown
Office Manager.

*Jan 5/44
Mr. Harvey
will note
& approve
Lead to Wright
for advertising*

MLB/MS
enc

British Columbia Packers Limited

OUR SPECIALTY
CLOVER LEAF
BRAND



SALMON

FOOT OF CAMPBELL AVE.
VANCOUVER.
CANADA

CABLE ADDRESS "PACKERS"
ALL CODES USED
P. O. BOX 939

PACKERS OF FINEST CANNED
SALMON UNDER MANY
WELL KNOWN BRANDS

January 26th, 1944.

The Custodian,
509-10 Royal Bank Building,
675 West Hastings Street,
VANCOUVER, B. C.

Dear Sir:

With reference to the advertisement now running in the Vancouver newspapers we hereby tender for the following property, which is the last item in said advertisement, namely:

" 0.572 of an acre more or less of Lot 7, Block E of Section 11, Block 3 North, Range 7 West, Map 4550, as shown outlined red on Sketch No. 7873, Municipality of Richmond, in the District of New Westminster, known as No. 1 Road and Moncton Street, Steveston, being a 2-storey, 8-room dwelling. "

We offer for said property the sum of \$3,500.00 and tender certified cheque for \$350.00 in your favour, being 10% of our bid price.

According to the records in the Land Registry Office, New Westminster, the foregoing property is entitled to an easement or right-of-way, of which the official description is as follows:

" An Easement or Right of Way (Charge No. 76512C) created by deed deposited No. 120209E is annexed used and enjoyed herewith over the land shown outlined Green on Sketch deposited No. 7873 (Section 149 Land Registry Act) "

The Custodian,
Vancouver, B.C.

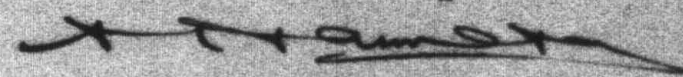
- 2 -

January 26th, 1944.

Although your advertisement does not refer to this easement our bid is made on the basis that the property will be conveyed with the benefit of such easement.

Yours truly,

BRITISH COLUMBIA PACKERS LIMITED,



Secretary-Treasurer.

AH/L.
Enc.

LOEWEN & HARVEY, LIMITED

FIRE, CASUALTY, BURGLARY
AUTOMOBILE, PLATE GLASS
INSURANCE
AGENTS FOR
EAGLE STAR AND BRITISH
DOMINIONS INSURANCE
COMPANY LIMITED
OF LONDON, ENG.

ESTATE AGENTS INSURANCE
MORTGAGES REAL ESTATE

TELEPHONE
MARINE 4341
CODES
A.B.C. 5TH EDITION
WESTERN UNION
CABLE ADDRESS
"LOWHAR"

751 DUNSMUIR STREET
VANCOUVER B.C.

January 31st, 1944

Department of The Secretary of State,
Office of the Custodian,
(Japanese Evacuation Section)
506 Royal Bank Bldg.,
Granville & Hastings Streets,
Vancouver, B.C.

Dear Sir:-

Re: .572 Acres more or less of LOT 7, Block "E" of
Blocks 7 - 10 and 11, of Section 11, Block 34 Range 7,
West - Map No. 4550. - SAKIE TEROGUCHI, Steveston, B.C.

This is level property behind the dyke and immediately North of one of the B. C. Packers' Canneries. Without making a search in the Land Registry Office I have not been able to ascertain the exact dimensions of the property but it would appear from the Municipal Map Map to be approximately 150 x 165 feet. Access to this is either over a vacant lot facing on Moncton Street - or from the private roadway between the B. C. Packers' Office buildings. It is a short quarter mile from the B. C. Electric depot and the centre of the town of Steveston, B.C..

On the East side of the property there is a large dwelling which has been built in two sections. Both are on full cement foundations and all posts are on large concrete footings. There are no floors in the basements but two (2) brick chimneys are built to the ground, one in each portion of the dwelling. There is no furnace. The older section (33 x 29 feet) at the rear is 1½ storey frame with shingle roof, eaves and down-pipes. The exterior is finished in drop-siding. The interior consists of four (4) rooms finished in shp-lap and papered over. There is a kitchen sink and toilet. There is storage space in the attic. A two (2) storey addition 27 x 33 feet has recently been added to the front of the former building. It consists of three (3) large rooms downstairs and three (3) good sized rooms upstairs. Floors are of fir finished and in good condition and all walls have been finished in Gyproc Wall-board. The second (2nd) floor is reached by a stair built into one of the rooms of the older portion of the house which is very inconvenient. The roof of this new portion is shingle but the exterior walls are unfinished, being covered with tar-paper and lath-stripping only.

