

9832

Steveston
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: ~~Maida~~ ^{Maida} YAMASHITA, Rokusuke. ^(Maida Rokusuke)

HOME ADDRESS: 417 Western St., Ladner, B.C.

REGISTRATION NUMBER 10610 SEX: Male AGE: 51

OCCUPATION: Barber

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

EMPLOYER: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Tojo ^{JP}

ADDRESS OF WIFE OR HUSBAND: 417 Western St., Ladner, B.C.

NAMES OF ANY LIVING CHILDREN: Kaoru, (F); Yoshiye, (F) ^{Hideo} Maida, (M); Eiji, (M);
Clara, (F); Irene, (F); George, (M);

ADDRESS OF CHILDREN: 417 Western St., Ladner, B.C.

AGE OF CHILDREN: 27; 22; 20; 18; 16; 12; 9;

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

1. LOCATION AND DESCRIPTION: 417 Western St., Ladner, B.C. of $\frac{1}{4}$ lot 106, of
Group 2,

2. BUILDINGS AND OTHER IMPROVEMENTS: 2-storey 7-room wooden frame house,
2 sheds only.

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

4. TAXES (Amount and where payable) \$20.00 paid in full for 1941, ~~TENNY~~ paid to the
Town Hall in Ladner, B.C.

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

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. Box, unknown.
In owner's possession, Certificate

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

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.

See as per attached list of goods which are stored at 417 Western St., Ladner, B.C.

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

1 cat & 1 dog the declarant wishes to take with him.

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: none5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: none6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) _____
none7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
(1) \$5.00 War Saving Certificate, in owner's possession.8. BANK ACCOUNTS: none9. LIFE INSURANCE: none10. INTEREST IN ANY ESTATES OR TRUSTS: none11. SAFETY DEPOSIT BOX: none**LIABILITIES:**1. PERSONAL DEBTS: none2. TRADE DEBTS: noneREMARKS: The keys of the house will be handed over to the Police in Ladner, B.C.

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 ~~14th~~ 14th day of April, 1942.

Armenian
Witness

(Signature) R. Arsenke Maeda

FOR DEPARTMENTAL USE _____

Rokuseke Maeda Assessments:

Land		\$ 200	
House	3 lot 106/- group 2	1200	1400
Barber Shop within house		\$ 220	
2 Barber chairs @ \$110		180	
2 mirrors @ \$90		50	
2 basins @ \$25		25	
3 sterilizers & contents		50	
1 electric water tank		15	
1 table + 4 ordinary chairs		15	
Total		\$ 540	540

Household accessories		\$ 75.00	
In. Mrs. Maeda electric washer		85.00	
1 Kitchen Range		20.00	
2 heaters		75.00	
1 Vacuum cleaner		30.00	
12 tables		8.00	
12 kitchen chairs		60.00	
4 beds		15.00	
2 dressers		10.00	
8 framed pictures		15.00	
1 bookcase		50.00	
3 sets of books		85.00	
1 doll case & dolls		52.00	528

Tool house:		\$ 40.00	
building		20.00	
3 cross cut saws		5.00	
1 crowbar		9.00	
2 Pic Vee		3.00	
1 sledge hammer & wedge		5.00	
Garden tools		10.00	
50 ft. rubber garden hose		30.00	
5 cords of wood		10.00	
7 doz. seakers		132.00	132
Total		\$ 2600	

INFORMATION FROM R.C.M.P.

DATE September 17th, 1943

Our File No. 9832

Full Name MAEDA (or) YAMASHITA, Rokusuke
(Surname in Block Letters)

Registration No. 10610

☒ Male - Female
(Check)

Age Nov. 4, 1889

Former Address

Ladner, B. C.

Date Evacuated Apr. 14/42

☒ Naturalized - Canadian-Born - National
(Check)

Present Address

c/o A. Mitchell, P. O. Box 39, Turin, ALBERTA. (Nov. 9/44)

☒ Married - Single
(Check)

Name of Wife (YAMASHITA), Tovo - Reg. #10607

Name of Husband

Name of Mother Deceased

Name of Father Deceased

Names of Children under 16 Clara (F) 1/4/26 - #15508

Irene (F) 28/8/29

George (M) 18/7/32

Requested by E. C. T.

Registered with Custodian (Yes or No)

Additional Information Barber shop, house and lot. When children were born
he used the wife's family name. Signs himself (MAEDA).

REAL PROPERTY SUMMARY

JAPANESE NAME: Rokusuke MAEDA Reg. No. 10610 File No. 9832.

CATALOGUE NO: 565

PROPERTY ADDRESS: 417 Westham Street, Ladner, B. C.

LEGAL DESCRIPTION: Part 0.288 of an acre more or less of Lot 106, Group 2 as shown and lettered "U" on Sketch 4693, Municipality of Delta, D. N. W.

TITLE: Registered in the name of Rokusuke MAEDA.
Statutory Declaration re the difference in spelling of name is attached hereto.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order No. 25657, dated 2nd April, 1943.

ASSESSED VALUE: Land - \$ 200.00
Improvements - \$1200.00 - \$1400.00. Taxes - \$18.45.

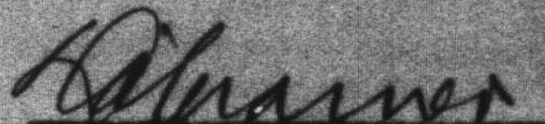
CLASSIFICATION: Combined dwelling and barber shop, located outside the Dyke.
Building is built on stilts and when tide is in the water is almost up to the flooring.
Copy of Wm. H. Ansell's valuation is attached to this summary.

HISTORY OF ADMINISTRATION: This property was leased by the Custodian on May 3rd, 1943, to Arthur William Reynolds for the term of 8 months from the 1st May, 1943 to 31st December, 1943. Consideration being \$80.00 payable \$10.00 monthly. The first payment being made on 1st May, 1943.

SOLD: To Fong On, on 29th June, 1944, for the sum of \$700.00 paid in full.
Funds released to the credit of Rokusuke MAEDA, as at 27th September, 1944, against which were charges for Valuation Fees - \$7.50, Commission - \$35.00, Advertising - \$4.00, Registration Fees - \$2.50, Arrears of Taxes - \$8.44 - Total \$57.44, leaving a net credit of \$642.56 from said transaction.
Adjustments to the amount of \$4.82, covering unexpired Fire Insurance Premiums, were placed to Rokusuke MAEDA'S credit.
The following Fire Insurance Policy -
The Home Insurance Co., Policy No. 3757 - \$900.00, covering on the 1½ storey frame building, barber shop and dwelling, was transferred to Fong On, 15th July, 1944.
Certificate of Title No. 175210-E dated August 21st, 1944, in the name of Fong On.

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

March 8th, 1946.


D. A. CRAMER.

9832.

DOMINION OF CANADA
PROVINCE OF BRITISH COLUMBIA

In the Matter of the difference of the spelling
of my name Rokusuke MAEDA and Rukuski MAEDA on
Certificate of Title No. 40475-E.

To wit:

3. Rokusuke MAEDA, c/o A. Mitchell,
of Turin,

of ~~the~~ P. O. Box 39,

in the Province of ~~British Columbia~~ Alberta.

Do Solemnly Declare that

I am the identical person by error called ROKUSKI MAEDA in Certificate of
Indefeasible Title No. 40475-E, covering Part 0.288 of an acre more or less of Lot 106,
Group 2 as shewn lettered "U" on Sketch 4693, Municipality of Delta, District of New
Westminster, and referred to as ROKUSUKE MAEDA.

The correct spelling of my name is ROKUSUKE MAEDA.

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

DECLARED before me at
Turin, ~~ALBERTA~~ in the
Province of ~~British Columbia~~ this
4th day of March,

A.D. 1946

John Martin
A Commissioner for taking affidavits within British Columbia.
ALBERTA

Sign here x R. Maeda

This Indenture

Made in 28th the February day of in the

year of our Lord one thousand nine hundred and twenty-one

IN PURSUANCE OF THE REAL PROPERTY CONVEYANCE ACT

BETWEEN

SARAH LOUISE HOWAY, wife of His Honor Frederick William Howay, of the City of New Westminster and DELTA MARY WATSON, wife of William James Watson of Chemsinus, and RHONA MARY McQUEEN, wife of George Robert McQueen, of the City of Vancouver, Province of British Columbia

HEREINAFTER CALLED THE "GRANTORS"

AND

ROKUSKI MAEDA, residing at Ladner, in the Province of British Columbia, Barber, HEREINAFTER CALLED THE GRANTEE (hereinafter called the Grantor)

AND

EXHIBIT No. 529-2
DATE Aug. 4/28
FILED BY W.E. [Signature] C.M.

(hereinafter called the Grantee).

WITNESSETH that in consideration of and for the sum of Three Hundred (\$300.00)

Dollars 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 that certain parcel or tract of land and premises, situate, lying and being in a portion of Lot 106, Group 2, District of New Westminster, Province of British Columbia, and being more particularly described as follows:-
Commencing at a post set on the North boundary of Westham Street in Lot 106, Group 2, New Westminster District, the same being the South West corner of a portion of Lot 106 aforesaid, heretofore conveyed containing three acres, three rods and fifteen perches, AFB., vol. 18, Folio 483, No. 15625A; thence North 33 43' West (ast) and following the Westerly boundary of said 3 acres, 3 rods, 15 perches portion, 2.23 chains, to a post set at the South East corner of that portion of Lot 106, Group 2, to which the distinguishing letter "q" has been assigned; thence South 32 49' West (ast), and following the Southerly boundary of said portion of Lot 106, Group 2, to which the distinguishing letter "q" has been assigned

1.605 chains to a post; thence South 0 27' West, .869 of a chain to a post set on the North boundary of Western Street; thence South 89 33' East (As), and following the North boundary of Western Street, 2.518 chains, to the point of commencement, and containing by measurement 0.288 of an acre, be the same more or less, as shown on the plan hereby annexed, and thereon outlined in red color.

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 the estate, rights, title, interest, property, claim and demand of the said Grantor, 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; and subject to all taxes, rates, and local improvement assessments whether already or hereafter assessed.

THE said Grantor covenants with the said Grantee that ~~he~~ ^{they} 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 encumbrances.

AND the said Grantor covenants with the said Grantee that ~~he~~ ^{they} will execute such further assurances of the said lands as may be requisite.

AND the said Grantor, Covenants with the said Grantee that ^{they have} ~~he has~~ done no acts to encumber the said lands.

AND the said Grantor ^{THEIR} RELEASES to the said Grantee ALL CLAIMS upon the said lands.

WHEREVER the singular and masculine are used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body corporate or politic where the context or the parties hereto so require.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their hands and seals.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

"Per F. Lang, Notary Public"
"Witness D. W. Watson"

"Garfield A. King"
Barrister, 2067 2nd. Ave. W.,
Vancouver, B. C. as to Rhona Mary
McQueen and Sarah Louise Howay

"Sarah Louise Howay

"Delta Mary Watson"

"Rhona Mary McQueen

I HEREBY CERTIFY that on the
at

in the

day of
of

19

to me that
and whose name

subscribed thereto as part
he executed the same voluntarily, and

(whose identity has been proved by the evidence on oath of
who is) personally known to me, appeared before me and acknowledged
the person mentioned in the annexed instrument as the maker thereof,
and that he know the contents thereof, and that
of the full age of twenty-one years.

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

of
nine hundred and

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

I HEREBY CERTIFY that on the
of
in the

day of

19 , at

evidence on the oath of
me and acknowledged to me that he is the

of the said

(whose identity has been proved by the
who is) personally known to me, appeared before
of

and that he is the person who subscribed his name to the
and affixed the seal
to the said Instrument, that he was first duly authorized

annexed Instrument, as
of the

to subscribe his name as aforesaid, and to affix the said seal to the said Instrument.
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,
British Columbia,
in the year of our Lord

at
this
one thousand nine hundred and

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 Maker

For the
Secretary
or other
Officer of a
Corporation

Declaration
by Attorney

Registered
No.

For
Attorney

Declaration
of Witnesses

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

A.D. 19

I, _____
of the _____
DO SOLEMNLY DECLARE THAT
1. I am the attorney named in the Power of Attorney referred to in the acknowledgment attached hereto.
2. At the time of the execution of the said instrument I had not received any notice or information of the revocation of the said Power of Attorney by death or otherwise.
AND I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the CANADA EVIDENCE ACT.
DECLARED before me at _____
in the Province of British Columbia, this _____ day of _____

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

I HEREBY CERTIFY that on the _____ day of _____ 19____
at _____ in the _____
of _____
and acknowledged to me that he is the person who subscribed the name of _____
(whose identity has been proven by the evidence on oath who is) personally known to me, appeared before me to the annexed instrument as the maker thereof, that the said is the same person mentioned in the said instrument as knows the contents of the said instrument and that he, the said thereunto voluntarily as the free act and deed of the said under authority of a power of 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 _____ 19____
in the year of our Lord one thousand _____

Dated April 28th 1921

SARAH LOUISE HOWAY,
DELTA MARY WATSON and
RHONA MARY McQUEEN

TO
ROKUSKI MAEDA

Deed of Land
SITUATE IN
R.C.L. Form No. 1

GEORGE R. McQUEEN
BARRISTER & SOLICITOR
VANCOUVER, B. C.

