

9781

REAL ESTATE

BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 9781 6

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: TAKAHASHI, Yoshiji.
HOME ADDRESS: 3948 Beals Road, P.O. Box 234, Mission, B. C.
Now at - Hastings Park, Vancouver, B. C.
REGISTRATION NUMBER 14543 SEX: Male AGE: 25
OCCUPATION: Farm Hand.

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

EMPLOYER: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Chiako 9287

ADDRESS OF WIFE OR HUSBAND: 3948 Beals Rd., P.O. Box 234, Mission, B.C.

NAMES OF ANY LIVING CHILDREN: Kouji (M)

ADDRESS OF CHILDREN: 3948 Beals Rd., P.O. Box 234, Mission, B. C.

AGE OF CHILDREN: 1 yr.

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

1. LOCATION AND DESCRIPTION: (1) Lots 15 & 16, of the North half of the N.E. quarter of Sec. 20, Township 17, Map 650, Municipality of Mission, B.C. 10 Acres, (2 acres cleared, balance bush).

(2) Lot 1, of the North half of the N.E. quarter of Sec. 20, township 17, Map 650, Municipality of Mission, B.C. Five acres (all bush).

2. BUILDINGS AND OTHER IMPROVEMENTS: On (1) wooden framed three roomed bungalow. Wood-shed.

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

4. TAXES (Amount and where payable) None paid so far by Declarant, but the Party from whom these lots were purchased has paid Taxes in full to Dec. 31st, 1941.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) These lots were purchased from Mr. & Mrs. P.J. Burnham of Mission City, B.C. on 17th Feb. '42., for \$600 & \$400 respectively, and downpayments of \$400 & \$100 respectively have been made, the balances to be paid by 17th Feb, 1943. Declarant through being evacuated, will probably not be able to pay up the balances.
Agreements in Declarant's possession

6. OCCUPANCY AND LEASES (If vacant so state) None

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Not yet issued / received.

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:

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:

Left in the house on the above mentioned Lots 15 & 16:-

Furniture, household effects, kitchen utensils, tools, and about

five cords of fire-wood.

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: _____
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: _____
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) _____
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) _____
8. BANK ACCOUNTS: \$500.00 Bank of Commerce, East End Branch, Vancouver, B.C.
9. LIFE INSURANCE: _____
10. INTEREST IN ANY ESTATES OR TRUSTS: _____
11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: _____

2. TRADE DEBTS: _____

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 21st day of May 1942.

(Signature)

Yoshiji Takahashi

Geo. H. H. H.

Witness

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

DATE Nov. 21/42

File No. 9781

Full Name TAKAHASHI, Yoshiji
(Surname in Block Letters)

Registration No. 14543

Male - Female
(Check)

Age Jan. 6, 1917

Former Address 3948 Beals Rd., P. O. Box 234, Mission, B. C.

Date Evacuated 21/5/42 Naturalized - Canadian-Born - National
(Check)

Present Address 15 Mile Camp, Hope, B. C. RETURNED TO JAPAN
S. S. MARINE FALCON
24th DEC. 1946

Married - Single
(Check)

nee

Name of Wife (SAITO) Chiyeko #13244

Name of Husband

Name of Mother (WATANABE) Hana (Japan) nee
Name of Father Hikoji (Japan)

Names of Children under 16 Kouji (M) 17/3/41

Requested by B. McKim

Registered with Custodian yes
(Yes or No)

Additional Information Farm hand

REAL PROPERTY SUMMARY

JAPANESE NAME: Yoshiji TAKAHASHI Reg. No. 14543 File No. 9781.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
Second Offer. BC/729P.

PROPERTY ADDRESS: 3948 Beals Road, Mission, B. C.

LEGAL DESCRIPTION: Lot 1 of the North $\frac{1}{2}$ of the North East $\frac{1}{4}$ of Section 20, Township 17,
Map 650, Municipality of Mission, D. N. W. AND
Lots 15 and 16 of North $\frac{1}{2}$ of North East $\frac{1}{4}$ of Section 20, Township 17
Map 650, Municipality of Mission, D. N. W.

TITLE: Lot 1 of N. $\frac{1}{2}$ of N.E. $\frac{1}{4}$, Sec. 20, Twp. 17, Map 650, Mun. of Mission,
registered in the name of Perley J. Burnham.

Lots 15 & 16 of N. $\frac{1}{2}$ of N.E. $\frac{1}{4}$, Sec. 20, Twp. 17, Map 650, Mun. of
Mission, registered in the names of Perley James Burnham and Ellen
Jeanette Burnham.

ENCUMBRANCES: None registered.

There were two unregistered Agreements for Sale, viz.,
No. 1 - Perley J. Burnham to Yoshiji TAKAHASHI, dated 17th February
1942 covering Lot 1 of N. $\frac{1}{2}$ of N.E. $\frac{1}{4}$, Sec. 20, Twp. 17, Map 650,
Mun. of Mission, for the sum of \$400.00 payable \$100.00 cash and the
balance payable 1 year from date thereof, namely 17th day of February
1943 with interest at 6%.

No. 2 - Perley James Burnham and Ellen Jeanette Burnham to Yoshiji
TAKAHASHI, dated 17th February 1942 covering Lots 15 & 16 of N. $\frac{1}{2}$ of
N.E. $\frac{1}{4}$ of Sec. 20, Twp. 17, Map 650, Mun. of Mission, for the sum of
\$600.00 - \$400.00 cash and the balance 1 year from date thereof,
namely, on the 17th February 1943, with interest at 6%.

Yoshiji TAKAHASHI deposited with the Custodian on February 20th, 1943
the sum of \$500.00 and a further sum of \$30.00 on March 15th, 1943,
which was paid over to Mr. and Mrs. Burnham, who on March 11th, 1943
furnished a registrable deed in the name of Yoshiji TAKAHASHI cover-
ing both properties. This was registered in the Land Registry Office
New Westminster, August 27th, 1943, under Certificate of Title
No. 162607-E.

Vesting Order filed No. 24850 - dated October 26th, 1942, covering
Lot 1.

Vesting Order filed No. 24849 - dated October 26th, 1942, covering
Lots 15 & 16.

ASSESSED VALUES:

Lot 1 -	Land	\$305.00		
	Improvements	\$ 50.00	- \$355.00.	Taxes - \$ 8.71
Lots 15&16	Land	\$605.00		" - 18.85
	Improvements	200.00	- \$805.00	\$27.56
			\$1160.00	

CLASSIFICATION: This property comprised 2 parcels of property, Lots 15 and 16 - 9.72 acres of which 2 acres were cleared and a 1 storey unfinished 3 room shack 18'x28' and 1 woodshed.
 Lot 1 - 4.95 acres of bush land.
 The cultivated land was not in crop.
 The Custodian's representative reported June 2nd, 1942, 9.72 acres (2 acres cleared) and 5 acres bushland adjoining, making a total area of 14.72 acres - no crops. 1 storey 3 room wooden frame shack and 1 woodshed in fair condition.

HISTORY OF ADMINISTRATION: From date of evacuation, May 21st, 1942, until this property was sold to The Director, The Veterans' Land Act, it remained unoccupied.

SOLD: To The Director, The Veterans' Land Act for \$737.00 as at January 1st 1943.
 Approval of Advisory Committee - January 13th, 1944.