Considering the unfinished condition a fair valuation in my opinion is \$3000.00

Yours faithfully,

Loewen and Harvey, Limited.

A. R. Harvey

9616

25th March, 1944.

Messrs. Robertson Douglas & Symes,
Bank of Montreal Building,
640 Pender Street West,
Vancouver, B.C.

Dear Sirs:

Re: No. 1 Road and Nancton Street, Steveston, B.C.
.572 Acres more or less of Lot 7, Block "E" of Blocks 7 - 10
and 11, of Section 11, Block 3 R. Range 7, East - Map No. 4550

This will acknowledge receipt of your letter of the 24th instant in which you enclosed certified cheque for \$3,150.00. We have now received \$3,500.00, the full amount of the purchase price for the above property.

We note that you wish this property to be registered as follows:

"British Columbia Packers Limited, a body corporate under the Companies' Act of Canada and having its chief place of business at the Foot of Campbell Avenue, in the City of Vancouver, British Columbia."

and that the said company is a British subject.

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.

Before forwarding the Conveyance to Ottawa, however, we will, as requested by you, submit same for your approval.

Yours truly,

F. G. Shears,
Director.

FMS

9616

March 30, 1944.

Miss Sakie TERAOUCHI,
Registration No. 04096,
Bridge River, B. C.

Dear Madam:

Re: No. 1 Road & Menston Street, Steveston
7/E/11/BTH/175

Please be informed that your property consisting of .572 of an acre more or less of Lot 7, Block E of Section 11, Block 3 North, Range 7 West, Map 4550, at No. 1 Road and Menston Street, Steveston, is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A statement showing the result of this sale will be sent to you on request when the matter is concluded.

Kindly send either to this office or to the Land Registry Office, Vancouver, Title No. 147875-E covering this land.

Yours truly,

George Peters,
Administration Department.

GP:MA

Minto City, B. C.
April 15, 1944.

Mr. George Peters,
Administration Department,
Office of Custodian,
506 Royal Bank Building,
VANCOUVER, B. C.

EVACUATION SECTION	
Rec'd	APR 21 1944
File	9616
Ans.	22/5
Referr.	Brown

Your File: No. 9616

Dear Sir:

Thank you kindly for your letter of March 30 with regard to the progress of sale of my property at Steveston and your request of delivery of Title No. 147875-E covering the said property.

In connection with above I beg to inform you that a considerable amount of my personal belongings and that of trusted by my friends are stored in the above building. Since negotiation of transaction regarding above property commenced, I have applied B. C. Security Commission for a permit to proceed to Steveston with a purpose to arrange a suitable removal of the aforementioned personal belongings from the said building. However, my application has been turned down on the ground that the Office of Custodian did not give the recognition of its necessity.

In spite of above circumstances, I feel deep responsibility just the same for my friends regarding their personal belongings which are stored in the building. Therefore, I have made enquiry to your office some time ago about how you will arrange the personal belongings in question in case of sale of the said property, however, I have not been fortunate enough to receive any answer from your good office.

If you will inform me about the completion of sale of the property and also about the satisfactory arrangements will be made about the personal belongings, then I will be pleased to send you the Title according to your request.

I am,

Yours truly,

Sakie Teraguchi
.....
Sakie Teraguchi #04096

ST:SP:HT

1590
9516

May 22nd, 1944.

Miss Sakie TERAGUCHI,
Reg. No. 04096,
Winto City, B. C.

Dear Madam:-

Thank you for yours of April 15th which crossed ours of the same date and which we cannot yet trace any answer to. There has been some delay in replying to your letter as we did not have all the information on our files.

The contents of your house at No. 1 Road, and Moncton Street, have now been sold at auction, Mrs. Hunt having vacated the premises. This is in line with our policy of liquidation. The proceeds will be credited to your account excepting those received for the sale of the articles set out in ours of April 15th to which we should be glad of an answer.

Yours truly,

H. F. Green
Protection Department

HFG:IF

1590

9616

File please

Miss Sakie TERAGUCHI,
Registration No. 04096,
Winto City, B.C.

June 2, 1944.