ROSE, COWAN & LATTI LTD., LEGAL FORM PRINTERS
748 SEYMOUR STREET, VANCOUVER, B. C.

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

19

I, _____
of the _____
make oath and say:
1. I was personally present and did see the within instrument duly signed and executed by _____
the part _____
thereof, for the _____
of the full age of sixteen years.
SWORN before me at _____
in the Province of British Columbia, this _____ day of _____ 19____

Lease No. 514

File No. 9832

This Indenture,

A.D. 1943

Made in triplicate this third day of May

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

Between:

THE SECRETARY OF STATE OF CANADA,
acting in his capacity as Custodian under and by
virtue of Order-in-Council P.C. 1665, and Amend-
ments thereto.

Hereinafter referred to as the
LESSOR OF THE FIRST PART.

And:

ARTHUR WILLIAM REYNOLDS (Farmer) of Post Office Box 50
in Ladner in the Province of British Columbia.

Hereinafter referred to as the
LESSEE OF THE SECOND PART.

Witnesseth, that in consideration of the rents reserved under the covenants and agreements hereinafter contained the Lessor doth demise and lease unto the Lessee, All and Singular that certain parcel or tract of land and premises, situate, lying and being in the Municipality of Delta New Westminster District, in the Province of British Columbia, more particularly described as

Part 0.288 of an acre (more or less) of Lot One Hundred and Six (106) Group Two (2) as shown an lettered "U" on Sketch Four Thousand Six Hundred and Ninety-three (4693) (also known as 417 Westham Street, Ladner, B. C.) certificate of TITLE NO. 40475 E.

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, saving and excepting thereout sufficient space to be reserved for the sole and exclusive use of the Lessor in storing certain chattels and effects now on the premises.

and reserved to the Lessor, and reserving also to the Lessor and to tenants of the Lessor occupying adjoining lands from time to time, their respective families and servants, and all other persons with the Lessor's or their permission, going to or from the said adjoining lands, free and uninterrupted right at all times hereafter and for all purposes to go, return, pass and repass with or without horses, cattle, and vehicles from and to any highway by crossing through and over the demised premises; and Doth Further Let on Hire the following chattels, namely:—

ack
R. R. R.
5/1

4. Provided Always and it is expressly agreed that if the rent hereby reserved, or any part thereof, shall be unpaid for fifteen (15) days after any of the dates after which the same ought to have been paid although no formal demand shall have been made therefor, or in case of the breach or non-performance of any of the covenants and agreements herein contained on the part of the said Lessee, his heirs, executors, administrators and assigns, or if the term hereby granted shall be at

(h) To observe fully and at all times the right of way reserved to the Lessor and to tenants of the Lessor occupying the adjoining lands for the time being, their respective families and servants, and all other persons with the Lessor's or their permission going to or from the said adjoining lands. (i) To put all plumbing works, sanitary arrangements and drains in condition to comply with the requirements of the Municipal Health Officer and of the Board of Health of the Municipality and to comply forthwith with all notices and requests of the Municipal Health Officer or of the Board of Health of the Municipality.

(g) At the request of the Lessor from time to time to deliver to the Lessor an order on any third person to whom the Lessee may have marketed or delivered any of the crop from the demised premises and in such form as the Lessor may request directing such third person to pay to the Lessor from the proceeds of any crop or of any monies payable to the Lessee a sum equivalent to the rental for the current year.

(f) From time to time to deliver up to the Lessor the stored chattels or such portions thereof as the Lessor may demand and to re-deliver to the Lessor the hired chattels in the event of the Lessee so demanding by reason of judgment obtained against the Lessee, or breach of any term of this Lease, or by reason of the Lessor considering his right to the hired chattels to be endangered by their continuing in the possession of the Lessee, or which the Lessor shall be the sole judge.

(e) Apart from the hired chattels, to warehouse and store upon the demised premises those chattels and effects of the Lessor now upon the demised premises, hereinafter called the stored chattels, by placing the said stored chattels in a place reasonably safe and to use reasonable care for the protection thereof.

(d) Upon the expiration of the term either by effluxion of time or by the Lessor under the right reserved to that effect to deliver to the Lessor peaceably and at the Lessee's risk and expense the said chattels at the said premises. (c) During the continuance of the term at his own expense to keep the said chattels in good and substantial repair and condition and to keep the owner indemnified against all loss of, from and against the said chattels from whatever cause it may arise, save only reasonable wear and tear.

(b) To spread on the land in a husbandmanlike manner all manure produced on the said premises and not to remove from the lands any manure on the expiration of the term.

(a) To manage, cultivate and manure the portions of the premises now or hereafter brought under cultivation in a good and husbandmanlike manner and in accordance with the most approved method of husbandry used in the district, and to use the said cultivated lands for the purpose of producing the type of crops heretofore produced thereon, and to keep all arable lands clean and free from weeds, and to protect, preserve, prune and manage all orchard, fruit, shade and ornamental trees on the premises.

3. The Lessee Further Covenants and Agrees with the Lessor:—

The foregoing words of this clause found in Column One (1) of the Short Form of Leases Act shall be construed according to the extended form in Schedule Two (2) of that Act.

2. That the said Lessee covenants with the said Lessor to pay rent, and to pay rates and charges for water, electric light, gas and telephone. AND TO repair, and to keep up fences, and not to cut down timber; and to insure against fire in the joint names of the said Lessor and the said Lessee, show receipts and to rebuild in case of fire; AND that the said Lessor may enter and view state of repair, and that the said Lessee will repair according to notice, and that the said right of entry and to view the state of repair shall extend to every person to whom may be delegated any power or duty conferred or imposed on the Custodian and to every person authorized by the Director of Soldier Settlement of Canada to act as an Inspector. AND will not assign without leave; and will not sublet without leave; and that he will leave premises in good repair excepting only reasonable wear and tear and damage by tempest; AND that he will not carry on any business on the premises that shall be deemed a nuisance.

1. That the said Lessee covenants with the said Lessor to pay rent, and to pay rates and charges for water, electric light, gas and telephone. AND TO repair, and to keep up fences, and not to cut down timber; and to insure against fire in the joint names of the said Lessor and the said Lessee, show receipts and to rebuild in case of fire; AND that the said Lessor may enter and view state of repair, and that the said Lessee will repair according to notice, and that the said right of entry and to view the state of repair shall extend to every person to whom may be delegated any power or duty conferred or imposed on the Custodian and to every person authorized by the Director of Soldier Settlement of Canada to act as an Inspector. AND will not assign without leave; and will not sublet without leave; and that he will leave premises in good repair excepting only reasonable wear and tear and damage by tempest; AND that he will not carry on any business on the premises that shall be deemed a nuisance.

monthly during term of lease

of lawful money of Canada, payable to the Lessor at the Office of the Custodian, Vancouver, British Columbia, on the following days and times, that is to say:— The sum of Ten Dollars (\$10.00)

Yielding during the said term therefor the clear (annual) rent of \$ 80.00 Dollars.

thirty-first day of

the date hereof, for the term of

from the

day of

years thence ensuing and fully to

A.D. 1943, (or from

May

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, or in the event of the Lessee failing to keep possession of any of the said chattels, then in any of such events the then current year's rent shall immediately become due and payable, and it shall also be lawful for the said Lessor, his successors in office or assigns, at any time thereafter, into and upon the said demised premises, or any part thereof, in the name of the whole to re-enter, and the same to have again, repossess and enjoy as of his or their former estate, anything herein contained to the contrary notwithstanding.

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

The covenants of the Lessee and the reservations herein contained shall enure to the Lessor, his successors in office and assigns, and shall be binding upon the Lessee, his heirs, executors, administrators and assigns.

In Witness Whereof the Lessor as Custodian has executed these presents by his duly authorized deputy, and in witness whereof the hand and seal of the Lessee, all on the day and year first above written.

Signed by the said Lessor by his
authorized deputy, in the
presence of:—

H. R. Watkins

F. G. Shears

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

Signed by the said Lessee
in the presence of:—

E. R. Mills
Ladner, B.C.

A. W. Reynolds

Approved by the Director of Soldier
Settlement of Canada, as to land.



BRITISH COLUMBIA DIVISION
*The Canadian Credit Men's Trust
Association, Limited*

OFFICE OF THE MANAGER
JOHN COWAN, M.C.I.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

MAY 22 1942

May 20th, 1942.

Attention: Mr. C. L. Drewry

Office of the Custodian,
Royal Bank of Canada,
Vancouver, B.C.

Dear Sir:

Regd. No. 10610

re: Rokusuke MAEDA, 417 Westham Street, Ladner, B.C.

In response to your request of April 23rd, 1942, our representative proceeded to the above premises and prepared a report on the position of affairs. Resultant details are shown below, in the order given in your instructions relative to the filing of agents' reports.

REAL ESTATE AND PERSONAL PROPERTY

1. Location and nature of property:

Nature of realty:

Dwelling, smoke house, two sheds and part of one lot.

Location of realty:

417 Westham Street, Ladner, B.C.

Nature of personal property:

It is reported the dwelling, a front portion of which was used as barber shop, contains barber shop equipment and household furnishings. It is also said that certain tools, etc., are stored in a shed on the same property. As, however, the buildings had previously been securely barred, our representative did not force an entrance for the purpose of examining the contents. *m*

2. Particulars of ownership:

Realty:

Although title has not been definitely established, our representative was advised by the Town Clerk at Ladner, B.C., that the property was purchased by the declarant in May 1921 and is registered in his name. *✓*

Personal property:

No encumbrances against the personal property have yet been disclosed as a result of our investigation. *m*

Re: Rokusuke MAEDA
Regd. No. 10610

- 2 -

3. Description of land and buildings:

Description of land:

Legal: part D.L.106, Group 2, marked "U" on Sketch 4693 N.W.D.
General: Assessed value, \$200.00. The land is located near sea level adjacent to the Fraser River.

Description of buildings:

The main building is described as a two-storey, seven-room, wooden frame house. Our representative reported that it is in need of general repairs and that the shingled roof is only in fair condition. There is no basement. The two sheds also on the property are of small value and apparently have been used for storage purposes. Approximate sizes of the latter are 15'x8' and 20' x7', respectively. The smoke house is a comparatively tall structure approximately 4 ft square.

4. Inventories of contents of buildings:

As already indicated, the buildings had been previously locked and barred thus preventing inspection of the contents.

5. Particulars of insurance in force:

No insurance was reported by the declarant, nor has the existence of any since been discovered.

6. Particulars of liabilities:

The full extent of outstanding liabilities has not yet been determined. We are, however, making further enquiries in that connection and requesting the Provincial and Dominion Governments to provide clearances. We have been informed that 1941 taxes amounting to \$20.00 were paid in full. Our representative was also advised by the Town Clerk, Ladner, B.C., that the realty is free of encumbrances.

7. General remarks:

Keys of the premises are in our possession.

RECOMMENDATIONS

As Rokusuke Maeda is apparently the owner of the property described above, we suggest the present status be maintained pending any changes necessitated by further developments.

BUSINESS

1. Location and nature of business:

Location:

417 Westham Street, Ladner, B.C.

Nature of business:

Barber shop.

Re: ROKUSUKE MAEDA
Regd. No. 10610

- 3 -

2. Particulars of ownership:

It is reported that Maeda was sole proprietor, which status is indicated by parties claiming to be familiar with the declarant's business.

3. Statement of Assets and Liabilities:

Assets:

Although we have been unable to inspect the chattels said to comprise all of the declarant's assets other than the realty, schedules attached hereto indicate the following valuations:

1. List of barber shop equipment	\$ 540.00
2. List of household accessories	528.00
3. List of tools, etc.	92.00

The foregoing valuations provided by Maeda appear to be considerably in excess of depreciated cost or replacement values. *W*

Liabilities:

No liabilities were reported by the subject party, neither have any yet been disclosed. We are, however, endeavouring to obtain further information regarding that feature. In addition, the Provincial and Dominion Governments have been requested to provide clearances with respect to any amounts owing their various departments.