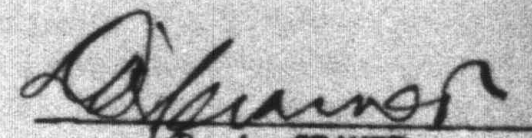
Funds released to the credit of Yoshiji TAKAHASHI as at October 26th 1944, against which were the following charges: Registration Fees-\$3.00, Legal Fees-\$15.00 = \$18.00, leaving a net credit of \$719.00 from said transaction.

Certificate of Title No. 178020-E in the name of The Director, The Veterans' Land Act.

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

February 6th, 1947.

DAC:JS


 D. A. CRAMER.

FIRE INSURANCE SUMMARY

File No. 9781.

Yoshiaki TAKAHASHI - Reg. No. 14543.

The above named Japanese declared on his JP Form signed 21st May 1942 that he carried no fire insurance on his property and none was placed by the Custodian.

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

February 6th, 1947.

DAC:JS


D. H. CRAMER.

LIABILITY SUMMARY

File No. 9781.

Yoshiaki TAKAHASHI - Reg. No. 14543.

The above named Japanese declared on his JP Form
signed 21st May 1942 that he had no Personal or Trade Debts.

We can find no evidence of any claims having been
filed against him.

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

February 6th, 1947.


D. A. CRAMER.

DAC:JS

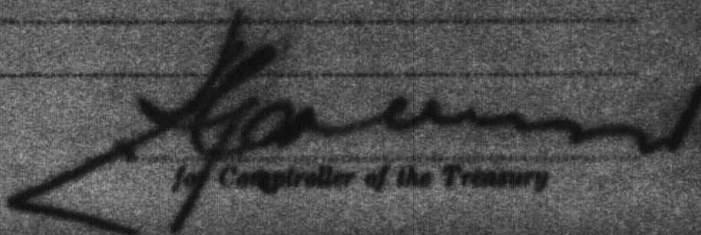
9781/14543

DOMINION OF CANADA
DEPARTMENT OF FINANCE

NO. 1238
Issued at ONTARIO
Date 19th DEC. 1946

The Government of Canada acknowledges that TAKAHASHI YOSHISI
has surrendered property situated in Canada as described herein and agrees to remit the yen equivalent of the net proceeds
of such property immediately, or upon liquidation if such action is required, to Japan under arrangements made with,
and approved by, the United States Government and the Military Authorities in Japan; Provided that from the proceeds
of such property there shall be retained such amounts as are required to repay advances made by the Government of Ca-
nada by way of Repatriation Grant.

NOT CUSTODIAN BALANCE. 715


for Controller of the Treasury

Sack. 1.

G-657-A

DEPOSIT FORM

9781/
 Reg. No. 14543 NAME: TAKAHASHI Yoshiji
 (please print) Surname Given Name

Cheques (must be certified)

List Bank Name and Branch

Amount

Cash

X 1

X 2

X 5

X 10

X 20

X 50

X 100

Dollars Cents

Total Bills

Silver

Copper

Total Cheques

Total Amount

Teller's Initials

Total Cheques

Herewith monies as shown above.

I wish to take all of these funds with me to Japan, plus \$ 728⁵⁴
 now on deposit with the Custodian. Yes; _____ No: _____

I wish to take with me only the amount of the Government Guarantee
 Yes _____ No _____

Date: _____, 1946

OR

I have no money to turn in.

Date: _____, 1946

Signature

Signature

Signature
 DEC 12 1946
 728⁵⁴
 Balance

C.T. JAP.2 - WORKSHEET

G-673

The following has been turned in by TRKDHPSH. 2/25/44 Reg. No. 14543.
for which C.T. Jap.2 is to be issued. C.T. Jap.2 issued

Available for immediate
transfer on C.T. Jap. 1

To be Negotiated
by Custodian

C.T. #1 72854

C.T. #2

C.T. # 72854

711 Stock Exchange Bldg.,
475 Howe Street,
Vancouver, B.C.,
January 29th, 1947.

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

TREASURY DEPT. CLAIM \$ **NIL**

Dear Sir:

9781

Re: TAKAHASHI, Yoshiji #14543

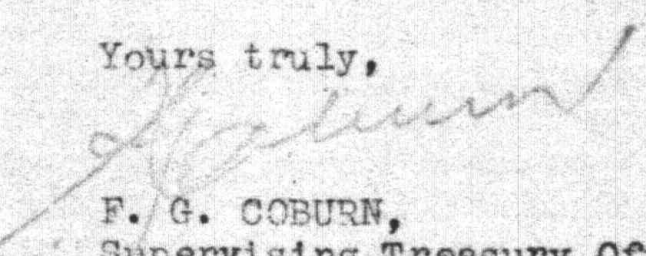
Please note that the above Japanese has
been repatriated to Japan. The following is the status
of his account with this Department, covering the
repatriation transactions:

Money turned in - - - - - \$ 728.54

Draft Issued- - - - - \$ 728.54

It will be noted, therefore, that this
party is not indebted to this Department in this connection.
However, should any further monies come into your hands on
this account it should be turned over to this office for
transmission to the Japanese in question.

Yours truly,


F. G. COBURN,
Supervising Treasury Officer.

FGC/EJ.

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. 9781

MUNICIPALITY: Mission,

Date: June 2, 1948.

NAME: TAKAHASHI, Yoshiji.

REGISTRATION NO. 14543.

ADDRESS: 3948 Beals Road, (near McRae Road, Mission B.C.)

PROPERTY:

ACREAGE: 9.72 (2 acres cleared) and 5 acres bushland adjoining.

KIND OF CROPS: None.

APPROXIMATE ACREAGE OF EACH:

HOUSE:

VACANT: Yes. OCCUPIED

DESCRIPTION 1 Story Wooden Frame Shack. ROOF: Shake.

SIZE: 18 x 28.

NO. OF ROOMS 3. (unfinished)

CONDITION: Fair.

OTHER BUILDINGS: Woodshed.

NAME OF LESSEE OR RENTOR: None.

TERMS:

WATER: "Creek"

ON:

OFF:

LIGHT: None.

ON:

OFF:

REMARKS:

INVENTORY OF CHATTELS LEFT ON PROPERTY
Stored in Shack.

Bed complete.

Camp Stove.

2 Cross Cut Saws.

2 Kitchen Chairs.

Kitchen Utensils.

Bundle of Garden Tools.

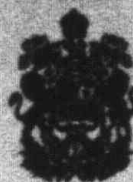
In Woodshed and outside.

5 Cords of Firewood. (cut and uncut)

Signed:

J. Morison.

DEPARTMENT OF
LABOUR



CANADA

EVACUATION SECTION
Rec'd. JAN. 15 1943 271.
File No. 9781
Ans. [Signature]
Referred [Signature]
[Signature]

BRITISH COLUMBIA SECURITY COMMISSION

355 BURNARD STREET,
VANCOUVER, B.C.

January 13, 1943.

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, B. C.

Dear Sir:

Re: Yoshiji TAKAHASHI, #14543

We have been informed by our Supervisor at Tashme that the above-named purchased property from Perley J. Burnham of Mission City. The properties are described as follows:

Lot ONE (1) of the North half of the North East quarter of Section Twenty (20) Township Seventeen (17), Map 650, Municipality of Mission.

Lots FIFTEEN (15) and SIXTEEN (16) of the North half of the North East Quarter of Section Twenty (20) Township Seventeen (17), Map 650 Municipality of Mission.

The purchase price of these two properties was One Thousand Dollars.

Takahashi made a payment of \$500.00 and is prepared to meet the balance, which is due and payable on the 17th of February next. However, he is afraid that when he makes this payment he may lose the entire property. The agreement covering this purchase has been examined by our Supervisor and seems to be in order.