Dear Madam:

We thank you for your letter of May 29, 1944, in which you informed us that Kichinosuke Morishita and Hiroshi, his son, are the persons we inquired about. Our records show that Mr. Kichisaburo and his son, Hiroshi reside in St. Pierre, Manitoba and we have credited them with the proceeds of what was sold. Please let us know if this is not correct.

As requested in your letter we enclose lists of your goods which have already been sold. There are a few small articles still to be sold leaving a few items of a personal nature which have no selling value. Will you please advise us what you wish done with them.

Our Administration Department will write you regarding the sale of your property.

Very truly yours,

R.B. Mackenzie
Protection Department.

FBI/CM

No. 9616
Head & Moneton Street
A/BCH/177

June 1, 1944.

ADJUSTMENT

as of March 25, 1944 - 85 days.

Debit purchaser

Registration fees on Deed. \$3500.00	\$ 10.50
Insurance premium - \$30.00 @ 33.8% (Rn. 30/3/45)	10.14

Total debits

\$ 20.64

Credit purchaser

85/365 x \$34.33 Seller's proportion of taxes for 1944	\$ 8.00
Amount of rent collected to March 25th to March 31st - 6/31 x \$5.00	.97

Total credits
Total debits

\$ 8.97
20.64

NET AMOUNT DUE FROM PURCHASER

\$11.67

File No. 9616
Moncton Street,
Steveston
7/E/11/B3N/R7W

Receipt of Certificate of Title No. 171977-E is by us hereby acknowledged
and we agree that all adjustments and incidents in connection with the sale
to us of property covered by the said certificate have been settled.
Receipt is also acknowledged of copy of Bankers & traders Insurance Co. Ltd.
policy No. 32-28649 which has been assigned to us.

Dated at Vancouver, B. C., this 3rd day of June 1944.

British Columbia Packers Limited

[Signature]
Secretary

ROBERTSON DOUGLAS & SYMES
BARRISTERS AND SOLICITORS

TELEPHONE MARINE 6448

A. H. DOUGLAS
REGINALD SYMES
A. BRUCE ROBERTSON
P. H. BRISSENDEN

B. R. DUNSMORE
R. A. C. DOUGLAS

BANK OF MONTREAL BUILDING

640 PENDER STREET WEST

VANCOUVER, B.C.

EVACUATION SECTION	
RECEIVED	JUN 7 1944
FILE NO.	
DATE	6th June 1944
REFERRED	

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

Your File 9616./04096

TERAGUCHI, Isidore

Dear Sir:

Re No.1 Road and Moncton Street.
7/D/11/B3N/R7W.

adjustments re
sale of property

We acknowledge receipt of your letter of the 1st inst. in this matter and enclose our clients' cheque in your favour for \$11.67 and its receipt for the Certificate of Title which accompanied your letter. We return the form of letter which you sent us, as our clients say that the property in question was vacated and that the Japanese effects and furniture were removed by your representative some time ago.

Yours truly,

ROBERTSON DOUGLAS & SYMES

Per

AHD:VT

Encls.

RP
18

9626

October 6, 1944.

Miss Sakie TERAGUCHI,
Registration No. 04096,
Bridge River, B. C.

Dear Madam:

Re: Munton Street, Steveston
Q. 5722, H/L 7/11/33, R/W 4550

Please be informed that real property known as Q. 572 of an
acre H/L of Lot 7, Block B, Section 11, Block 3 North, Range 7 West, Map 4550,
has been sold as of March 25th, 1944 for the sum of \$3,500.00. An independent
appraisal of this property has been obtained and the sale approved by the
Advisory Committee.

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

The net result of this sale appears on an attached statement, and
the proceeds have been credited to your account. We are also enclosing a general
statement of your account up to date which includes the net figure to which reference
has already been made.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

File No. 9515
Reg. No. 00096

Real Estate

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1963 June 16	Land Registry Office - Certificate of Share Purchase Rent collected	\$ 1.00	\$ 5.00	
July 14	Rent collected		5.00	
August 10	Rent collected		5.00	
September 23	Rent collected		5.00	
October 13	Rent collected		5.00	
November 19	Rent collected		5.00	
December 21	Rent collected		5.00	
1964 January 25	Rent collected		5.00	
February 21	Rent collected		5.00	
March 20	Rent rates	12.00		
March 25	Balance rent to date Credit to sale of property		7.03 3,477.76	
May 5	Refund Insurance premium re chattels		1.40	
June 6	Appraisal fee re lumber Sale of lumber	3.00	41.25	
		<u>\$ 16.00</u>	<u>\$3,569.42</u>	

CR 03553.42

STATEMENT RE SALE OF:

Name: TERAGUCHI, Sakie #04096

Catalogue No: Advertised

File No: 9616

Street Address: Moncton Street, Steveston, B. C.