4. Insurance in force:

There has been no indication during the course of our investigation to suggest there is any insurance in force.

5. Contracts affecting business:

There appear to be no contracts in the above category.

6. Prospects for continued operation of the business:

Due to the nature of the business and circumstances outlined, possibilities of continuing are very remote. //

RECOMMENDATIONS

As no action seems necessary at present to protect the property, we suggest the present status be maintained until advice is either received from Mr. Maeda or a change is necessitated by altered conditions.

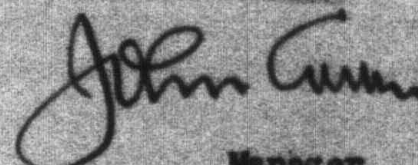
Re: Rokusuke WAEDA
Regd. No. 10610

- 4 -

Trusting we may be favoured with your acknowledgment in
due course, we remain

Yours truly,

THE CANADIAN CREDIT MEN'S TRUST ASSOCIATION LIMITED


Manager

Z: D

Enc

EVACUATION
Date MAR 13 1944
File No.
Ref. Anderson

AW Reynolds
 P.O. Box 50

Ladner B.C.

March 11th 1944

The Custodian
 Japanese Property
 Vancouver B.C.

Ref No 9832 MAEDA
 10610 Kotosuke

Dear Sir Herewith P.O. for \$10⁰⁰

In rent of 417 Western Street, Ladner, B.C.
 from March 1st 1944 to 31st.

The matter of repairing the
 roof, to which I called Mr. Anderson's
 attention some time ago has advanced
 a little. The carpenter came and looked
 the roof over, but has not yet given me
 an estimate. He said he would find out
 the cost in a few days. It is hard to get
 a reliable man at present time. I will send

9832

March 17, 1944.

Mr. A. W. Reynolds,
P. O. Box 50,
Ladner, B. C.

Dear Sir:

Re: Rokusuke MAEDA.

Replying to your letter of March 11, 1944, we wish to thank you for your Money Order in the amount of \$10.00 covering payment of rent from March 1st to 31st, 1944, for which we enclose our official receipt No. 8184.

In regard to the roof repairs we are unable to authorize such an expenditure at the present time as this property will be advertised for public tender before the end of the month.

Yours truly,

W. E. Anderson,
Farm Department.

Enc.
WEA/EG

Rec'd	
File No.	9632
Att.	LM
Entered	

P. O. Box 120,
Ladner, B. C.

March 31st, 1944.

P.P.S.

565

The Custodian of Enemy Property,
Japanese Evacuation,
506 Royal Bank Building,
675 West Hastings Street,
Vancouver, B. C.

Dear Sir:-

Re. Lot U, of Lot 106, Group 2,
Sketch 4693, Municipality of
Delta, District of New West-
minster, Province of British
Columbia.
Rokusku Maeda.
Catalogue Parcel No. 565.

I beg to tender the sum of SEVEN HUNDRED
DOLLARS (\$700.00) cash for the above described property,
and enclose herewith certified cheque for \$70.00 being 10%
of the purchase price. *sk*

Yours truly,

Fong On

FONG ON
P.O.Box 120,
Ladner, B. C.

EXHIBIT No. 529 - 8
DATE Aug. 4/48
FILED BY G. E. A. Rice.

R. R. #1., Whonook, B. C.
April 25th 1944.

Dept. of State.

Dear Sirs:

Please find below Appraisal value of the following property:

No. 565 Delta Municipality Lot "W" Block 106 Group 2 Sketch 4693.

LADNER

This house is a frame structure outside walls of shiplap and shingled, and lined inside with V-joint. There are Three rooms and pantry on the ground floor and three rooms upstairs. Floor upstairs is 1x12 lumber, and ground floor 1x4 flooring. Tenants complain of roof leaking. There is cold water in the house. The land is approximately 40 x 60. Very wet and poor location.

Value of house est.	\$250.00
Lot value	<u>50.00</u>
Total Value	\$300.00

"Wm. H. Ansell"

Appraiser

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

Sept. 10, 1948

C. McLaughlin

Mr. J. G. Shears
Director

Ladner B.C. April 18/44

Rec'd	May 1
File No.	9832
Ans.	4/24/44
Referred	

R.P. 565 (3)

Dear Sir

I have a client who has authorized me to make a bid of Five Hundred dollars for the dwelling at Ladner B.C. Lot U.

Block 106 (S.K. 4693) G. 2. Custodian file 7209832.

Please find enclosed certified cheque to cover the ten per cent required to accompany the above bid. If this offer is accepted please phone me at my expense my phone no. is 1244. Ladner and I will immediately get in touch with you with the balance of the cash.

Yours truly

Walter H. Creech

Real Estate Agent. Ladner B.C.

OK \$50

Post No.	7835
Post Office	London E.C.2
Returned	

April 29, 1944

R.P. 7

(565)

The Custodian
506 Royal Bank Bldg
Vancouver.

Re catalogue no 565. 417 Westham St. Ladner
I wish to tender the sum of Four Hundred Dollars
on this Property. Enclosed please find cheque
for 40% being 10% of the amount offered

Yours faithfully

George Bell
3520 Elson Ave
New Westminster

9832

May 23, 1944.

REGISTERED.

Mr. Walter H. Creech,
Real Estate Agent,
Ladner, B. C.

Dear Sir:

Re: Catalogue No. 565,
Lot U, Blk. 106, Ladner, B. C.

Your letter of the 27th April, 1944, written on behalf of your client, enclosing cheque for \$50.00 and offer to purchase the above property for the sum of \$500.00 has been received and considered.

We have not been able to accept your offer and are therefore returning your cheque herein.

Yours truly,

F. G. Shears,
Director.

FGS:AS
encl.

9832

May 23, 1944.

REGISTERED.

Mr. George Bell,
3520 Elcom Avenue,
New Westminster, B. C.

Dear Sir:

Re: Catalogue No. 565,
Ladner, B. C.

Your letter of the 29th April, 1944,
enclosing cheque for \$40.00 and offer to purchase the
above property for the sum of \$400.00 has been received
and considered.

We have not been able to accept your offer
and are therefore returning your cheque herein.

Yours truly,

F. G. Shears,
Director.

FGS:AS
encl.

9832

June 7th, 1944

Mr. Fong On,
P.O. Box 120,
Ladner, B.C.

Dear Sir:

Re: Catalogue No. 565,
Lot U, Block 106
Ladner, B.C.

Your letter of March 31st, enclosing cheque for \$70.00 and offer to purchase the above property for the sum of \$70.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of purchase price namely, \$630.00.

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

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

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

The tenant will then be advised that the property has been sold, subject to the existing tenancy, and you will then be able to assume control of this property.

For your information this property is on a monthly lease to A.W. Reynolds.

STATEMENT RE SALE OF:

Catalogue No: 565

Street Address: Ladner, B.C.

Legal Description: Lot "U" 106/1693/2

Name: MAEDA, Rokusuke

File No: 9632

Reg. No. 10610

Date of Sale and Adjustments June 16th, 1944

Sale Price \$ 700.00

Real Estate Agent's Commission \$ 35.00

Charge for Valuation 7.50

Charge for Advertising 4.00

Land Registry Office Transmission Fee 1.50

~~Encumbrances:~~

~~Unpaid Vendor~~

~~Mortgages~~

~~Arrears of Taxes~~

~~Other Charges~~

Adjustments:

Fire Insurance

Taxes to June 16/44

~~Water~~

8.44

57.44

4.82

\$ 701.82

\$ 647.38

Net Proceeds credited to your account

Date: November 28th, 1944

Compiled by: George Peters

Catalogue No. 563
File No. 9832
Lahore, P. O.
U/106/(No. 4593)/03.2

September 2, 1944.

MR. FORD ON

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As of June 16, 1944)

	DEBIT	CREDIT
Purchase price	\$700.00	
Cheques received		\$700.00
167/365 x \$18.45 seller's proportion of 1944 taxes		8.44
(Amount of rent collected)		
June 16th to June 30th - 14/30 x \$10.00		4.66
July 31st and August 31st - 2 x \$10.00		20.00
Registration fee on deed - \$700.00	5.40	
Insurance premium - 26.9% x \$17.91 (expiry 22/9/44)	4.82	
Amount owing to purchaser	22.88	
	<u>\$733.10</u>	<u>\$733.10</u>

Amount owing to purchaser - \$22.88

Catalogue No. 565
File No. 9832
Ladner, B. C.

EVACUATION SECTION	
Rec'd	OCT 11 1944
File No.	9832
Ans.	
Referred	McPherson Green

over to Gillson
(Ladner)

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

Dear Sirs:-

Re: U/106/(Sk.4693)/Gp.2, Ladner, B. C.

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

*to Kishi
Reynolds*

Yours faithfully,

Jong on

.....Signed

This copy to be returned to the Custodian

Catalogue No. 565
File No. 9832
Ladner, B. G.
U/sk.4693/106/Gp.2

Receipt of cheque for \$22.88 is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of the above property have been settled.

Receipt is also acknowledged of The Home Insurance Company policy No. 3757 which has been assigned to me.

Dated at Ladner B.C. this 10th day of October 1944.

Long on

This copy to be returned to the Custodian

2nd June, 1947.

REGISTERED

Mr. Rokusuke Yamashita MAEDA,
Registration No. 10610,
P.O. Box 39,
Turin, Alta.

Dear Sir:

We enclose herewith Custodian cheque in the amount of \$71.14, which sum represents your full remaining credit balance at this office. For your information we are also enclosing a statement of your account showing entries made since the one sent to you 28th November, 1944, with details of your property sale.

It would appear that we have accounted for all the Property of every kind left by you in the Protected Area, which vested in the Custodian, and in order that you may confirm this and acknowledge the cheque, we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

W.E. Anderson,
Office of the Custodian.

HA
Encls.3(chèque)

Exhibit No. 529-9
Date Feb. 28/50
Filed by J.C. Campbell.

COPY

E.R. BELL
Notary Public
Insurance
Real Estate

P.O. Box 55,
LADNER B.C.
February 2, 1950.

WITHOUT PREJUDICE

J.C. Campbell, Esq.,
Barrister and Solicitor,
800 Hall Building,
Vancouver, B.C.

Dear Sir:-

Re Pt. .288 of an acre more or less of Lot
106, Gp. 2, lettered "U" on sketch #4593,
Municipality of Delta, District of
New Westminster, known as 417 Westham Street,
Ladner, B.C.

Following your telephone call this afternoon,
I went to see Mr. S.C. Cory, Real Estate Agent, as soon as I
could get away from my office, to see if he would undertake
to make a valuation on the above property. Unfortunately
Mr. Cory had a previous engagement and had to be away from
his office until after five o'clock which would make it
too late to prepare the necessary report before the time of
mail closing.

The offer of Fong On to purchase this property
was made through this office and consequently I hesitate
to place a valuation myself as under the circumstances such a
valuation might be considered prejudiced.

I would, however, like to present certain aspects
which might be of value.

1. While the description indicates the area as .288 of
an acre, more or less, a large part is taken up
by dike, berme, dredger ditch and a drainage ditch
on the East end. Actually the building occupied
most of the usable land leaving very little for garden.
2. The building was a small one built to Oriental
standards and used and occupied as a dwelling and
barber-shop. It has since been greatly enlarged
and is now occupied as a Chinese Restaurant.
3. The location is in Chinatown with Chinese buildings
directly opposite, which would tend to depreciate
its market value.

Time will not permit going into the matter more
fully. I hope this will be of some value.

Yours very truly,

E. R. BELL

Exhibit No. 529 - 10
Date Feb. 28/50.
Filed by J.C. Campbell.

COPY

Mr. P. Douet,
Administration Dept.
Office of the Custodian,
Vancouver, B.C.

Dear Sir:

I received your letter of January 29, and since I cannot contradict government order, I shall reluctantly rent my house and property. I would like to rent the house unfurnished, but if the tenant is a barber he may use the barbering furniture and fixtures only; otherwise, I would like to have everything completely stored except the kitchen range.

Since I had no intention of renting the house, everything within it is not packed for storage. I would like special attention given to the barber mirror and to a case of fragile expensive dolls which is on the upstairs floor.

To my point of view, I think that \$15 a month, would be the least amount for which I would rent the house, that is, unfurnished.

As I had written before, the house needs much repairing and I cannot have more done than what the rent will allow. First, a septic tank must be put in, for the toilet system is not completed.

Although the renting business of my house is completely out of my hands, I think I still have a right to know the particulars of the tenant, the renting and the storage of the furniture. I would be very grateful if you would send me in details the above particulars.

Yours truly,

R. MAEDA
Japanese Registration No. 10610
Per. J.M.

COPY

Exhibit 529-11
Date Feb. 23/50
Filed by
R.J. McMaster.