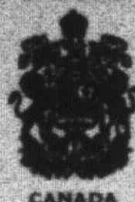
We would be glad to have you write us in this connection, giving Takahashi some assurance with respect to his title and ownership. Previous correspondence relative to this matter carries your file #9781 and 9287.

Yours very truly,

M. L. Brown
M. L. BROWN,
Office Manager.

MLB/GM

DEPARTMENT OF
LABOUR



CANADA

VACUATION SECTION

Rec'd FEB 19 1943

File No.

Ans.

Referred

Alexander

BRITISH COLUMBIA SECURITY COMMISSION

355 BARRARD STREET,
VANCOUVER, B.C.

February 18, 1943.

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

Dear Sirs:

Re: Yoshiji TAKAHASHI, #14543

We enclose herewith cheque for Five Hundred Dollars (\$500.00) regarding which our Supervisor at Tashme writes as follows:

"Further to our memo of February 4th, yours of January 27th, and a letter from Mr. Alexander of the Custodian's office, as we have not heard from you regarding the matter of expense in connection with this registration, Mr. Takahashi feels that he should make this payment of \$500.00, and we are accordingly enclosing his cheque for this amount, drawn on the East End Branch, of Canadian Bank of Commerce, Vancouver.

He undertakes to take care of the registration, and we would be glad if you would have the Custodian's office do what is necessary for Mr. Takahashi to obtain title.

If you will have the bill for the registration of the documents forwarded here, we will obtain another cheque."

Yours very truly,

M. L. Brown

M. L. BROWN,
Office Manager.

MLB/GM
Enc.

*Received from Yoshiji Takahashi
payment re purchase of
property.*

*Lots 15 & 16 of N 1/2 of the N.E. 1/4 Sec. 20, Tp. 17, Map 650
Municipality of Mission*

*Lot 1 of the N 1/2 of the N.E. 1/4
Sec. 20, Tp. 17, Map 650
Mission*

9781

February 26, 1943.

Perley James Burnham
& Ellen Jeanette Burnham,
c/o McRae Feed & Supply Store,
Mission, B. C.

Dear Sir & Madam:

Re: Yoshiji TAKAHASHI

The above Japanese intends to take the Title to these properties sold by you to him under Agreements for Sale, both dated February 17, 1942. The properties are described as Lots 15 & 16 of the North half of the North East quarter of Section 20, Township 17, Map 650, Municipality of Mission, and Lot 1 of the North half of the North East quarter of the same Section.

We have been provided with \$500.00 to take care of the outstanding balance.

We are not informed at the moment of the tax situation, but perhaps you can look into this conveniently - thereafter getting prepared the necessary Deeds of Transfer and sending them to us with all documents necessary for registration of the Titles in the name of the Transferee. Upon receipt of these and upon confirmation of the fact that they are registerable from the Registrar of Land Titles, we will be in a position to send to you the funds on hand to take care of the balance due to you.

Yours truly,

P. H. Russell,
Administration Department.

PHR:NDE

File No. 9781

NATURE OF ENCUMBRANCE **AGREEMENT FOR SALE** or
 (registered) (unregistered)
Name of Owner of Property **TAKAHASHI, Yoshiji** Reg. No. 04543
Address **3948 Beals Rd., P.O. Box 234, Mission, B. C.**
Occupation **Farm Hand** Age 25
Registered Owner of Property **Perley James Burnham and Ellen Jeanette Burnham** C.T.No. 46114-E and 37200-E
Property:
Property Address Mun. Mission, B. C.
Legal Description **Lots 15 and 16 of N. $\frac{1}{2}$ of N. E. $\frac{1}{4}$ Sec. 20, Twp. 17, Map 650**
 L.R.O.
Nature of interest **Owner by way of right to purchase**

Particulars of Encumbrance:

Date **17th February, 1942**

Parties to document:

Name	Perley James Burnham and Ellen Jeanette Burnham	Vendors
Address	Mission City	Purchaser
Name	Yoshiji TAKAHASHI	
Address	3948 Beals Rd., Mission, B. C.	

Principal Amount **\$600.00**

Terms of Payment **\$400.00 cash, balance one year from date hereof, namely 17th February, 1943**
 Rate of Interest 6%

Arrears, if any: Principal none Interest None

Balance owing as at this date \$200.00

Standing of Taxes: Arrears Nil Current 18.85

Insurance:

(1) **Agent** **Company**
Policy No. None to my knowledge **Prem** **Exp. Date**

(2) **Agent** **Company**
Policy No. **Amt** **Prem** **Exp. Date**

Nature, particulars and whereabouts of unregistered documents, if any:

Dated at Mission, B.C. this 23rd day of October A.D. 1942.

CERTIFIED CORRECT:

P. J. Burnham
 (Signature)
E. J. Burnham

• *trpils.*

MISSION CITY, B.C.,
FEB. 22nd 1943

EVACUATION SECTION

Rec'd FEB 23 1943

File No. *9781*

Ans. *R. 25/2/43*

Referred *Russell*

THE CUSTODIAN,
VANCOUVER, B.C.

DEAR SIR:

I HAVE RECEIVED A LETTER FROM
Y. TAKAHASHI WHO BOUGHT MY PROPERTY
LAST YEAR. I UNDERSTAND BY HIS LETTER
THAT HE HAS FORWARDED YOU \$ 500 IN
PAYMENT ON ABOVE PROPERTY.

ACCORDING TO HIS AGREEMENT
THIS MONEY WAS DUE ON FEB. 17th.
HE HAS OMITTED TO SAY ANYTHING
REGARDING THE INTEREST WHICH WOULD
AMOUNT TO \$ 30.

WOULD YOU KINDLY LET ME KNOW
BY RETURN MAIL IF YOU HAVE RECEIVED
THE MONEY AND WHAT YOU ARE GOING TO
DO REGARDING THE SAID PROPERTY. HE
ALSO STATES IN HIS LETTER THAT IF I
WOULD GET IN TOUCH WITH YOU THE MONEY
WOULD BE FORWARDED TO ME.

YOURS TRULY,

Perley J. Burnham

9781.

March 26th, 1943.

Mr. P. J. Burnham,
Mission,
B. C.

Dear Sir,

Reg. and mail

Re: Lots 15 and 16, North $\frac{1}{2}$ of N.E. $\frac{1}{4}$, Section 20,
Township 17, Map 650.

Upon considering the Deed from yourself and Mrs. Burnham to
Yoshiji Takahashi, we note the following:

1. The name of the Grantee is misspelled - the "K" should be an "H".
2. The name "James" should be inserted between "Perley" and "Burnham" in the Certificate for Maker.
3. There is no tax receipt or certificate. (You sent only a form.)

As the Deed cannot be registered without the tax receipt or certificate and the amendments (duly initialled by the Notary) as pointed out in paragraphs 1 and 2 above, we are enclosing the following documents.

1. Deed dated March 11/43 between Perley James Burnham and Ellen Jeanette Burnham as Grantors to Yoshiji Takahashi and 1 copy thereof.
2. Certificate of Title, No. 46114-E.
3. Certificate of Title, No. 37200-E.

Would you kindly obtain the tax certificate or receipt and have the alterations initialled by Mrs. Catherwood and return the documents to us and oblige.

Yours truly,

P. H. Russell,
Administration Department.

DAD/P.
Encl.

N.B.
Alled for hnd
Frith # 57885E
Tan C
with a/c kept for
S/K. 26/3/43.
Mul

18.

9761

April 21, 1943.

Mr. P. J. Burnham,
Mission City, B. C.