Legal Description: 0.572 of an acre M/L of Lot 7, Blk. E,
Sec. 11, R3N, R7W, Map 4550.

Date of Sale and Adjustments March 25th, 1944.....

Sale Price \$ 3,500.00

Real Estate Agent's Commission \$ Nil

Charge for Valuation 11.50

Charge for Advertising 9.40

Land Registry Office Transmission Fee 3.50

Encumbrances:

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

Adjustments:

Fire Insurance 10.14

Taxes to March 25/44 8.00

water

\$ 32.40

\$ 3,510.14

Net Proceeds credited to your account \$ 3,477.74

Date: October 6, 1944.....

Compiled by: George Peters.....

Minto Mine B.C.
Nov. 24/44.

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

Refer File #9616.

EVACUATION SECTION	
NOV 28 1944	
9616	J
Donex	

Dear Sir,

I acknowledge receipt of your letter of Oct. 6th. advising that you have sold my house on Moncton St., Steveston, and that you are holding the funds for my account.

As I would like to transfer the funds to The Bank of Toronto, Pioneer Mine B.C. in my name, will you please forward me a cheque for the proceeds, or forward the cheque to the Bank of Toronto, Pioneer Mine B.C. for my credit.

Yours truly,

Sakie Teraguchi
Miss Sakie Teraguchi,
Reg. No. #04096,

9616

November 30, 1944

Miss Sakie TERAGUCHI,
Reg. No. 04096,
Minto Mine, B. C.

Dear Madam:

Referring to your letter of November 24th,
enclosed find our cheque for \$100.00. This will leave
a balance of \$3,453.42 to your credit.

As you are a minor according to Canadian
law, it will be necessary until you reach the age of
21 years to disburse this money for your benefit in
terms of your requirements for maintenance. Would
you please forward to this office a statement of the
monthly amount required by you.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH

Enc.

February 24th, 1945.

Miss Sakie TERAGUCHI,
Registration No. 04096,
MINTO MINE, B.C.

Dear Madam:

On her J.P. form, Mrs. Fujinosuke (Hatsu) TERANISHI declares a sewing machine left at your house in Steveston.

In March, 1944, we moved all the chattels from your house to our auction room, amongst which were two sewing machines. One had the name of T. HORI on it and when sold, the proceeds were credited to her. The proceeds from the sale of the other machine were credited to your account. Will you kindly confirm that Mrs. Teranishi had a sewing machine stored at your house and that the proceeds of the sale should be credited to her.

Also Mrs. Yoshio (Shigeko) TERANISHI declares she left in your house one chiffonier and one bureau. These have also been sold and the proceeds credited to your account. Here also will you please confirm that these two articles were left in your house.

Your reply in due course will be appreciated.

Yours truly,

R. B. Mackenzie
Protection Department.

REM:LEB

Mint Mine, B.C.
April 13, 1945

Office of Custodian
506 Royal Bank Building
Westings and Granville
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	APR 14 1945
File No.	9616-1590
Date	16-4-45 ROM
Referred	McKiddie

Dear Sirs,

I am writing to you in reply to your letter of February 24th 1945.

Informing you that the sewing machine of Mrs. Fujinoshike (Katsu) Teranishi was stored at my house. ~~A Sold Credited Mrs Teranishi~~

I have received a list of articles left at my house and sold by auction at Steveston. A sewing machine was listed as sold for \$30.00. Will you inform me if the same was an electric model? There should be another machine listed if it is not and which belongs to Mrs Teranishi.

Mrs Yachi (Shigeo) Teranishi had not stored a bureau or a chiffonier at my house. The two sold, as claimed in your letter, was my own.

Yours truly,
Sakie Teraguchi
Reg. No. 04096
File No. 9616

April 16th, 1945.

Miss Sakie TERAGUCHI,
Registration No. 04096,
MINTO MINE, B.C.