S. C. CORY
Real estate and Insurance

Ladner, B.C. February 23, 1950.

Mr. R.J. McMasters
Vancouver B.C.

Dear Sir:

In complying with your request for an appraisal of Lot (U) D.L. (106) Gr. (2) Municipality of Delta, I am sure you will realize the lapse of time between 1944 and 1950 makes it difficult for anyone to be 100% on the beam in determining the value of this property six years ago, however, I will offer my honest opinion for your consideration.

It is true the property is situated inside what is called Chinatown, the improvements, or building was equal to any usually found in the middle-class district anywhere. The lot is small and odd shaped, but ample to provide grounds in keeping with the very nice building which served as home for Maide's family and also space for his barbershop.

The living quarters in 1944, I would say would rent for at least \$15.00 (\$35.00 today) per month and the barbershop for no less than \$10.00 (\$25.00) today per month, giving a return of \$300.00 per year. Based on a return of 10% the property would be valued at \$3,000.00.

It is always helpful to compare values of property in close proximity and in this instance a lot located on the opposite side of Westham Street, being Lot (4) D.L. (106) Gr. (2) was sold at almost the same time for \$1,500.00 but really could not be considered to be of one quarter of the value of the Maide property. The building on Lot (4) was many years older and had been occupied by Chinese since its early construction until sold to its present owner.

I am sure an appraisal of \$3,000.00 for the property in question and for the year of 1944 is justified.

Yours very truly,

SAMUEL C. CORY

Ch 11

S.C. Cory. - Real Estate & Insurance.
today Feb 23, 1950

70 R.F. McWaters

Re request for appraisal of lot (4) D.H. (106) Gr(2)
Delta; how sure you will realize the lapse of time between 1944 & 1950
makes it difficult for anyone to be 100% on the beam in determining the
value of this property since you say, however I will offer my opinion

It is true the property is situated inside what is called
Chinatown, the improvements, or bldg was equal to any usually
found in the middle-class district anywhere. The lot is
small & odd shaped, but ample to provide grounds in
keeping with the very nice bldg which served as home
for Maids family & also space for his barbershops.

The living quarters in 1944, I would say would
rented for at least 15⁰⁰ (35.00 to day) / mo. & the barbershops
for no less than 10⁰⁰ (25⁰⁰ to day) / mo., giving a return
of 300⁰⁰ / yr. Based on a return of 10% the property would
be valued @ \$3,000⁰⁰.

It is always helpful to compare values of property
a lot located on the opposite side of Matheson street,
being lot (4) D.H. (106) Gr(2) was sold at almost the
same time for \$1,500⁰⁰ but really could not be
considered to be $\frac{1}{4}$ of the value of the Maids
property. The building on lot (4) was many years
older & had been occupied by Chinese since its
early construction.

How sure an appraisal of 3000⁰⁰ for the
property in question & for the yr 1944 is justified

Samuel C Cory

15
x 12
30
1500
15

February 6th 1950.

MEMORANDUM

From: Mr. J.C.Campbell
To: Mr. D.T.Braidwood.

Re: Case No. 529.

This property is assessed as follows:

Land	\$200.00
Improvements	1200.00
Total Assessment	\$1400.00

This property was a joint dwelling and barbership, one and a half storey frame building. Ansell appraised the property at \$300.00 and it was sold to the highest of three bidders for \$700.00. Letter from the claimant, dated sometime in 1943, stated that the house was in bad repair. There was also filed as an exhibit, at last Friday's hearing, a letter from Mr. Bell, Real Estate man at Ladner, pointing out the location as being poor.

This matter has been stood over so that Mr. McMaster may have an opportunity of having the property appraised by some local man of his choice. The only guide in the file as to the market value might be an insurance policy on the house by the Custodian for \$900.00. Personally I think the \$700.00 sale price of the Custodian was a fair market value.

LIABILITY SUMMARY

File No. 9832.

Rokuro MAEDA - Reg. No. 10610.

The above named Japanese declared, on his JP Form, signed 14th April, 1942, that he had no Personal or Trade Debts, and 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.

March 8th, 1946.


D. A. CRAMER.

DAC:JS

**Home Insurance
Company**

**Home Insurance
Company**

PERSONAL PROPERTY SUMMARY

File No. 9832

2nd June, 1947.

Re: Rokusuke Yamashita MAEDA - Reg. No. 10610

CHATELS: The above Japanese registered with this office on the 14th April, 1942, and at that time declared leaving a list of barber shop equipment, household furniture and garden tools. This property was inspected 20th May, 1942, by the Canadian Credit Men's Association, but as the house was securely locked, the chattels were not inventoried at that time. However they were inventoried on the 11th September, 1942, by a representative of the Association.

On the 9th January, 1943, the Canadian Credit Men's Trust Association sent in to this office, the sum of \$26.80, covering sale of 4½ cords of wood left on the property.

*Rec'd. June 22/43
see letter June 17/43*
On the 7th June, MAEDA requested shipment to him of several small articles, and these were shipped to him shortly after, and shipping charges of \$9.89 debited from his account. On the 11th June, he asked that his washing machine be given to Mrs. Mary Williamson, and his vacuum cleaner to Mr. Bolton Trim, for their use for the duration of the war, and both these people agreed to take the responsibility of the articles. *Rec'd. by Mrs. Williamson June 17/43*

MAEDA asked for a further shipment to him on the 5th July, and these were shipped on the 6th January, 1944.

On the 20th December, 1943, one of his barber's chairs was sold for the net sum of \$100.00.

On the 9th May, 1944, MAEDA requested shipment to him of some goods stored in his house, but it was the Government's policy at that time to liquidate all saleable chattels. On being advised of this, MAEDA advised us to transfer them to Mrs. Williamson, as well as another small list of articles, under date of 28th June, 1944. Mrs. Williamson acknowledged receipt of these things on the 15th July, 1944 and on the 29th July.

On the 26th September, 1944, MAEDA advised us that he would like everything sold with the exception of what Mrs. Williamson was looking after for him, or would like for her use.

Some articles of furniture were sold by appraisal to the tenant of his house on the 13th February, 1945, for the net sum of \$5.85, and on the 27th October, all saleable chattels were removed to auction and sold for the net sum of \$140.87, and at that time it is noted that a few chattels were abandoned as being valueless.

SPECIFIED ARTICLES: This file reveals no specified articles.

BONDS & INVESTMENTS: MAEDA declared when registering that he had a \$5.00 War Savings Certificate, but this was not brought under control by the Custodian.

This file reveals no other personal property assets.

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

RA

Williamson
.....

Re: Rokusuke MAEDA
Regd. No. 10610

List of Barber Shop Equipment

2 Barber chairs @ \$110.00	220.00
2 Mirrors 90.00	180.00
2 basins 25.00	50.00
3 sterilizers and contents	25.00
1 electric water tank	50.00
1 table and 4 ordinary chairs	15.00
	<u>\$540.00</u>

List of Household Accessories

1 electric washer	75.00
1 kitchen range	85.00
2 heaters	20.00
1 vacuum cleaner	75.00
7 tables	30.00
12 kitchen chairs	8.00
4 beds	60.00
2 dressers	15.00
8 framed pictures	10.00
1 bookcase	15.00
3 sets of books	50.00
Doll case and dolls	85.00
	<u>\$528.00</u>

List of Tools, etc.

3 cross cut saws	20.00
1 Crowbar	5.00
2 Pee Vee	9.00
1 Sledge hammer and wedges	3.00
Garden tools	5.00
50 ft rubber garden hose	10.00
5 cords of wood	30.00
7 doz sealers	10.00
	<u>\$92.00</u>

see list signed by Tenant
marked "A"

P.D.

June 12th, 1942.

File No. 9832.

MEMORANDUM

TO: Mr. Alexander.

FROM: Mr. Douet.

Re: Rokusuke MAEDA, 417 Westham Street,
Ladner, B. C.

Regarding attached report from the Canadian
Credit Men's Trust Association on the above pro-
perty.

Have spoken to Mr. Markham who advises that
from what he could gather it was ~~Mother's~~ ^{Maeda's} wish
that nothing should be done with his property dur-
ing his absence and as the place has apparently
been adequately boarded up etc., presumably we
can accept the recommendation that the property
be left "as is."

Apparently no insurance has been effected.
Do you wish any action to be taken re this?
Should we get in touch with ~~Mother~~ and ask him
if he could pay the 1942 taxes (about \$ 20.00)?

- ① Please ask Maeda for
A. funds for taxes to be sent to us now
B. funds for insurance if he
desires insurance and if so what
coverage, amount, etc. — unless he is
already protected by an undelayed policy.
- ② Does he want Barbara Lloyd equipment sent to him at
his expense?
- ③ Inform CCM what we have done
- ④ Also tell Maeda we
have not verified con-
tents of his property

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

AUG 26 1942



BRITISH COLUMBIA DIVISION

The Canadian Credit Men's Trust
Association, Limited

OFFICE OF THE MANAGER

JOHN EDWAN, M.C.I.

August 25th, 1942

Attention Mr. R. P. Alexander

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

Dear Sir:

Re: Rokusuke MAEDA - File No. 9832

If you will kindly refer to our original report in the above matter submitted under date of May 20th, 1942, you will see that Mr. Maeda operated a barber shop in the vicinity of Ladner, B. C.

The other day a Mr. Egidius Wientjes of Ladner, B. C., indicated the desire to either rent the premises or equipment or both belonging to the subject party.

You may recall that the building was boarded up at the time of our investigation so that inventories of the contents were not prepared at that time, and as the Japanese had been evacuated, his wishes regarding disposition of the property could not be ascertained.

However, if you will be good enough to provide us with Mr. Maeda's present address, we will endeavor to obtain his reaction to the aforementioned proposal.

As Mr. Wientjes seems anxious to establish himself in a barbering business as soon as possible, we are sure your usual prompt attention would be greatly appreciated.

Yours truly,

THE CANADIAN CREDIT MEN'S TRUST ASSOCIATION LIMITED

M/S

John Edwan
Manager

September 2, 1942.

Mr. Rokusuke Maeda,
c/o A. Mitchell,
Box 39,
Turin, Alberta.

Dear Sir:

With reference to your property at 417 Westham Street, Ladner, B. C., we would advise that we have received a tax notice for 1942, amount \$18.45, and shall be glad if you will provide us with funds to pay same. As far as we can trace, no insurance is carried on this property. Will you please confirm this? We consider that fire insurance should be taken out, and shall be glad if you will advise us for what amount. The premium, of course, would have to be paid by you.

We would advise that our agent who is handling your property on our behalf advises us that they have a possible tenant for your premises, and we shall be glad if you will kindly confirm by return what arrangements may be made to rent your house and barber shop, as at present no revenue is coming in, and this may be an excellent opportunity to rent the property satisfactorily.

You are aware that as your building was boarded up, no inventory of the contents has yet been taken, but this will of course be done if the place is rented.

As the proposed tenant appears anxious to establish himself in the barbering business as soon as possible, we shall be glad to hear from you at the very earliest on this matter.

A stamped and addressed envelope is enclosed.

Yours truly,

F. G. Shears,
Assistant Manager.

PD:BT

Enclosure

9832

J. A. Mitchell, Dentist
Box 39,
Turin, Alta.,
Sept. 8, 1942.

The Custodian's Office,
Department of the Secretary of State, of Canada,
Vancouver, B.C.

Dear Sir:

I am answering your letter of September 8th. When I left my home at 417 Westham St., Ladner, B.C., I understood that I was not required to pay tax on the property which I was forced to leave by government orders. However, I shall be very glad if you ^{will} write and inform me whether or not my understanding was derived from an un sound source. If I am required to pay the tax, I shall try my best to do so, although the income I make from the sugar beets is hardly sufficient to cover all expenses.

In reference to the renting of my home and barber shop, I definitely do not wish to rent it out for various fundamental reasons. For one reason, the revenue from the rent will not cover the expense for the repairs that must be done inside the house.

There is no fire insurance carried out on my property. As much as I would like to take out insurance, I haven't had and I haven't now the financial ability to do

I am sorry to disappoint the proposed
tenant, but that is my definite decision.
Thanking you very kindly for your
information,

I remain,
Yours truly,
D. Mack.
per J. Mack.

The Canadian Credit Men's Trust Association Limited

British Columbia Division

JOHN COWAN, Manager

CABLE ADDRESS: "CREDITMEN"

TELEPHONE:
PACIFIC 4521



FOR CREDIT MEN'S TRUST ASSOCIATION
AND BANKERS' TRUST ASSOCIATION
INCORPORATED IN CANADA
AND PROVIDE YOUR ORGANIZATION

602 WEST HASTINGS ST.

Vancouver, B.C.