Dear Sir:

Re: Yoshii TAKAHASHI

We received the deeds and titles in favour of
Takahashi and they appear to be in order for registration.

While Takahashi sent us enough to pay off your claim
and interest, it was necessary to pay taxes, and this has left
us short of funds. We are therefore not able to pay the whole
amount. In the meantime we are sending you \$450.00, and we have
asked Takahashi to pay us the rest of this money.

We do not propose to register the deeds meanwhile, but
will hold them, pending a reply from this purchaser.

Yours truly,

P. H. Russell,
Administration Department.

PHR:NDK
Enc.

9761

July 17, 1943.

Mr. P. J. Burman,
Mission City, B. C.

Dear Sir:

Enclosed please find our cheque for
\$50.00, being balance owing on account of property
sale.

We regret the delay in this matter,
but these funds have just been received from the
Japanese.

Yours truly,

Geo. Peters,
Administration Department.

GP:EB
Encl.

EVACUATION SECTION	
Rec'd	AUG 26 1943
File No.	<i>COPI</i>
Ans.	
Referred	<i>Wood Peters</i>

Mission City B.C.
Aug. 25/43.

P. H. Russell
Trustee
506 Royal Bank Bldg.
Vancouver, B.C.

Dear Sir:

Your letter of Aug 23 received also,
cheque for \$50 balance owing on property.

If you would refer to your letter
of March 5, 1943. you will see that
there is still \$50 interest owing
which I have not received to date.

Would you kindly forward same
to me as soon as possible as I
would like this matter settled.

Yours truly,
P. J. Burnham

9781

August 30, 1943.

Mr. P. J. Burnham,
Mission City, B. C.

Dear Sir:

Enclosed you will find our cheque in the
amount of \$30.00, covering interest. We regret that
this was omitted from the last cheque.

Yours truly,

George Peters,
Administration Department.

GP:EB
Encl.

EVACUATION SECTION	
Rec'd	AUG 20 1943
File No.	7781
Ans.	OK
Referred	Butterworth

Mission City B.C.
Aug 18/43.

P. H. Russell
Custodian
506 Royal Bank Bldg.
Vancouver, B.C.

Dear Sir:

I have received no word from you re the balance of the money owing from Takahashi since forwarding you the papers.

There is also the interest still owing from Feb 1 of last year. Would you kindly let me know by return mail when this will be attended to.

Yours truly,
P. J. Burnham.

This Indenture,

made the
day of

Eleventh
March

in pursuance of the

in the year of Our Lord one thousand nine hundred and forty- **three**
"Short Form of Deeds Act,"

Between

PERLEY JAMES BURNHAM Warehouseman, AND
ELLEN JEANETTE BURNHAM Housewife, both of Mission City
in the Province of British Columbia,

And

YOSHIJI TAKAHASHI of the above named place, **Logger,**
(hereinafter called "the said Grantor") of the one part

(hereinafter called "the said Grantee") of the other part

Witnesseth, that in consideration of the sum of **SIX HUNDRED**

..... Dollars (\$ **600.00**)
of lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof
is hereby by him acknowledged), the said Grantor ~~Doth~~ Grant unto the said Grantee, his heirs and
assigns FOREVER:

All and singular th ~~a~~certain parcel or tract of land and premises situate, lying and being
in the District of New Westminster and Province of British Columbia
and more particularly known and described as Lots **FIFTEEN (15)** and
SIXTEEN (16) of the North half of the North East quarter of Section
Twenty (20) Township Seventeen (17) Map 650, Municipality of Mission.

Together with all buildings, fixtures, commons, ways, profits, privileges, rights, easements, and
appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or
enjoyed, or appurtenant thereto; and all the estate, right, title, interest, property, claim and demand of
him the said Grantor in, to, or upon the said premises.

To have and to hold unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever:

Subject nevertheless to the reservations, limitations, provisions, and conditions expressed in the original grant thereof from the Crown.

The said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee notwithstanding any act of the said Grantor and the said Grantee shall have quiet possession of the said lands, free from all incumbrances.

And the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

And the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands.

And the said Grantor Releases to the said Grantee all his Claims upon the said lands.

And it is further agreed that the words in this indenture which import the singular number shall be read and construed as applied to each and every Grantor or Grantee, male or female, and to his or her heirs, executors, administrators and assigns, and in the case of a corporation, to such corporation and its successors, and assigns, and that in case of more than one Grantor the said covenants, provisions, conditions and agreements shall be construed and held to be several as well as joint.

In Witness Whereof the said parties hereto have hereunto set their hands and seals.

Signed, Sealed and Delivered
in the presence of

David W. Buchanan
Simon City, N.Y.
May 1861
} *Allen George Buchanan*
Allen George Buchanan

Affidavit for Witness

To Wit:

I, _____, of the _____,
in the Province of British Columbia, make oath and say:—

1. I was personally present and did see the within instrument duly signed and executed by _____
the part thereto, for the purpose named therein.
2. The said instrument was executed at _____
3. I know the said part _____, and that _____ of the full age of twenty-one years.
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at _____
in the Province of British Columbia, this _____
day of _____, 194 _____

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

for Maker of a Deed

I HEREBY CERTIFY that, on the _____ day of _____, 194 _____,
at _____, in the Province
of _____

_____ **PERLEY JAMES BURNHAM AND ELLEN JEANETTE BURNHAM** whose identity has been
proved by the evidence on oath of—

who is] personally known to me, appeared before me and acknowledged to me that they are
the person[s] mentioned in the annexed instrument as the maker[s] thereof, and whose name
are subscribed thereto as parties, that they know the contents thereof, and that
they executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY whereof I have hereto set my hand and Seal of Office at
_____ this _____ day of _____
in the year of Our Lord one thousand nine hundred
and forty-three.

Mark A. Cathers
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.

For Attorney

I hereby certify that, on the

day of

194

in the Province of British Columbia

(whose identity

, who is)

has been proved by the evidence on oath of personally known to me, appeared before me and acknowledged to me that he is the person who subscribed to the name of

to the annexed instrument as the maker thereof, that the said

and that he, the said

instrument, and subscribed the name of the said

as the free act and deed of the said

attorney which has not been revoked.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office,

at

in the Province of

British Columbia, this

day of

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

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

Dated.....MARCH 11TH....., 1943

FROM

PERLEY JAMES BURHAM
AND
ELLEN JEANETTE BURHAM

TO-

YOSHIZI TAKAHASHI

DEED OF LAND (CONVEYANCE)

DESCRIPTION

Lots 15 and 16 of the
N. 4 of the N.E. 4 Sec. 20
Township 17, Map 650
Municipality of Mission.

Victoria Printing & Publishing Co., Victoria, B.C.

Acknowledgment of Officer of Corporation

I HEREBY CERTIFY that, on the

day of

194

in the Province of British Columbia

(whose identity has been proved by the evidence on

, who is) personally known to me,

of

and that he is the person

of the said

and affixed the seal of the

to the said instrument; that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to

the said instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British

Columbia.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office,

at

in the Province of

British Columbia, this

day of

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

A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia
NOTE—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

This Indenture, made the **Eleventh**
day of **March**

in the year of Our Lord one thousand nine hundred and forty- **three** in pursuance of the
"Short Form of Deeds Act,"

Between

PERLEY J. BURNHAM Warehouseman, of Mission City in the
Province of British Columbia,

And

YOSHIJI TAKAHASHI of the above named place, **Logger,**

(hereinafter called "the said Grantor") of the one part

(hereinafter called "the said Grantee") of the other part

~~Witnesseth,~~ that in consideration of the sum of **FOUR HUNDRED**

..... Dollars (\$ **400.00**)

of lawful money of Canada now paid by the said Grantee to the said Grantor (the receipt whereof is hereby by him acknowledged), the said Grantor ~~doth Grant~~ unto the said Grantee, his heirs and assigns **FOREVER:**

~~All and singular~~ th ~~at~~ certain parcel or tract of land and premises situate, lying and being in the District of New Westminster and Province of British Columbia and more particularly known and described as Lot **ONE (1)** of the North half of the North East Quarter of Section Twenty (20) Township Seventeen (17) Map 650, Municipality of Mission.