Dear Madam:

Thank you for your letter of April 13th informing us that Mrs. Fujinosuke (Hatsu) TERANISHI had a sewing machine stored at your house. There were originally two sewing machines listed and received from Mrs. Hunt. One of these as mentioned before was sold and the proceeds credited to T. HORI. The other sewing machine will be credited to Mrs. TERANISHI.

We note that Mrs. Yoshio TERANISHI did not store a bureau and a chiffonier at your house, and that these two articles belong to you, although we have a record that a chiffonier was shipped to you on October 8th, 1943.

Yours truly,

R. B. Mackenzie
Protection Department

REB:LBM

1590
9616

May 11th, 1945.

Mr. Hosaburo TERAGUCHI,
Registration No. 04153,
MINTO MINE, B.C.

Dear Sir:

Replying to your letter of May 5th asking us to send you \$148.80, your credit balance, will you please refer to our letter of April 16th to Miss Sakie Teraguchi.

Your daughter confirmed in a letter, dated April 13th that Mrs. Teranishi had her sewing machine stored at your house. The proceeds from the sale of this machine have therefore been transferred to her account leaving your balance at present \$108.43.

On May 1st we wrote to Mr. Hiroshi MORISHITA as per copy of letter enclosed and we are now waiting for his reply. When this is received we will immediately communicate with you again.

If no further deductions are to be made we will send you a cheque in full for the balance on our books.

Yours truly,

R. B. Mackenzie
Protection Department.

KGM:LEM
Enclosure.

EVACUATION SECTION	
Rec'd	JAN 11 1946
File No.	9616
Ans.	
Referred	Plus

Minto Mine, B.C.
January 7 1946

The Custodian,
506 Royal Bank Building,
VANCOUVER, B.C.

Your file No. 9616

Dear Sir:-

Your good office has been keeping for me a balance of \$3,453.42 in my credit as it was stated in your letter of November 30 1943.

I am informed that on January 1st 1946 it was officially declared the War is over. Also, I have attained the age of 21 years old on December 4 1945.

Under the above circumstances, I am now entitled to and will have to look after my own affair.

Will you please give your consideration over the above matter and send me the whole amount of \$3,453.42 as mentioned above in your earliest possible convenience.

Yours truly

Sakie Teraguchi
Sakie TERAGUCHI, #04096

9616

January 19, 1946.

Miss Sakie TORAGUCHI,
Reg. No. 04096,
HITO HISE, B. C.

Dear Madam:

This will acknowledge receipt of your letter of January 7th.

Contrary to your belief in the second paragraph of your letter, this property is still vested in the Custodian. However, we note that you request the balance of your funds to be forwarded to you.

We are enclosing herewith a cheque in the amount of \$500.00 and the balance of your credit will be forwarded to you as soon as your file has been reviewed. This will take a considerable time but meanwhile, would you kindly supply us with the name of your bank in your district so that we may deposit the balance of your funds in your name.

Yours truly,

George Peters
Administration Department

GP/dmc

Encl: 1

c.c Dept. of Labour, Japanese Division.

Minto B.C.
Mar. 8, 1946.

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

EVACUATION SECTION	
Rec'd	MAR 11 1946
File No.	9616
Referred	Peter

Dear Sir,

Your letter of the 19th. ult received
enclosing cheque for \$500.

Will you please forward the balance
as soon as possible to The Bank of Toronto,
Pioneer Mine B.C. for credit of my account.

Yours truly,

Sakie Teraguchi

9616

March 26th, 1946.

Miss Sakie TERAGUCHI,
Reg. No. 04096,
MINTO MINE, B.C.

Dear Madam:

We have today had a letter from Mr. Hiroshi MORISHITA and in it he states that in addition to the articles mentioned in our letter of April 15th, 1944, he left the following in your house:

- 1 Lamp stand
- 1 Carton Japanese records.

We note these two items have been sold and the proceeds credited to your account.

If you agree that they belong to either Mr. H. MORISHITA or his father Kichisaburo, we will transfer the proceeds to his account.

We will much appreciate your prompt reply.

Yours truly,

R. B. Mackenzie
Protection Department

RBH:LEM

Office of the Custodian April 3, 1946
Vancouver B.C. Ninto Mine, B.C.

EVACUATION SECTION	
Date	APR 4 1946
File No.	9616
Ans.	W. E. R. R. R.
Referred	W. E. R. R. R.

Dear Sir

Received your letter from you
other day about the Lamp stand,
and a Japanese records for Mr.
Harashi Morishita. I don't see anything
in the list which I got from you, but
if there is please transfer the proceeds
to Mr. Morishita's account.