187 West Wellington St.
Vancouver
A. S. CROFTON, M.C.I.
General Manager

September 11, 1942.

OFFICES AT
HALIFAX, N. S.
ST. JOHN, N. B.
MONTREAL, QUE.
TORONTO, ONT.
WINNIPEG, MAN.
EDMONTON, ALTA.
CALGARY, ALTA.
VANCOUVER, B.C.

A. S. CROFTON, M.C.I.
General Manager

V. M. FAIRMAN
General Manager

BOARD OF GOVERNORS:

1. W. G. GLENN
General Manager, B.C. & N.W. Div.
2. H. L. FRED
General Manager, B.C. & N.W. Div.
3. H. G. GLENN, M.C.I.
General Manager, B.C. & N.W. Div.
4. H. G. GLENN, M.C.I.
General Manager, B.C. & N.W. Div.
5. H. G. GLENN, M.C.I.
General Manager, B.C. & N.W. Div.
6. H. G. GLENN, M.C.I.
General Manager, B.C. & N.W. Div.
7. H. G. GLENN, M.C.I.
General Manager, B.C. & N.W. Div.
8. H. G. GLENN, M.C.I.
General Manager, B.C. & N.W. Div.
9. H. G. GLENN, M.C.I.
General Manager, B.C. & N.W. Div.
10. H. G. GLENN, M.C.I.
General Manager, B.C. & N.W. Div.
11. H. G. GLENN, M.C.I.
General Manager, B.C. & N.W. Div.
12. H. G. GLENN, M.C.I.
General Manager, B.C. & N.W. Div.

Attention - Mr. Squire

Office of the Custodian,
Japanese Evacuation Section,
Department of the Secretary of State,
Royal Bank Building,
VANCOUVER, B. C.

Dear Sirs:

RE - MOUNTAIN LODGE, LADNER, B.C.,
Your file - No. 9812

With further reference to your letter of 2nd inst. and our telephone conversations since that date in connection with the above, as arranged we sent our representative to Ladner to gain entrance to the premises and show the equipment, etc., to the party making inquiries regarding renting. We thought it best, while our representative was there, to take an inventory of the barber shop equipment, house furnishings, etc., and copy of this is attached for your information.

The interested party, Mr. E. Wientjes, called at this office today and we obtained from him a definite offer to rent the premises and furnishings for three months at \$15.00 per month, with the option to purchase the barbering equipment only at the end of the period, should he wish to do so at that time. Copy of his proposal is also enclosed for your inspection.

As Mr. Wientjes is anxious to have an immediate reply to his offer, we shall be glad if you will kindly give the matter your early consideration and furnish us with your instructions as soon as possible.

Yours truly,

THE CANADIAN CREDIT MEN'S TRUST ASSOCIATION LIMITED

John Cowan
Manager.

C
O
P
Y

1345 West 12th Avenue,
VANCOUVER, B. C.,
Sept. 11, 1942.

The Canadian Credit Men's Trust Association Limited
602 West Hastings Street,
VANCOUVER, B. C.

Dear Sirs :

RE - R. MAEDA. LADNER. B.C.

After an inspection of the premises of
the above, in company with your Mr. Mowat, I now wish to
make the following proposal in that regard.

To rent the house and have the use of the
furniture now in the premises, including the barber
equipment, for a period of three months, at \$ 15.00
per month;

With an option to purchase the barbering
equipment only at the end of the period mentioned, at a
price to be arranged at that time.

Yours truly,

(Sgd) E. Wientjes

September 12, 1942.

Mr. Rokusuke Maeda,
c/o Mr. A. Mitchell,
Box 39,
Turin, Alberta.

Dear Sir:

We are in receipt of your letter of September the 8th and note that you are not willing to rent your property at 417 Westham Street, Ladner, B. C., and we will be guided accordingly.

Respecting taxes, you certainly are under a misapprehension that the Government will be paying your taxes during your evacuation. No taxes on Japanese property are being paid by us. Every endeavor is made to rent property so as to make it revenue-producing, hence our suggestion regarding the renting of your premises.

Taxes on your property for 1942 amount to \$18.45, and if same are not paid by November 16, there is a penalty of \$1.85. Since you are not prepared to rent the premises, we must ask you to kindly see that funds are sent us in good time to pay these taxes.

Your careful attention to this point will oblige.

Yours truly,

P. Doest,
Administration Department.

PD:BT

9832

15th September, 1942.

The Canadian Credit Men's Trust Association, Ltd.,
602 West Hastings Street,
Vancouver, B.C.

Dear Sirs:-

Re: Rokusuke MAEDA

With reference to property at 417 Westham Street,
Ladner, B.C., belonging to the above named Japanese.

At the present time, as far as I can ascertain,
there is no fire insurance coverage on this property and as
the property is under your management would you kindly see that
insurance is placed.

In the absence of any other appraised value on this
dwelling, I would suggest that we might use the assessed value
of \$600.00, although that may be badly out of line with the insur-
able value of the property; as to the exact amount of insurance
that you place, I will leave that to your discretion, as you
undoubtedly will have a very good idea as to that yourself.

Yours very truly,

S.M. Gibson,
Insurance Department

SMG:FM

9832

September 16, 1942.

The Canadian Credit Men's Trust
Association Limited,
602 West Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Rokusuke MAEDA.

We thank you for your letter of the 11th instant regarding the above, and for the copies of inventory taken by you when you were recently inspecting these premises.

In reply to an earlier letter of ours, Maeda informs us that he has no intention of renting his house and barber shop, but in view of the definite offer you have received from Mr. Wientjes, we have again written him and will inform you immediately we hear from him. We would here say, however, that we think it is extremely unlikely that the offer made will be accepted.

We take this opportunity of thanking you for the trouble you have taken in this matter.

Yours truly,

P. Doust,
Administration Department.

PD:BT

9832

September 16, 1942.

huan huan Robbins

Mr. Rokusuke Maeda,
c/o Mr. A. Mitchell,
Box 39,
Turin Alberta.

Dear Sir:

With further reference to our letter of the 12th instant respecting your property at 417 Westham Street, our agents now inform us that they have received a definite offer to rent your premises and furnishings for three months at \$15.00 per month, with the option to purchase the barbering equipment only at the end of the rental period--the price, of course, for this equipment would have to be agreed with you.

Although you have advised us you do not wish to rent your premises, we thought we would put this offer before you, but if you are still of the same opinion, kindly advise us by return, that we may instruct our agents accordingly.

Respecting insurance, it is very advisable that your property is insured, and a little later on we will let you know the amount of the premium, which we figure will be quite a small amount.

Yours truly,

[Signature]
P. Doucet,
Administration Department.

PD:BT

9832

September 28, 1942.

The Canadian Credit Men's Trust
Association Limited,
602 West Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Rokusuke MAEDA

With reference to our letter of the 16th of September, and confirming our phone conversation with Miss McRobbie this morning, we have now received definite advice from the above that under no circumstances does he wish to rent his property at Ladner, nor does he wish to dispose of any of his barbering equipment. In the circumstances, kindly inform Mr. Wientjes that we regret we cannot accept his offer.

Yours truly,

P. Doust,
Administration Department.

PD:BT

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
SEP 30 1942



BRITISH COLUMBIA DIVISION

*The Canadian Credit Men's Trust
Association, Limited*

OFFICE OF THE MANAGER

JOHN COWAN, M.C.I.

September 29th, 1942

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

Dear Sir:

Re: Rokusuke MAEDA - File No. 9832

Subson
With reference to yours of the 15th inst., we beg to advise that insurance in the amount of \$1,200.00, \$900.00 on the building and \$300.00 on the furniture and fixtures has been placed with Messrs. Macaulay, Nicolls, Maitland & Co. Ltd. The policies and debit memo. will be forwarded to you on receipt.

As you are aware, negotiations have been under way in an effort to obtain a tenant for the subject's property. In view, however, of the attitude expressed in yours of the 16th inst. indicating that only a negative response could be expected from Mr. Maeda, perhaps after a protracted period, we are closing our file in this matter for the time being. Under the circumstances our bill for services rendered to date is enclosed herewith.

Should you require any further assistance, we shall be glad if you will advise us accordingly.

Yours truly,

THE CANADIAN CREDIT MEN'S TRUST ASSOCIATION LIMITED

John Cowan

Manager

M/S
Enc.

9832

October 23, 1942.

Mr. Rokusuke Maeda,
Japanese Registration No. 10610,
c/o A. Mitchell,
Box 39,
Turin, Alberta.

Dear Sir:

With reference to your letter of the 22nd of September wherein you advised you would not rent your property at 417 Westham Street nor dispose of the equipment, you mentioned that you will pay your property taxes in due time. We have already advised you that taxes amount to \$16.45 if paid before November 16th, otherwise the taxes will be \$20.30. This is to remind you of the above, and we shall be glad to receive funds with which to pay these taxes before November 16th.

Yours truly,

P. Douet,
Administration Department.

PD:BT

COPY for file # 9832

C/O A. Mitchell,
Box 39,
Turin, Alta.,

Oct. 23, 1942.

The Department of the Sec'y of State,
Office of the Custodian,
Vancouver, B. C.

Dear Sir:

In answer to your letter written to my wife on October 20th, I truly regret that there has been some misunderstanding. My wife has no property in the protected area. However, my property at 417 Westham St., Ladner, has been completely registered under the Custodian, under my full and proper name "Rokusuke Maeda Yamashita." Since I was a permanent resident in Ladner for more than 35 years, my friends and business associates shortened my name to "Maeda" which is simpler. This fact, I think, has caused the misunderstanding. You will find that my "JP" registration forms were completed at Steveston B. C. on April 14th, 1942 prior to leaving the protected area.

Assuring you that I am always willing to co-operate full heartedly with any law, I remain,

Yours truly,

"R. Maeda Yamashita,

per J.M.

9832

October 30th, 1942.

Mr. Rokusuke Maeda,
Japanese Registration No. 10610,
c/o A. Mitchell,
Box 39,
Turin, Alberta.

Dear Sir:

With reference to our letter of the 23rd of October, as we are receiving further applications to rent your property at Ladner we shall be glad to know if you are willing to rent your house excluding the barber shop, or alternatively store or ship to you the equipment in the shop so that we could rent the whole premises. With the present shortage of houses, it is very desirable that all empty properties are rented and in any event our experience is that deterioration is rapid if the property is uninhabited.

On reconsidering this matter, we hope you will agree to renting so that we shall be in a position to send you funds after taxes etc. have been taken care of.

Your reply by return will oblige.

Yours truly,

P. Doust,
Administration Department.

PD:BT

Enclosure.

9/32

OFFICE OF THE
JAPANESE SECTION
RECEIVED
NOV 7 1942

Sanct.
c/ A. Mitchell,
Box 39,
Tarin, Alta.,
Nov. 4/42.

Department of the Sec'y of State,
Office of the Custodian,
Vancouver, B.C.

Dear Sir:

I received your letter of the 30th. of October and I have reconsidered carefully the matter of renting my property at 417 Westham St., Ladner, B.C. I am very sorry that I am still of the same opinion. The revenue from the rent will not cover taxes and expenses for repairs that must be done in the house. Although, I am sympathetically aware of the housing problem in Ladner, I must consider the matter to my benefit, too, since my present income from the sugar beet is very small and insufficient.

I sent the full sum of my taxes to you last week.

I remain,
yours truly,
R. Maeda.

R. Maeda.

per. Jm

January 14, 1943.

Attention Mr. G. McKay.

The Soldier Settlement of Canada,
Rogers Building,
470 Granville Street,
Vancouver, B. C.

Dear Sirs:

Re: Rokusuke Maeda Yamashita

There is a property at 417 Westham Street, Ladner B.C., owned by the above. Although we have approached the owner several times to rent the property, he refuses to do so but gives no real reason why the house should not be rented. The building is a two-storey seven-room wooden frame house with two sheds, and the front portion is a barber shop. Enclosed is an inventory of the barbering equipment and furnishings etc. at the house with the exception of the five cords of wood which we sold some little time back, having received the cash for same. We would point out that we insisted on Maeda Yamashita paying 1942 taxes, which he has done.

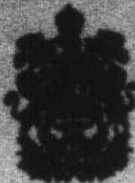
As we understand this property comes under your jurisdiction, we shall be glad to know if it is your intention to rent same, and perhaps you would kindly give the writer a phone call on this matter at your early convenience.

Yours truly,

P. Douet,
Administration Department.

PD:BT

P.S. We think there will be little difficulty in renting the barber shop either separately or with the house, but this perhaps we could discuss on the telephone. Some time back we had one or two offers to rent the premises but did not do so at the time in view of the owner's specific wish that nothing should be done with the place.