Together with all buildings, fixtures, commons, ways, profits, privileges, rights, easements, and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto; and all the estate, right, title, interest, property, claim and demand of him the said Grantor in, to, or upon the said premises.

To have and to hold unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever:

Subject nevertheless to the reservations, limitations, provisos, and conditions expressed in the original grant thereof from the Crown.

The said Grantor Covenants with the said Grantee that he has the right to convey the said lands to the said Grantee notwithstanding any act of the said Grantor and the said Grantee shall have quiet possession of the said lands, free from all incumbrances.

And the said Grantor Covenants with the said Grantee that he will execute such further assurances of the said lands as may be requisite.

And the said Grantor Covenants with the said Grantee that he has done no acts to encumber the said lands.

And the said Grantor Releases to the said Grantee **all his Claims** upon the said lands.

And it is further agreed that the words in this indenture which import the singular number shall be read and construed as applied to each and every Grantor or Grantee, male or female, and to his or her heirs, executors, administrators and assigns, and in the case of a corporation, to such corporation and its successors, and assigns, and that in case of more than one Grantor the said covenants, provisos, conditions and agreements shall be construed and held to be several as well as joint.

In Witness Whereof the said parties hereto have hereunto set their hands and seals.

Signed, Sealed and Delivered

in the presence of

Frank A. Cunningham
Witness July 26
Notary Public
Henry James, Birmingham

Affidavit for Witness

To Wit:

- I, _____, of the _____
of _____, in the Province of British Columbia, make oath and say:—
1. I was personally present and did see the within instrument duly signed and executed by _____
the part thereto, for the purpose named therein.
 2. The said instrument was executed at _____
 3. I know the said part _____, and that _____ of the full age of twenty-one years.
 4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at _____
in the Province of British Columbia, this _____
day of _____, 194 _____

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

for Maker of a Deed

I HEREBY CERTIFY that, on the _____ day of _____, 194 _____
at _____, in the _____
of _____ [whose identity has been
proved by the evidence on oath of _____
who is] personally known to me, appeared before me and acknowledged to me that _____
the person _____ mentioned in the annexed instrument as the maker _____ thereof, and whose name
_____ subscribed thereto as part _____, that _____ knows the contents thereof, and that
_____ executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY whereof I have hereto set my hand and Seal of Office at
_____, this _____ day of _____
_____, in the year of Our Lord one thousand nine hundred
and forty-_____

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

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

For Attorney

I hereby certify that, on the

day of

194

in the Province of British Columbia

(whose identity

, who is)

has been proved by the evidence on oath of personally known to me, appeared before me and acknowledged to me that he is the person who subscribed

the name of

to the annexed instrument as the maker thereof, that the said

is the same person mentioned in the said instrument as the maker thereof, and is still alive to the best of his belief, and that he, the said

instrument, and subscribed the name of the said

as the free act and deed of the said

attorney which has not been revoked.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office,

at

British Columbia, this

day of

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

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

Dated MARCH 11TH. 1943

FROM

PERLEY J. BURHAM

TO

YOSHITAKAHASHI

DEED OF LAND (CONVEYANCE)

DESCRIPTION

Lot 1 of the N. 1 of the

N. E. 1 of Sec. 20

Township 17, Map 650

Municipality of Mission.

Victoria Printing & Publishing Co., Victoria, B.C.

Acknowledgment of Officer of Corporation

I HEREBY CERTIFY that, on the

day of

194

in the Province of British Columbia

(whose identity has been proved by the evidence on

, who is) personally known to me,

and that he is the person

of the said

and affixed the seal of the

who subscribed his name to the annexed instrument as

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

British Columbia, this

day of

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

in the Province of

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.

SOLDIER SETTLEMENT and VETERANS' LAND ACT.

BC/729P

File No. J.L. 920

Vancouver, B.C.

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

TAKAHASHI *Yoshiji*
October 19, 1944

Dear Sir:-

Re: Municipality of Mission
Lots 1, 15, & 16 of the North $\frac{1}{2}$
of the North East $\frac{1}{4}$, Section 20
Township 17, Map 650, District of
New Westminster

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 178020E of the New Westminster
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

Herewith is Veterans' Land Act cheque
for \$ 737.00 in favour of The Secretary of State,
dated October 17, 1944 being the amount of the purchase
price in full of the above land arrived at as follows:-

Purchase Price

- \$ 737.00 ✓

Less arrears of taxes to
January 1st, 1943,

- \$ Nil

*Reg fees
0 30*

Amount paid to Secretary
of State:

- \$ 737.00

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

Yours truly,

T. Tourick
T. Tourick,
DISTRICT SOLICITOR

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

Oct 20, 1944
Date

Solicitor for The Secretary
of State.

BC-729-P
BC-3089-B

BC/729-P
BC/3089-B

Page 1

VETERANS' LAND ACT
FARM APPRAISAL REPORT

R.O. New Westminster

R.O. File Gen. 22

D.O.

D.O. File

21.920

Japanese

Vendor's Name

Yoshiji TAKAHASHI

Legal land description Lot 1 of NE 1/4 of NE 1/4 of Sec. 20, Twp. 17, Map 650, Mun. of

Mission, N.W.D. Lots 15 and 16 of NE 1/4 of the NE 1/4 Acreage 1-4.93 ac.
of Sec. 20, Twp. 17 Map 650 Mun. of Mission N.W.D. 15-16 - 9.71 ac.

Vendor's Name

Address Mission, B. C.

Municipality, Township or Parish

Mission

County

Westminster

Nearest rail point

Mission

1 Miles

N.S.E.W.; Market Town

Mission

1 Miles

Predominating nationality

British

Religion Protestant

Nearest churches, denominations and

distances Mission, all denominations - 1 mile

Schools: Public 1/2 Miles; High 1/2 Miles

Employment opportunities Berry picking locally. Bush work about 6 miles away in

available to a number. Local town jobs available in small numbers.

How did you identify this property? N.W. corner stake of lot 1, roads, permanent fences.

Roads: Has property access to main road; kind of road and condition. Is road open in winter? Good

Gravelled roads open the year round.

Is farm average, above or below average and why? Might be classed as average (bush). Soil is

good but topography very rolling. Small cleared area however almost pre-

cludes calling it a farm at all at present.

9781

Fencing, kind and condition 2 barbed wire Good West line fence on Lot 1, no other on Lot 1. Same
range continues down West line of Lot 16 over half the West line. Lots 15 and 16
have good north line fence and 15 has seven line fence on east line.
Establish ownership line fences by confirming with neighbours.
Except East line of 15 all fences belong to these lots. East line which
is not used much in connection with 15 belongs to lot 14.

Water supply (give details) Creek offers only existing water supply at present and
is on Lot 1. Always some water in it. 15 and 16 have no summer water
supply of them.

Drainage (natural or tile). Is it adequate? Very rolling and surface and sub drainage
offers good natural drainage on all lots.