Thank You.

S. Teraguchi

Reg. # 04096

EVACUATION SECTION	
Rec'd	JUL 5 1946
File No.	9616
Ans.	
Referred	<i>[Signature]</i>

Box 14,
Minto Mine, B. C.,
June 29, 1946.

Mr. George Peters,
Administration Department,
Office of the Custodian,
506 Royal Bank Bldg.,
Nastings and Granville,

Dear Sir:

File No. 9616

I have answered your letter of January 19, 1946 immediately which I have not heard from you since, about the sum of money considering my sold property of 0.572 or an acre M/L or Lot 7, Block E, Section 11, Block 3 North, Range 7 West, map 4550.

It is understood that the above property is sold to the B. C. Packer Co. Ltd. and that the sum of the money has been forward to you. In your letter of January 19, 1946 you have stated that the file had to be reviewed. I think that, that is unnecessary for the property is sold to the B. C. Packer Co.

I have already received one hundred dollars (\$100.00) in 1944 which you stated that you could not forward me all the money since I was still under age. On January 19, 1946 you again forward me five hundred dollars (\$500.00). I am now over age and I should like you to forward the total sum of money immediately for I and the family are self-supporting.

Will you please forward the total sum of money either directly to me or as I have told you in the previous letter to send them to the Bank of Toronto, Pioneer, B. C.

Will you please answer at your earliest convenience.

Yours truly,

Sakie Teraguchi

(Miss) Sakie TERAGUCHI
Reg. No. 04096

Hestwood, B.C.

Aug. 12, 1946.

Mr. George Peters,
Administrative Dept.
Office of the Custodian,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	AUG 13 1946
File No.	9616
Ans.	
Referred	Peters

File No. 9616 out to you

Dear Sir:

I wish to advise you that I have changed my address from Minto Mines, B.C. to Hestwood, B.C.

Previous to my removal from Minto Mines B.C. I have requested you to send the balance of my account in your office but to this date I have no reply from you.

On Jan. 19, 1946 you have sent me the sum of \$500.00 and you have stated that the balance will be transferred to the bank in my district.

For nearly a year my father is unemployed and for that matter I have to support my seven brothers and sisters and at the present moment I am on the verge of asking for relief. Please understand my critical situation and send the balance as soon as possible.

I will be much obliged if you will send it to any bank in Vernon because it is much more convenient for me than any other place. Thank you

Yours truly,
Sahie Teraguchi

August 20, 1946.

Miss Sakie TERAGUCHI,
Westwold, B.C.

Dear Madam:

As requested in your letter of August 12, 1946, we are today forwarding to the Royal Bank of Canada at Vernon, B.C. to be credited to your account, our cheque in the amount of \$2913.77. Would you kindly make arrangements to open an account with this bank immediately.

As you declared no chattels in the protected area, for your information, we have transferred from your funds to your father's account the credit derived from the sale of lumber and nails, also the rebate of the insurance covering the furniture situated in your house and declared by your father.

All your assets vested in the Custodian have now been liquidated and this cheque is the final balance of your account with the Custodian. Would you kindly acknowledge this by return mail.

Yours truly,

George Peters
Administration Department

GP/ic

9616

August 20, 1946.

REGISTERED

The Manager,
The Royal Bank of Canada,
Vernon, B.C.

Dear Sir:

Re: Miss Sakie TERAGUCHI
Registration No. 04096

We are enclosing herewith our cheque in the
amount of \$2913.77 to be credited to the above-named Japanese.

We are today notifying Miss Teraguchi to open
an account with your bank immediately.

Yours truly,

George Peters
Administration Department

GP/10

Encl. - cheque

Westwood Bb.
Sept. 10/46.

Mr. George Peters.
Administration Dept.,
Office of Custodian
Vancouver Bb.

EVACUATION SECTION	
Rec'd	SEP 14 1946
File No.	9616
Referred	Peters

Dear Sir:

File No. 9616

I thank you very much for your immediate
reply to my letter of Aug. 12, 1946.

Although I have not declared no chattels all
the contents in that house actually belongs to me
so I request you to credit the funds derived from
the sale of all the goods to my account.

Thank you.

Yours truly,

Sakie Teraguchi

Chapman sent Aug 20/46

1590 & 9616

File

January 23, 1947.