SOLDIER SETTLEMENT OF CANADA

YOUR FILE NUMBER 9832

PLEASE QUOTE FILE 9832 IN ALL CORRESPONDENCE

Rec'd JAN 20 1943

File No. 9832

Insp. 29/1

518 Rogers Bldg
Vancouver, B.C.,
January 16, 1943.

out to contract

MEMORANDUM FOR THE CUSTODIAN:

Attention Mr. P. Douet

Re: Rokusuke Maeda Yamashita

Replying to your letter of the 14th, according to search of title the same is registered in the name of Rukushi MAEDA.

About two months ago we received an inquiry for housing accommodation close to the river from a good type of fisherman, and at that time could have made arrangements accordingly for rental of this property but were advised by your office that your Department intended to respect the wishes of the Japanese owner who declined to permit the use of the property.

It is not altogether likely that we shall be in touch with someone wishing to operate the barber shop, unless someone unexpectedly comes forward, as we are not in touch with this type of tenant. However, the fact that the dwelling is close to the river front would make it desirable from the standpoint of a fisherman. Are we to understand, therefore, that you are prepared to see the premises rented with or without the use of the barber shop, irrespective of the wishes of the Japanese owner in this connection?

JK:HJ

write [signature]

I.T. BARNET,
District Superintendent.

[signature]

9832

January 29, 1943.

Registered Mail

Mr. Rokusuke Maeda Yamashita,
Japanese Registration No. 10610,
c/o A. Mitchell,
Box 39,
Turin, Alberta.

Dear Sir:

With reference to the correspondence we have had with you in connection with your property at Ladner, we would advise that unless you are prepared to rent your house furnished, we shall be reluctantly compelled to rent same unfurnished and store your furniture. The same remark applies to your barber shop.

In these times, when there is such an acute shortage of housing facilities, we cannot have property of this nature lying idle. We are sending this letter to you by registered mail and enclose a stamped and addressed envelope to facilitate a prompt reply as to whether you will allow us to rent your house furnished.

Yours truly,

P. Doust,
Administration Department.

PD:BT

P.S. We have sold the four and one-half cords of wood on your property at \$6.00 per cord, and this money has been credited to your account. The fuel shortage is such that we could not possibly let this fuel lie idle.

EVACUATION SECTION

Rec'd MAR 9 1943

File No. 9832

Ans.

Referred

Donet 1073

Maeder, B. C.,

Mar. 8, 1943.

out to Donet

Mr. P. Donet,

Administration Department of the Secretary of State,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re: Rokusuke MAEDA

File No. 9832.

My wife wrote you in regard to Mr. Maeda's house .
Since I was away when your letter of Feb. 18 arrived I
was not able to reply until this moment.

I would like to know what rental your interest is
asking for his house or whether he might like to sell
it on terms. If the house is furnished in a decent man-
ner at all I might buy the furniture if I took the house.
If not perhaps it could be sold buy me for the man. The
barber shop occupies only one room of the house and I supp-
ose the equipment in it could be sold easily at this time.

If you could arrange an interview for me or arrange
a way for me to see the interior of the house I would

appreciate your trouble very much.

Until I hear farther , however, I remain

Yours sincerely,

A.M. Smith

9632

March 10, 1943.

Mr. R. M. Sweet,
Ladner, B. C.

Dear Sir:

Re: Rokusuke MAEDA

We thank you for your letter of the 8th instant regarding the house of the above on Westham Street, Ladner, and would advise that Maeda does not wish to sell the furniture in the house nor the house itself. As he now states that the house needs much repairing and that a septic tank must be put in as the toilet system is not complete, we feel that until we again communicate with Maeda we can do nothing further in this matter.

Yours truly,

P. Douet,
Administration Department.

PD:BT

MEMORANDUM

File No.: 9832

April 7th, 1943

To: Mr. Carlsen

From: Mr. Green

Re: Rokosuke MAEDA

With reference to our trip on Monday to the above man's shop, I have looked through the file and find that the barber equipment is valued at \$220.00 and house furnishings at \$263.00. The Japanese is very opposed to the place being rented though in view of the housing shortage, I think we should do so if a good prospect occurs. It would, of course, be best to rent it as a barber shop.

Mr. E. R. Bell, who is probably really the only real estate agent in Ladner, is not willing to handle this property for us and we therefore feel inclined, in view of the possible change in the Custodian's policy, not to do anything more about it for the time being. If we receive any applications to rent it, we will contact you or Mr. Anderson and get you to show such applicants over. We have the keys here.

If you are down in Ladner, you might ask the police to keep an eye on the place for the time being.

HFG:IF

J. A. Mitchell,
Box 39,
Turin, Alta.,
May 19, 1943.

Mr. H.F. Green,
Protection Department,
Office of the Custodian,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	MAY 24 1943
File No.	9832
Ans.	2/5
Referred	Green

Dear Sir:

I received your letter concerning the barber chairs I left in Ladner. I would like very much to sell just one of them, the better one which has hardly been used. Since such chairs are no longer available, I consider them quite valuable. I consider a hundred dollars (\$100.00) for it.

Since my house is already open, I would like to know first; if any of my belongings can be shipped to me, and second; if I may lend out some of my electric goods to friends who are anxious to use them for the duration. These friends will take full responsibility for these goods. The information to the above is very important and I would be very much obliged if you would answer me as soon as possible.

Yours very truly
R. Maeda.

Rokimake Maeda

Japanese Reg. No. 10610

per J.M.

9832

May 21st, 1943.

Mr. E. Levresault,
Trennant Street,
Ladner, B. C.

Dear Sir:

Re: Rokusuke NAEDA

This is your authority to make the necessary repairs to the hot water tank and water pipes from the main to the house occupied by Mr. Authur W. Reynolds.

Upon its completion, please forward your account to this office.

Yours truly,

R. D. Richardson,
Farm Department.

WJI:MAI.

*1001 and to enclose
800 4/1500 per cental*

9832

May 26th, 1943

Mr. B. A. Knickerbocker,
P. O. Box 52,
Ladner, B. C.

Dear Sir:-

Re: Rokusuke MAEDA

Further to ours of May 13th, this Japanese now advises that he is willing to sell just one of his barber chairs, being the better one which has hardly been used. He says that as they are no longer available, he is not prepared to accept less than \$100.00.

If you are willing to pay this price, please send us your cheque made payable to the Deputy Custodian and on receipt of this, we will arrange to release the chair to you.

Yours truly,

H. F. Green
Protection Department

*Probably to high,
to assume if no answer
#6
no answer, evidently not
interested*

HFG:IF

9832

May 26th, 1943

Mr. Rokusuke WAEDA,
Registration No. 10610,
c/o A. Mitchell,
Box 39,
Turin, Alta.

Dear Sir:-

Thank you for yours of May 19th from which we see that you are willing to sell one of your barber chairs, the better, for \$100.00. We believe this is rather high, but will see what we can arrange.

If you will follow the instructions set out in our form letter #107 enclosed herewith, you may have any of your belongings shipped to you, but the Security Commission will probably either request you to prepay freight and charges or collect from the rent received by us.

We have no objection to your ^{lending} ~~renting~~ some of your electrical goods to your friends and if you will give us their names, we will make the necessary arrangements and have them sign for responsibility.

Yours truly,

H. F. Green
Protection Department

Enc.
HFG:IF

J. A. Mitchell,
Box 39,

Turin, Alta.,

June 11, 1943
EVACUATION SECTION
Rec'd JUL 16 1943
File No. 2837
Ans. 17-6
Noted [initials]

Mr. H. F. Green,
Protection Dept.,
The Custodian, Vancouver,

Dear Sir:

According to your letter of May 26th. I understand that I may lend some of my electrical goods to friends who will take full responsibility for them. I do not want to charge any rent for the use of the machines, for I am only too glad to let them use the machines for the duration.

I would like the electric washing machine given to Mrs. Mary Williamson, Dyke Rd. Ladner. and the vacuum cleaner (electrolux) to Mr. Bolton Drim, R.R. No. 1., Westham Is. Ladner. The vacuum cleaner includes a hose, 2 pieced pipe, 5 separate mouth pieces and a brown apron. The cleaner is on the upstairs floor near the top of the stairway.

Thanking you very much, I remain,
Yours truly,
R. Mada.

Rokuseki Mada. Reg. No. 10610

per. Jm.

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

PHONE PACIFIC 5131
PLEASE REFER TO
FILE NO. 9832

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

June 17th, 1943.

EVACUATION SECTION	
Rec'd	JUL 6 1943
File No.	
Ans.	MRB
Referred	Green

Mr. Bolton Trim,
R. R. No. 1,
Westham Island,
Ladner, B. C.

Dear Sir:

Re: Rokusuke MAEDA.

The above Japanese has written and asked that we entrust to your care until his return to this area, his Electrolux vacuum cleaner, complete with hose, two pieced pipe, 5 separate mouth pieces and a brown apron. If you are interested in caring for this article, please sign and return one copy of this letter as an acknowledgement that you will take delivery of it at your own expense, take reasonable care of it, and return it in proper working order when required. The third copy of this letter may be handed to Mr. Reynolds, being the present tenant of this Japanese property.

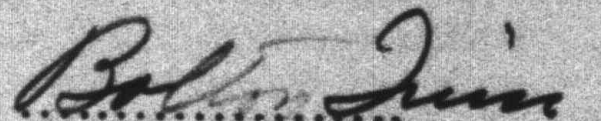
If you do not wish to look after this article, would you please so state at the foot of this letter and return one copy to this office? You are, of course, under no obligation to look after it if you do not wish to do so.

Yours truly,


H. F. Green,
Protection Department.

HFG:IF

Signed:



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

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 9632

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

~~June 17th, 1943.~~

EVACUATION SECTION	
JUN 24 1943	
Rec'd	
File No.	9632
Ans.	
Referred	<i>Green</i>

Mrs. Mary Williamson,
Dyke Road,
Ladner, B. C.

Dear Madam:

Re: Rokusuke HAYDA.

The above Japanese has written and asked that we entrust to your care until his return to this area, his electric washing machine improved model #22, #72856. If you are interested in caring for this article, please sign and return one copy of this letter as an acknowledgement that you will take delivery of it at your own expense, take reasonable care of it, and return it in proper working order when required. The third copy of this letter may be handed to Mr. Reynolds, being the present tenant of this Japanese' property.

If you do not wish to look after this article, would you please so state at the foot of this letter and return one copy to this office? You are, of course, under no obligation to look after it if you do not wish to do so.

Yours truly,

H. F. Green
H. F. Green,
Protection Department.

HFG:IF

Signed:

Mary Williamson

9832
2107

September 14th, 1943

Mr. A. W. Reynolds,
417 Westham Street,
Ladner, B. C.

Dear Sir:-

Re: Rokusuke WAEDA

We understand that our Mr. Robinson recently called on you in connection with the shipment of three beds and mattresses and two sacks of feathers. Apparently everything is ready except one bed now in use by you during your illness.

We, of course, do not wish to incommode you at this time and we will, therefore, leave the question of shipment for a week or two until you are feeling better and can make your own arrangements.

Will you please advise us when the bed now in use is available and we will then have our Mr. Anderson or Carlsen arrange with a truck to pick up the items required. For our own records, we would mention that we shall take this opportunity of picking up a stove belonging to San-shiro Akune, our file 2107, from a nearby resident and remove this to storage.

We recently had a request from the Japanese owner to hand over his electric washing machine to a Mrs. Williamson at Ladner and his vacuum cleaner to a Mr. Bolton Trim. We understand from the latter that you were unwilling to hand over the vacuum cleaner to him and this is your authority to do so. This includes the hose, two-pieced pipe, five separate mouth pieces, and brown apron. When you let us know about the bed, you might at the same time confirm that you will deliver these to Mr. Trim on request. We should mention that we already have his signed acknowledgement and it

REC-11

H. F. Green
Protection Department

Yours truly,

might be worth while for your own protection to secure his
receipt on the third copy of our letter to him of June 17th.

Mr. Reynolds

- 2 -

Sept. 14th, 1943

EVACUATION SECTION	
Rec'd	SEP 27 1943
File No.	9832 + 2107
Ans.	Green
Referred	Green

A.W. Reynolds

PO Box 50

Ladner BC.

September 25th 1943

Mr. H. L. Green
Protection Dept.

9832
2107 Re: R. Maeda

Dear Sir

In reply to your letter of September 14th concerning the beds, etc., which are called for transfer, I am now much improved in health and able to go about as usual.

The three beds and vacuum cleaner are ready for removal. If Mr. Trim will call we will deliver the machine to him as requested by ~~him~~ you.