Fertility and Tillage (describe) Except for small cleared acreage there is no crop.

Fertility appears good. Has been no tillage for years.

Weeds (names and extent) Natural bush weeds only. These will disappear with
/cultivation.

Average yield per acre (hay and grain) Not a hay country but yield would be average
or better for this district.

State type of farming most suitable Small fruit and kindred crops and poultry.

Quote any recent sales of farms in locality. Neighbor just east on McRae road claims there
have been no recent neighborhood sales. Municipality state they have no
record of any sales in the neighborhood.

How long has present owner held or operated farm? Purchased in 1942.

Describe rights or easements, if any. Municipality know of none but state for certain
information Registry Office should be consulted.

Is telephone or electricity installed or available

State assessment: Lot 1 Land \$305 Imp'ts \$200 State annual land and school taxes; give names of taxing authorities: Mission Municipality Taxing authority. Lot 1 General \$5.50 School \$7.20
 Lots 15 & 16 - Land \$603 " \$200
 Lots 15 & 16 " \$11.57 " \$7.20

Detail other taxes or charges such as irrigation, dyking, drainage, ditch, etc. (and in Quebec—church); give names of taxing authorities. NONE

Describe any special features (gravel pit, lake frontage, creeks or rivers, timber, entrance to farm from public road, etc.)
 Property lies between 2 roads. No 1 faces Beala road on the north and 15 and 16 McRae road on the south.

LAND VALUE AND CLASSIFICATION

LAND VALUE AND CLASSIFICATION						Value per acre \$	Total value \$
Acres	CULTIVATED LAND						
	Level, undulating rolling or hilly	Soil: kind, depth in inches	Kind of sub-soil	Kind and quality of crop			
1.03	Level	Lots 15 & 16 Silty Loam 12"	Silty Sand	Grass - fair	60.00	61.80	
No clearing on Lot 1.							
AREA WHICH CAN BE CULTIVATED WITHOUT COST OTHER THAN FOR BREAKING							
	Level, undulating rolling or hilly	Soil: kind, depth in inches	Kind of sub-soil	State why not broken previously			
AREA WHICH CAN BE CULTIVATED AFTER A REASONABLE AMOUNT OF CLEARING TIMBER, STONES, DRAINAGE, ETC.							
	Level, undulating rolling or hilly	Soil: kind, depth in inches	Kind of sub-soil	Nature of reclamation necessary	Reclamation cost per acre \$		
4.93	Lot 1 Rolling to Hilly	8-12" Silty Loam on		bush	\$200	25.00	125.25
8.68	Lots 15 & 16 Rolling-Hilly	8-12" Silty Silty Clay loam sand		bush	\$200	25.00	217.00
AREA UNSUITABLE FOR CULTIVATION							
	Character of land; e.g. hilly, swampy, rocky			Nature of timber, if any, and whether marketable			
14.64	Total acreage			Total value of land including fencing and water supply			408.09

Lots 1, 15, 16 of the N¹/₂ of N¹/₂ of Sec. 20, Tp. 17, R. 60, Municipality of Mission, B.C.A.

Title in Percy James Barnham and Ellen Connetto Barnham as to Lots 15 & 16

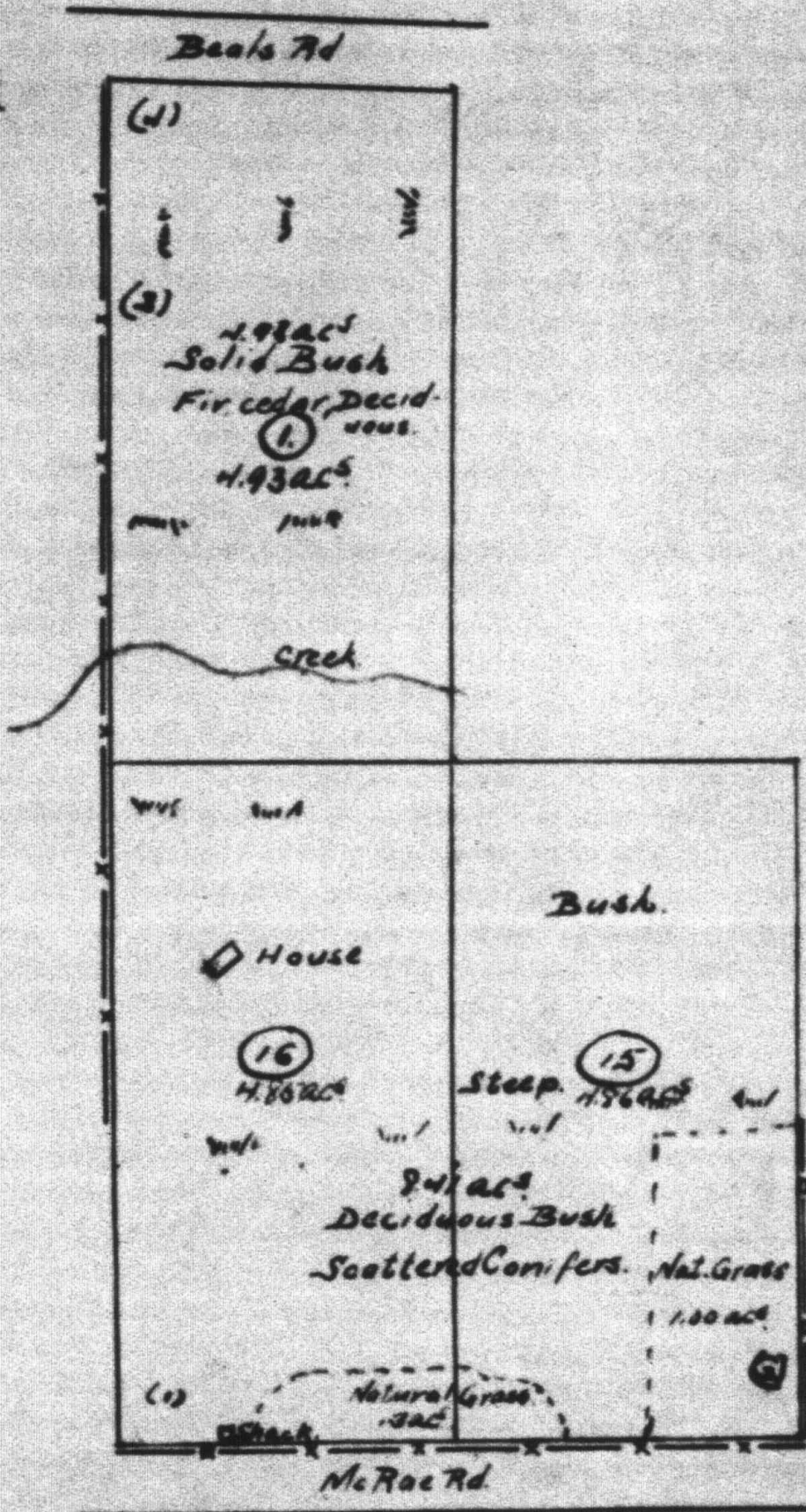
Title in Percy J. Barnham as to Lot 1.

Japanese interest held by Toshiji Takahashi in all above Lots.

Survey I. Hisaoka.

This sheet
to be inserted
on BC/729-P
Page 3.