Mr. Hachiburo TERAGUCHI,
Registration No. 04153,
Westvold, B. C.

Dear Sir:

This will acknowledge receipt of your letter of January 11th with reference to the balance of your funds with the Custodian. We are now in a position to forward your funds, but before doing so, we must have a clarification of the chattel situation.

You state, in letters to the Custodian, that you had the chattels of many friends stored in your former house at Steveston, but you have yet to supply this office with the full names of the people who stored goods in your house. Could you kindly answer the following questions?

Hiroshi MORISHITA (File 4174) declared that he left in your house, 1 tri-light lamp stand, 1 round table with boards to fit, 3 steel beds & springs, Japanese records and a dresser. You have confirmed that the tri-light and the records belong to Mr. Morishita, would you kindly confirm if the round table, the dresser and the 3 steel beds & springs were also left by Hiroshi Morishita?

Hatsu TERANISHI (File 6454) declared that she left 1 Singer sewing machine. You confirmed this in a letter of April 13, 1945, however, would you let us know if any other articles were left by Mrs. Teranishi?

Mr. & Mrs. Katsutaro HORI (File 1219 & 6449) declared that they left a kitchen stove and a sewing machine in a house at Steveston, but on the removal of chattels from your former home, we find, marked opposite the following items, the following names:

1 sewing machine	} T. Hori
1 chest of drawers	
1 box of dishes	} K. Hori
2 boxes of festive dolls	
2 boxes of boat gear - M. Hori.	

These goods must have been tagged under the above names for our agent to mark his lists. Kindly let us know if the goods mentioned above are the property of Mr. & Mrs. Katsutaro Hori.

Please answer the above questions carefully, and also let us know if there are any other Japanese persons, who are not mentioned in the above list, who left goods in your home.

Yours truly,

GP/EL
cc to Miss Sakie Teraguchi

George Peters,
Office of the Custodian.

1570

February 1st, 1947.

REGISTERED

Mr. Mosaburo TERAGUCHI,
Registration No. 04153,
Westwood, B. C.

Dear Sir:

Enclosed herewith you will find our cheque in the amount of \$607.36 made out in the joint names of yourself and your daughter, Sakie. This credit is derived from the sale of chattels found in the former home of Sakie Teraguchi and the sale of the fishing vessel "R.T." in the net amount of \$275.00. We would ask you to make your own arrangements as to the division of these funds.

We have transferred the proceeds from the sale of chattels found in the names of K. and H. Morishita, and T. K. and H. Hori to their respective accounts, these chattels having been left in your care.

With reference to the monies owing you by Katsujiro Harukami and Koichi Inai, when their files are reviewed, we may be in a position to transfer from their accounts part, or all, of the monies owing to you. You will hear from us regarding this matter as soon as possible.

We note in a letter of May 5, 1946, you enclosed doctor's bills, requesting us to pay same from your account. At that time, we did not know the position of your account. As we do not know what disposition you may have made in the meantime, we are not paying this.

This cheque represents your entire balance with the Custodian. Kindly acknowledge receipt.

Yours truly,

George Peters,
Office of the Custodian.

GP/1c

Encl. - cheque \$607.36.

9616

IN THE MATTER OF THE "INQUIRIES ACT,"
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 92

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E
(HIS HONOUR, JUDGE M.M. COLQUHOUN, SUB-COMMISSIONER)

10

Vernon, B.C.

May 4, 1948

IN THE MATTER OF THE CLAIM OF
(MISS) SAKIE TERAGUCHI

PROCEEDINGS AT HEARING

20 APPEARANCES:

D.S. McTAVISH, Esq.,

appearing for the
Dominion Government.

A.E. COBURN, Esq.,

appearing for the
Claimant.

T.J. HARRISON, Esq.,

Secretary to Vernon
Sub-Commission.

MRS. I.C. SMITH,

Official Interpreter.

G. HANBLETON, Esq.,

Official Reporter.

30

MR. COBUS: Your honour, I would ask leave to withdraw the claim of Miss Sakie Teraguchi, No. 234 on the original list.

THE COMMISSIONER: Very well.

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify that the foregoing is a true and accurate transcript of the proceedings herein.

10

Gordon Hambleton
G. Hambleton
Official Reporter.

I hereby certify that the foregoing transcript purports to be a true and accurate record of the evidence adduced before me.

M.M. Colquhoun
Sub-Commissioner.

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