Our disinclination to part with the Vacuum Cleaner was a matter of precaution. We had been warned to be particularly careful in regard to parting with any of the Japanese goods.

Awaiting your further instruction.

Yours Truly

A.W. Reynolds

2nd October, 1943.

Mr. A. W. Reynolds,
P.O. Box 50,
Ladner, B.C.

Dear Sir:

re: Hokusuke MAEDA.

We thank you for your letter of September 25th, and are glad to know that you are around and about again.

We appreciate your having the chattels referred to ready for removal, and in respect to the three beds the Ladner Transfer will pick them up for shipment very shortly. With regard to the vacuum cleaner (Electrolux), we have written Mr. Tris and asked him to call for it together with the spare parts.

Yours truly,

H. F. Green,
Protection Department.

WJL:GF

cc: Mr. J. Morsyon,
* File 2107.

(Memo for J. Morsyon)

Please arrange to have the Ladner Transfer pick up and ship the three beds referred to above together with mattresses and the two sacks of feathers, all of which are referred to in the attached memo dated September 3rd from the B.C. Security Commission. In addition will you please have the transfer company pick up for our account the stove belonging to Sanchiro AKUNE, now located at Dick McNeill's place in Ladner and have same stored in the Bailey Hall. Kindly see that the beds are shipped in accordance with the attached instructions, the Bill of Lading and freight bills to be sent into this office. *for the BCSC a/c*

VACUATION SECTION	
Rec'd	OCT 12 1943
File No.	
Ans.	
Referred	Green

A W Keyhol
PO Box 50

Ladner BC.

October 9th 1943

Mr. H. F. Green
Protection Dept.
Office of the Custodian

~~File 9639~~

Sir — I interviewed the Ladner Transfer in regard to moving the beds from 417 Heather Street. They informed me that no authority for picking up the goods had been received by them. The three beds are already to load and now await transfer.

In regard to the vacuum cleaner I met Mr. Trim and informed him that I had received authority to hand the machine over to him. Mr. Trim called for it last Saturday.

Awaiting your reply

Yours Truly

A W Reynolds

9832

October 19, 1943.

Mr. A. W. Reynolds,
P. O. Box 50,
Ladner, B. C.

Dear Sir:

Re: Rokosuke MAEDA

Answering yours of the 9th instant we may tell you that one of our fieldmen was given the necessary authority and instructions for the Ladner Transfer to move the beds, etc. belonging to the above named Japanese. You will no doubt hear from him very shortly at which time he will pick up the aforementioned effects.

We are glad that the vacuum cleaner has been disposed of to Mr. Trim and we thank you for your interest in both these matters.

Yours truly,

W. J. Iverson
Farm Department

WJI/ms

9832

21st October, 1943.

The Ladner Transfer Ltd.,
Ladner, B.C.

Dear Sirs

re: Rokusuke MAEDA.

There is a quantity of household effects at 417 Westham Street, Ladner, which Mr. Reynolds, the tenant on the property, has ready for shipment, and we would appreciate it if you would have these goods picked up and shipped to:

Mr. Rokusuke MAEDA,
Registration No. 10610,
c/o A. Mitchell,
Turin, Alberta.

In accordance with their letter of September 3rd, we would appreciate your prepaying the freight on these goods and forwarding your freight charges, together with two copies of bills of lading and freight bills, to the B.C. Security Commission at 360 Homer Street, Vancouver, who will settle same.

Yours truly,

R. D. Richardson,
Farm Department.

WEA:GF

BRITISH COLUMBIA SECURITY COMMISSION
CUSTODIAN RELEASE FORM

Date: MAY 9, 1944.Address: % A MITCHELLBox 39 TURIN ALTA

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

I, ROKUSUKE MAEDA, Police Registration No. 10610

hereby request you to release to me the under-noted articles stored at

417 WESTHAM ST., LADNER B.C.in possession of THE CUSTODIAN.

and I release you from any claim whatsoever with respect to such articles, and ship same through the B.C. Security Commission.

Description of articles wanted:

① china ware stored in the kitchen cabinet.
(a) cups + saucers + 2 tea pots (china)
(b) 3 small china bowls approx. 2 dg.② two large platters.
(c) large serving tray (wooden)③ meat grinder④ large brown grating bowl (cracking)⑤ music stand - on upstairs floor. - a piece stand⑥ "The Lincoln Library" - (a large heavy book - upstairs)Original Address: 417 WESTHAM ST. LADNER, B.C.Date Evacuated to Present Address: APRIL 24, 1942Total number in Family: 8CHARGES:

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

Deposit received: \$ 5.00

Approved:

BRITISH COLUMBIA SECURITY COMMISSION

Per: _____

A. Maeda
(Claimant Signs Here)

% A. Mitchell,

B & 39,

Turin, Alta.

June 25, 1944.

EVACUATION SECTION	
Rec'd	JUL 3 1944
File No.	9832
Ans.	
Referred	OK

The Custodian,
Vancouver, B.C.

Dear Sir:

I acknowledged your letter of June 22nd concerning the sale of my property. As soon as the sale is completed, I would like a detailed statement.

I have not as yet received the goods listed ^{on} my Custodian release forms of May 1942. I need these articles very badly and I ask you to kindly consider my request.

I would like to make a further request. Will you please transfer the following articles to Mrs. Mary Williamson, Dyke Rd. Ladang.

1. a case of hand-made Japanese dolls.
2. a framed cloth picture of Japanese scenery.
3. 1 set Books of Knowledge
1 set Encyclopaedia
4. all the large personal photographs stored in the front bedroom.

These are valuable souvenirs and I ask you to kindly notify Mrs. Williamson.

who will make the necessary transfer.
If it is inconvenient to ship the
articles listed on the release forms, will
you please transfer the same to Mrs.
Williamson. At any rate, I do not
want all the mentioned goods sold.

Yours truly,
R. Maeda.

Rokusuke Maeda.

Reg. No. 10610.

9832

July 11th, 1944

Mr. A. W. Reynolds,
417 Westham Street,
Ladner, B.C.

Re: MAEDA, Rokusuke
Registration No. 10610

Dear Sir:

We have received a request from the subject Japanese to release for shipment certain goods belonging to her and now lying in the house you are occupying.

It is inconvenient at the present moment to make this shipment and we are therefore agreeing to Mrs. Maeda's request to allow Mrs. Williamson to take these away and keep them for her.

We are attaching a copy of our letter to Mrs. Williamson which will be your authority to release the goods.

Yours truly,

W. J. Iverson,
Protection Dept.

WJI/MHG
cc: Mrs. Maeda
encl.

C/ A. Mitchell,
Box 39,

Twinn, Alta.

July 14, 1944.

Office of the Custodian,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	JUL 17 1944
File No.	9832
Ans.	
Referred	Anderson

Dear Sir:

Thank you very much for your letter
of July 11th.

In my previous letter, I also
wrote of my request for other articles,
listed on my Custodian release forms
of May 9th. I wanted these shipped to
me but since it is inconvenient for you
to send them, I would like the goods
transferred to Mrs. Williamson along with
the others. In case you have not my May 9th
forms on file, I shall list the same
below.

1. china-ware, stored in the kitchen cabinet.
 - (a) cups + saucers + 2 china tea-pots.
 - (b) small china bowls (approx. 2 doz.)
 - (c) 2 large platters.
2. two large wooden serving trays.

3. meat grinder.
4. large brown grating bowl (crockery)
5. 3 piece - music stand
6. Lincoln Library - a large book } upstairs floor.

Will you please notify Mrs. Williamson and Mr. Reynolds of this second request?

Thanking you very much, I remain
Yours truly,
R. Maeda.

Rokuseke Maeda.
Reg. No. 10610.

9332

July 25th, 1944

Mrs. Mary Williamson,
Dyke Road,
Ladner, B.C.

Re: MAEDA, Rokusuke
Registration No. 10610

Dear Madam:

Further to our letter of July 11th, in respect of the subject Japanese, we have since been advised to release the following effects which Mrs. Maeda would like you to care for her:

1. China-ware, stored in the kitchen cabinet
 - (a) cups & saucers and 2 china teapots
 - (b) small china bowls (approx. 2 doz.)
 - (c) 2 large platters
 2. Two large wooden serving trays
 3. Meat Grinder
 4. Large brown grating bowl (crockery)
 5. 3-piece music stand
 6. Lincoln Library - a large book
- } upstairs floor

It may be that some of these items are included in our last letter to you but in any event, will you kindly take over the above-mentioned goods and notify us as soon as you have done so.

The transfer of these goods to you will, of course, release us from any responsibility.

We have given Mr. Reynolds authority to release the above-mentioned goods and we shall appreciate your giving us a list of whatever is removed.

Yours truly,

WJI/MHC
cc: Mrs. R. MAEDA
Reg. No. 10610

W. J. Iverson,
Protection Department.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 9832

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

June 17th, 1943.

Mr. Bolton Tria,
R. R. No. 1,
Vestham Island,
Ladner, B. C.

Dear Sir:

Re: ROYUKE MAEDA.

The above Japanese has written and asked that we entrust to your care until his return to this area, his Electrolux vacuum cleaner, complete with hose, two pieced pipe, 5 separate mouth pieces and a brown apron. If you are interested in caring for this article, please sign and return one copy of this letter as an acknowledgement that you will take delivery of it at your own expense, take reasonable care of it, and return it in proper working order when required. The third copy of this letter may be handed to Mr. Reynolds, being the present tenant of this Japanese property.

If you do not wish to look after this article, would you please so state at the foot of this letter and return one copy to this office? You are, of course, under no obligation to look after it if you do not wish to do so.

Yours truly,


H. P. Green,
Protection Department.

HFG:IF

October 20th 1943

Received Vacuum Cleaner as described
above complete from A.W. Reynolds

Mrs. B. Trimmer

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

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 9832

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

June 17th, 1943.

Mrs. Mary Williamson,
Dyke Road,
Ladner, B. C.

Dear Madam:

Re: Rokusuke MAEDA.

The above Japanese has written and asked that we entrust to your care until his return to this area, his electric washing machine improved model #22, #72856. If you are interested in caring for this article, please sign and return one copy of this letter as an acknowledgement that you will take delivery of it at your own expense, take reasonable care of it, and return it in proper working order when required. The third copy of this letter may be handed to Mr. Reynolds, being the present tenant of this Japanese' property.

If you do not wish to look after this article, would you please so state at the foot of this letter and return one copy to this office? You are, of course, under no obligation to look after it if you do not wish to do so.

Yours truly,


H. F. Green,
Protection Department.

HFG:IF

*Mrs. Mary Williamson
Received from Al Reynolds one
washing machine as described above
June 23rd 1943.
H. L. Williamson*

June 18th 1943

Received of Al W Reynolds the following:

Four crates of Sealers

Two Thermos Bottles

Two Lunch Pails

for delivery to the B.C. Security Commission
by Ladner Transfer

To: B.C. Security Commission
Cardova B.C.

Per: RL

Received by:

E. K. Adams

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

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 9832

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

December 23rd, 1943

COPY FOR MR. KNICKERBOCKER

Mr. A. W. Reynolds,
P. O. Box 50,
Ladner, B. C.

Dear Sir:-

Re: Rokusuke MAEDA

We have arranged to sell one of the barber chairs belonging to this Japanese, the better of the two to Mr. B. A. Knickerbocker. We are sending him a copy of this letter and when he presents it, we request you to deliver to him the barber chair.

Yours truly,

H. F. Green
H. F. Green
Protection Department

B. A. Knickerbocker

HFG:IF

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6121

PLEASE REFER TO

FILE NO. 9532

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

July 11th, 1944

Mrs. Mary Williamson,
Dyke Road,
Ladner, B.C.

Re: MAEDA, Rokusuke
Registration No. 10610

Dear Madam:

We have a communication from Mrs. Maeda, in which she asks that you receive and take care of, for her, the following articles now located at their late residence, Dyke Road, Ladner.

1. A case of hand-made Japanese dolls ✓
2. 2 framed cloth pictures of Japanese scenery ✓
3. 1 set Books of Knowledge ✓
4. 1 set Encyclopaedia ✓
5. All the large personal photographs stored in the front bedroom ✓

Mrs. Maeda asks that we release these goods in the event of our being unable to ship them to her. This we may say, is impossible at the moment and we feel that if her effects are left with you, you and she can make arrangements later for their shipment.

Of course, it is quite understood that as soon as these goods are taken over, our responsibility ceases.

Yours truly,

W. J. Iverson,
Protection Dept.

WJI/MHG
cc: Mr. A. W. Reynolds
Mrs. Maeda

*Received the above goods
July 15th 1944*

P. J. Burt

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

PHONE PACIFIC 6181

PLEASE REFER TO

FILE NO. 9832

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

July 25th, 1944

Mr. A. W. Reynolds,
417 Westham Street,
Ladner, B.C.