24/19-K.O. Sarto



Scale - 1 inch

Cleared Area - Yellow

Bush Area - Green

Soil Tests -

(1) Silty loam 12" on Gravelly silt

(2) Light Silty loam 8" on sand

(3) Brown loam 12" on silty clay

(4) Gravelly loam 6" on silt

Chilliwack, B.C.
August 21, 1948

R. L. Ramsay
R.L.R.

R.O. New Westminster

R.O. FilGen. 28

D.O. File

Land description Lots 1, 15 & 16 of the N¹/₄ of the NE¹/₄ of Sec. 20, Ac 14.64

Twp. 17, Map 650 Mun. of Mission N.W.D.

BUILDINGS: Particular care must be taken in examining and reporting on foundation, sills, roof, etc.

Buildings	Size	Height in feet	Material	Foundation	Roof: type and condition	Age of bldg.	State of repair of bldg.	Present value \$
All Buildings on Lot 16								
1st. Frame House	16 x 50	11	Frame	C. Posts	Shingle	1	Good	250.
Shack	8 x 9	7	Frame	Wood	Shake	Old	Poor	Nil
	X							
	X							
	X							
	X							
Total value of buildings								250.00

State peculiar features of bldgs. if any. No. 1 thickness siding, unfinished in, some 1 thickness partitions.

Are bldgs. painted? Condition of paint Describe needed repairs and approximate cost. Serviceable to complete

Give word picture of house, inside and out, including heating and basement if any. New large shack like house set up on rather high posts. Cheaply constructed and needs sealing in and better partitions for a white man.

No. of rooms: downstairs 4 upstairs nil How finished unfinished

Describe chimneys Metal S.P. Distance from nearest bush Adjacent Is there any fire

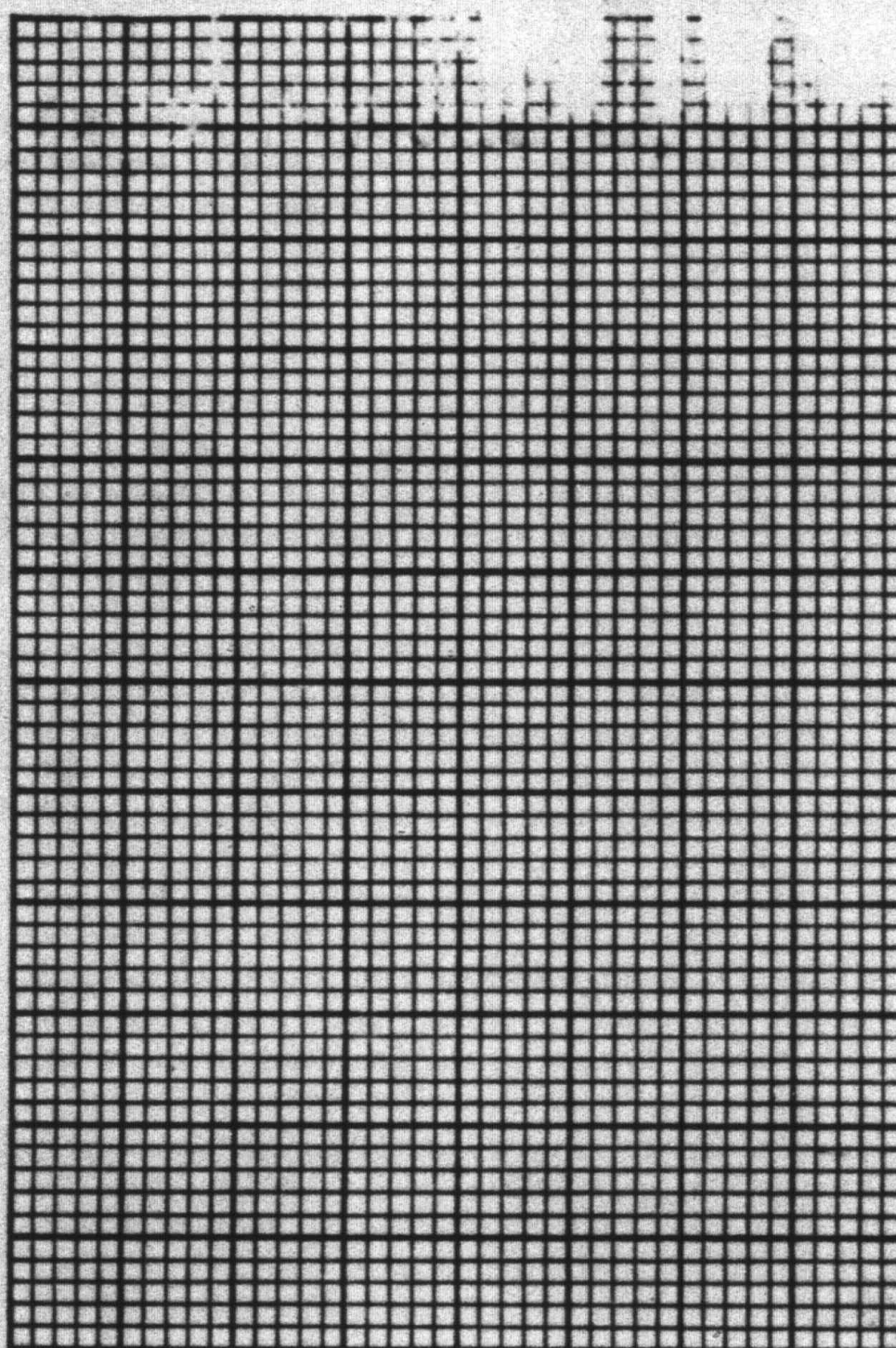
hazard near bldgs.? Bush What bldgs. have lightning rods? None

Is there hay fork, track, car and rope, in barn? no barn

Scale: inches to a mile.
(Appraiser should fill in scale used in making diagram)

LEGEND

- Cultivated area - yellow outline
- Cultivable after clearing and/or breaking - green outline
- Waste - leave white
- Steep slopes - wavy line
- High knolls - circle with dot
- Fence: barbed wire - x-x-x-x
- Fence: woven wire - o-o-o-o
- Fence: rail, stump, etc. - - - -
- Buildings: house - H
- barn - B
- granary, etc. - G
- Well - circle with cross
- Soil test holes: - (1)
- (2)
- (3) etc.
- Trees: - x x x x x
x x x x
x x x



Indicate north by arrow N ↑

Diagram insert to be attached

	Lot 1	Lots 15 & 16
Value of land, including fences and water supply.....	\$ 125.25	278.00
Value buildings add to land.....	\$ nil	200.00
Value tree and bush fruits add to land. Mixed fir, Hemlock, Cedar	\$ 50.00	100.00
Total value of property..... All lots	\$ 175.25	578.00
		753.25

Do you consider this property suitable for full time farming under the Veterans' Land Act? (If not, why)

No. Cleared acreage too small.

I certify that I have carefully inspected the property herein described, that it is the land covered by the legal description given and that all the buildings listed in the schedule are located on the property. Having regard to the nature and history of the farm it is my opinion that its value is \$753.25

Date of inspection August 26th, 1943

Appraiser

R. L. Ramsey

We have considered the above appraisal and all available information regarding the property. In our opinion its sound value, under present conditions, is \$.....

We consider this property (insert suitable or unsuitable)..... for the purposes of the Veterans' Land Act. We recommend that it be purchased within the following price range \$..... to \$.....

Remarks.....

Date..... 19.....

Chairman, Regional Advisory Committee

(Chairman and at least one member of Committee must sign this statement)

Member, Regional Advisory Committee

Member, Regional Advisory Committee

District Office review.....

Reviewing Officer.....

District Superintendent's decision. Approved for purchase at \$737.00

Date Jan 18th 1944

District Superintendent

S. T. Garnett

Yoshiji TAKAHASHI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 October 6	Ck 516 - E.A.B. Catherwood - making 2 copies of accounts	\$ 1.00		
1943 February 20	B. C. Security Commission - Ck. of Y. Takahashi - Balance due on property		500.00	
March 15	Yoshiji Takahashi - to pay interest on property purchase		30.00	
March 22	Ck 2316 - Corp. of District of Mission - 1942 taxes M ₂ , NE ₄ , See 20, Typ 17 Sub.-Div. 1	9.59		
April 5	Ck 2560 - Corp. of District of Mission - 1942 taxes, Lots 15 & 16/20/17	20.00		
April 16	Ck 2764 - Corp. of District of Mission - underpayment of taxes	.74		
TO BE PAID				
	E. A. B. Catherwood - for making deed	5.00		
	Land Registry Office - for registering deed	6.00		

CR \$ 487.67

Canada

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

NOV 6 1944

JAPANESE EVACUATION SECTION

File No. 9781
Reg. No. 14543

506 Royal Bank Building,
Vancouver, B. C.

Mr. Yoshiji TAKAHASHI,
15 Mile Camp,
Hope, B. C.

Dear Sir:

Re: Municipality of Mission - Lots 1, 15 and 16 of the
North half of the North East quarter of Section 20, Tp.17, Map
650, District of New Westminster. C. of T. 162607E.

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

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

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

Sale price of above described property	737.00
Add:	
Unexpired insurance premium as at January 1st, 1943	737.00
Less:	
Tax arrears to December 31st, 1942	3.00
Registration fee	3.00
Encumbrance—Principal	
—Interest	
Net proceeds of sale	734.00

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

Yours truly,

F. G. SHEARS,
Director.

1942 Debit Credit Balance

Jan. 1 Cr. re Sale of Property 734.00

Land Registry Office Certificate of Encumbrance 4.00

Paid for 2 Copies Agreement of Sale 1.00

Feb. 20 Cheque from Yoshiji TAKAHASHI 500.00 ✓

March 15 " " " " 30.00 ✓

1942 Taxes 30.33

Apr. 22 Paid to P. J. Burnham 450.00 ✓

Aug. 21 " " " " 50.00 ✓

Sept. 2 " " " " 30.00 ✓

Land Registry Office Registering Deed 6.00

Cheque from Yoshiji TAKAHASHI 571.33

72.33 1,306.33

735.00 Cr.

C
O
P
Y

Mission City, B. C.
October 12, 1942.

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

Dear Sir:

I, wife of Yoshiji Takahashi, Property on MacRea Road, Mission City, B. C. have taken out 1 mattress, few pots and pans and wash tubs, Tuesday, October 13th, 1942, that is tomorrow we are being evacuated from Mission so I find it impossible to let you know first before taking anything out. I was in Saturday but was told at the Royal Bank Building that the office was closed. So instead I am writing to let you know what I have taken out.

Yours sincerely,

(Mrs.) Y. Takahashi.

File #9781

October 28th, 1942. *Coffey*

Name Yoshiji Takahashi

Reg. No. 14543

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
NOV 24 1942

INVENTORY OF CHATTELS LEFT ON PROPERTY
AT
3948 Beals Road, Mission, B. C.

Stored in Shack

~~Bed complete~~ - 1

Camp stove

~~2 Cross cut saws~~ - 1

~~2 Kitchen chairs~~ - 1

~~Kitchen utensils~~ - 1

~~Bundle of Garden tools~~ - 1

In Woodshed and outside

5 Cords of Firewood (out and uncut) *Abandoned*

*1 sold by auction 2/2/45
mission 17*

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

Confirmed:

Date *Nov. 20th 1942* Signed. *Y. Takahashi* . . .

Please sign and return one copy to the Custodian.

File No. 9781

Date _____

SUMMARY

Name: Yoshiro Takahashi

Address: Mission

(1) - We have today moved to auction room at Mission 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 Nik. 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 \$ _____ 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:

Mattress, pillow, sledge, wedges, scrub board, fishhook, & 2x4 lbs were missing and presumably stolen. The table was left as being of no value.

The wood would be very hard to remove & not worth while & as tenant uses sawdust would not pay for it.

The tenant gave us the following explanation: _____

Presumably tenant has only been there a short time & had no knowledge of missing articles.

Whudson

NAME TAKAHASHI, Yoshiji

REGISTRATION NO. 14543

FILE NO. 9781

The following chattels were sold by public
auction at Mission, B. C. on February 21, 1945.

- 1 Bed complete	\$ 11.00
- 1 Shovel	0.25
- 1 Shovel	0.60
- Dishes, etc.	0.40
- 2 Saws	0.90
- 2 Chairs	0.30

Total	(Auctioneer's Fee: \$ 1.54	\$ 13.45
Less Expenses:	(Advertising: 0.09	\$ 4.33
	(Moving: 2.90	
Net Proceeds Credited:		\$ 9.12

Members of Custodian Staff Present. Mr. W. E. Anderson

Extracted from Auctioneering List No. Mission 17.

Remarks.

9781

March 11, 1943.

Mr. Yoshiji TAKAHASHI,
Registration No. 14543,
Fifteen Mile Camp,
Hope, B. C.

Dear Sir:

It is understood that you are somewhat concerned about the progress with regard to obtaining title to your land.

The funds which you sent are held in this office and will not be paid out until your title is secured. As you know, there is a little interest to be paid and possibly some taxes. We wrote to the B. C. Security Commission on this subject on March 6th and no doubt you will have heard from the Supervisor.

We have written to Mr. Burnham, who bought your land, asking him to obtain all documents of title, tax certificates, and other papers necessary to get clear title in your name. As soon as these are received, they will be submitted for registration and, if they are acceptable, clear title will be obtained in your name and the monies paid over to the Burnhams.

Yours truly,

P. H. Russell,
Administration Department.

PHR:NDE

March 30, 1943.

Mr. Yoshiji TAKAHASHI,
Registration No. 14543,
Fifteen-Mile Camp,
Hope, B. C.

Dear Sir:

We are told by Mr. Sutherland that you have not received a receipt for the \$500.00 sent to this office for the completion of your purchase from Mr. P. J. Burnham. This was sent to you earlier, but this letter will again acknowledge the receipt of this money.

In order to clear the taxes so that registration would be possible, payment of taxes amounting to just under \$10.00 was made. We also have an account from E. A. B. Catherwood, Notary Public, for \$5.00 for preparing deeds. There will further be the cost of registering your deeds. This amount we do not yet know, but are asking the Land Registry Office to tell us.

The deeds and titles have been received but are not quite in order and are being sent back for correction. When the documents are in order, we shall obtain the whole cash and will ask you for this amount. Your money will be held here for your credit until the matter is completed and you need have no fear that it will be lost.

Further word will be sent to you shortly.

Please show this letter to Mr. Sutherland.

Yours truly,

P. H. Russell,
Administration Department.

PHR:NDK

9781

April 21, 1943.

Mr. Yoshiji TAKAHASHI,
Registration No. 14543,
Fifteen-Mile Camp,
Hope, B. C.

Dear Sir:

We have now received the deeds and all necessary documents to register the title of the property bought by you from the Burnhams.

As you know, we have had to pay taxes and the like. There are also registration fees to consider. You have sent us \$530.00 altogether and disbursements will amount to the total sum of \$42.33, as shown by the enclosed Statement. Please be good enough to let us have your remittance for the sum of \$42.33, so that this transaction may be concluded.

Yours truly,

P. H. Russell,
Administration Department.

PHR:WDE
Enc.