Re: MAEDA, Rokusuke
Registration No. 10610

Dear Sir:

We have a communication from Mrs. Maeda, in which she asks us to give Mrs. Williamson permission to remove additional belongings. This will be your authority for the purpose and we thank you for your co-operation in the matter.

The goods required are as follows:

1. China-ware, stored in the kitchen cabinet
 - (a) cups & saucers and 2 china teapots
 - (b) small china bowls (approx. 2 doz.)
 - (c) 2 large platters ✓
2. Two large wooden serving trays
3. Meat Grinder
4. Large brown grating bowl (crookery)
5. 3-piece music stand
6. Lincoln Library - a large book } upstairs floor

Yours truly,

W. J. Iverson
W. J. Iverson,
Protection Department.

WJI/MHG

cc: Mrs. R. MAEDA
Reg. No. 10610

Received the above goods all correct
July 29th 1944 *Mrs. M. Williamson*
per BJB

September 19, 1944.

Mr. Rokusuke MAEDA,
Registration No. 10610,
C/O A. Mitchell,
P. O. Box 39,
TURIN, Alberta.

Dear Sir:

Re: Home Ins. Pol. No. 3757

The above numbered policy covered on your property at 417 Westham Street, Ladner, B. C., and in so far as the buildings were concerned, was transferred to the new owner at the time sale was made in July. There were two other items covered under this policy including \$125.00 on Barber Shop Furniture and Equipment and \$175.00 on Household Furniture, Supplies and Personal Effects.

In checking your file today, I notice that one Barber Chair has been sold and that a number of other articles have been given over to the custody of your friends; but there still seems to be enough of the Barber Shop Equipment and Household Furniture on the premises to be worth while protecting with fire insurance.

I have today requested Macaulay, Nicolls, Maitland and Company to hold you covered for the same amounts as expiring under the above numbered policy pending instructions from you and would ask you kindly to drop us a line and advise whether or not you wish this protection maintained.

From a list of articles on your file and the values placed on them by yourself some time ago, it would seem that the amount of coverage formerly maintained was not out of line with present day insurable value and that amount of coverage would cost you at the rate previously written at 1.99%, \$5.97. Kindly let us have an answer by return mail.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

J. A. Mitchell,

Box 39.

Turin, Alta.

Sept. 26, 1944.

Custodian,
Vancouver, B.C.

Dear Sir:

EVACUATION SECTION	
Rec'd	1944
File No.	9832
Ans.	Ans
Referred	Williamson & Anderson

I received your letter of September 19. Instead of covering my household goods with insurance again, I would like everything sold with the exception of any furniture or goods that Mrs. Mary Williamson would like for her use. Will you please give Mrs. Williamson permission to remove whatever she chooses.

Concerning the sale of my house and property I would like a detailed statement of the sale. Will you please oblige me at your earliest convenience.

If you are able to sell the barber chair and the large mirror, I think they should go for a fairly high price.

Yours truly

R. Maeda

Rokuake Maeda
Reg. No. 10610

per. J. A.

MEMORANDUM

File No. 9832

November 6th, 1944

To: The File

From: Mr. Iverson

Re: MAEDA, Y.R.
CHATELS

All remaining saleable effects left on these premises have been removed to auction sales rooms, and disposition of same, together with those effects left with Mrs. Williamson et al - will be shown as soon as returns are completed.

REFERENCES: Letter of Y.R. Maeda - Sept 26/44

WJI:LM

W. J. Iverson

File No. 9832.

% A. Mitchell,
Box 39.

Turin, Alta.

Nov. 9, 1944.

EVACUATION SECTION	
Rec'd.	NOV 14 1944
File No.	9832
Ans.	
Referred	<i>Ample</i>

Custodian,
Vancouver, B.C.
Dear Sir:

I received your letter of October 18th
and a statement of my account.

The sale price of my house and
property is much below the price I
quoted on my list of valuables. This
list was given the Custodian before I
left B.C. Your selling price is very
much against my approval.

I ask you to dispose of my
remaining goods, especially the barber
furniture and the kitchen stove plus
the 2 water tanks at a good price.

Will be auctioned
in immediate future
E

Yours truly
Rokuro Maeda

R. Maeda

Reg. No. 10610.

November 14th, 1944

Mr. Tokusuke MAEDA,
Registration No. 10610,
c/o A. Mitchell,
Box 39,
Turin, Alta.

Dear Sir:

We are in receipt of your letter of November 9th. This has been carefully read and we can appreciate that the disposal of your property is a matter of great personal concern to you. However, the sale of Japanese owned properties is being carried out as a part of the policy of liquidation outlined by the Canadian Government on the basis of independent appraised valuations and we can only advise you that we are unable to consider any alternative.

We note that you wish to dispose of the remaining chattels. These will be auctioned in the immediate future.

Your letter is being placed on our files so that your comments in regard to this sale will remain on record.

Yours truly,

GP/MHD

George Peters,
Administration Department.

December 11th, 1944

Mrs. M. Williamson,
Box 39,
Ladner, B.C.

Dear Madam:

Re: MAEDA, Robusuke

We acknowledge your letter of December 6th, re the personal effects of the above Japanese. It has been our impression that you took away from the property everything that the Japanese required, and asked you to care for.

We may say that everytime Mrs. Maeda asked us to release any belongings, we have done our best to identify what she wanted, and if there is anything further required would you kindly advise Mrs. Maeda that the balance of effects found at the house, were sold recently at our auction sales.

In closing we might add that Mrs. Maeda asked us to sell everything left.

Yours truly,

W.J. Iverson,
Protection Department

WJl:LM

MEMORANDUM

File No. 3837
9832

May 3rd, 1945.

TO: Miss Charlotte Girard

FROM: Mr. W. J. Iverson

RE: Shikano (Mrs. Morinosuke) UJIYE
Rokusuke MAEDA

Would you please transfer items 206 and 207,
Surrey auction of October 27, as described below, from File
3837, Shikano (Mrs. Morinosuke) UJIYE, to File 9832, Rokusuke
MAEDA.

2 Mirrors at \$13.00 - \$26.00

WJI:LBM

transferred - 12/5/45
C.G.

MEMORANDUM

File No. 9832

May 3rd, 1945.

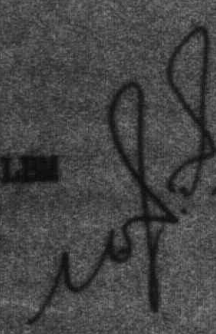
TO: The File

FROM: Mr. W. J. Iverson

RE: Rokusuke MAEDA or YAMASHITA

Liquidation in this file is complete as all the effects have been either sold at auction, sold to tenant, or transferred to other persons according to memos on file. (Our memo of Nov. 27, 1944).

WJI:LEM



MEMORANDUM

File Nos. 9632
9602

August 11th, 1945.

TO: Miss Charlotte Girard
FROM: Mr. W. J. Iverson

Re: Rokusuke NAKA or YAMASHITA
Shigeki NISHIOKA

Will you please transfer from Rokusuke NAKA or
YAMASHITA, File 9632, to Shigeki NISHIOKA, File 9602, the following
items, which were credited to Rokusuke NAKA or YAMASHITA, in error:

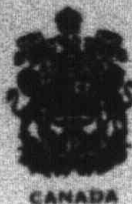
1 Cultivator	\$4.00
1 Plow	9.00
	<u>\$13.00</u>

Transferred 26/8/45

WJ:LM

e.g.

DEPARTMENT OF
LABOUR



CANADA

EVACUATION SECTION	
Rec'd	SEP 4 1943
File No.	9832
Ans.	
Referred	<i>Quinn</i>

sent to you

BRITISH COLUMBIA SECURITY COMMISSION

360 Homer St.,
Vancouver, B. C.

September 3rd, 1943

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

Re: MAEDA, Rokusuke #10610
c/o A. Mitchell, Turin, Alberta

Your letter attached.

A previous shipment for this person from this same address, 417 Westham St., Ladner, was handled into Vancouver by the Ladner Transfer at a cost of only \$1.75, same having been gotten ready, I understand, by the tenant, Mr. A. W. Reynolds.

The same method would seem to be the best in this case rather than to handle through Steveston. The goods are to be shipped by freight, the freight charges to be prepaid to our account at Vancouver, two copies of B/L and freight bills to be sent us promptly.

Extra copy of this letter to you as instructions to the tenant and truck driver in case required. Following are the goods:

Brown steel framed, double bed with mattress, on the upstairs floor. Brown steel framed single bed with mattress on the same floor. Two sacks of feathers hung in the entrance of the smoke house. Green framed bed, double, with mattress, on the downstairs floor.

Yours truly,

BRITISH COLUMBIA SECURITY COMMISSION

C. W. Fisher
C. W. Fisher
Transportation

CWF:jd
Encl.

DEPARTMENT OF
LABOUR



CANADA

BRITISH COLUMBIA SECURITY COMMISSION

560 Homer St.,
VANCOUVER, B.C.
June 14th, 1945.

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

Re: MAEDA, Rokusuke #10610
Box 59, Turin, Alta.

David Hunter

Attached is Custodian Release for shipment of goods to above from 417 Westham St., Ladner, and original letter asking that the charges be deducted from the house rent. The shipment may be made, provided all expense is protected as above. It would seem to the writer to be cheaper if these goods could be handled by the Rural Truck Lines running from Ladner to Vancouver than by sending a truck from Steveston if the goods are still in Ladner. If Mr. Robinson cannot arrange this, we should be glad to assist on receipt of your reply.

CWF:FF
Encl.

c.c. C.C. Robinson, Esq.,
Custodian Agent,
P.O. Box 635,
Steveston, B.C.

C.W. Fisher
Transportation

To note. I have not the name of the owner of the White Rock Truck, but he can be reached through Rural Trucks, Vancouver, Tel. Marine 2441, and could be instructed to pick up the goods if the tenant could arrange the packing. There does not seem to be enough of value to warrant much expense.

BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

Address % A. MITCHELL,
Box 39 TUNIK, ALTA.

Date JUNE 7, 1943.

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

I, ROKUSUKE MAEDA, Police Registration No. 10610

hereby request you to release to me the under-noted property
 stored at 417 WESTHAM ST. LADNER, B.C.
 in possession of THE CUSTODIAN
 and I release you from any claim whatsoever with respect to
 such property.

Description of Property:

1. The several cases of glass sealers (probably 4 or 5 cases)
stored in the root-house.
2. Two pint size thermos bottles, brown color, kept
in the bottom drawer of the kitchen cabinet.
3. Two black colored, tin lunch boxes stored on
top of the kitchen cabinet.

Original Address 417 WESTHAM ST. LADNER, B.C.

Date Evacuated to Vancouver APRIL 22, 1942

Date Evacuated to Present Address APRIL 24, 1942

Number in Family - 12 years and over 8

Number in Family - 5 to 11 years old 1

Number in Family - under 5 0

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: _____

R. Maeda
 Claimant Signs Here



BRITISH COLUMBIA SECURITY COMMISSION

360 Homer St.,
VANCOUVER, B.C.,
July 8th, 1943.

Mr. C.C. Robinson,
Custodian Agent,
P.O. Box 635,
STEVESTON, B.C.

Re: MAEDA, Rokusuke #10610
Turin, Alta. c/o A. Mitchell

Attached is Custodian Release for some goods to be shipped from 417 Westham St. Ladner, B.C. Presume Mr. Robinson will arrange, as with the shipment made recently, to have the Ladner Transfer bring these goods to the C.P.R. freight shed at Vancouver where I will ~~unish~~ furnish the billing, or, if they need crating, bring them to the Richmond Transfer, 204 Alexander St. for crating and shipping, freight charges prepaid charge our account, both copies of bill of lading and two copies of cartage bill to besent us promptly. Extra copy of this letter to Mr. Robinson as instructions to the Ladner Transfer.

C.W. Fisher
C.W. Fisher
Transportation

CWF:FF
Encl.

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

BRITISH COLUMBIA SECURITY COMMISSION.CUSTODIAN RELEASE FORMAddress % A. MITCHELLDate July 31, 1943.TURIN ALTA.To: The Secretary of State, acting in his
capacity as Custodian, Vancouver, B.C.

I, ROKUSUKE MAEDA, Police Registration No. 10610
hereby request you to release to me the under-noted property
stored at 417 WESTMAN ST. LADNER B.C.
in possession of THE CUSTODIAN
and I release you from any claim whatsoever with respect to
such property.

Description of Property:

- OK ① Brown steel framed double bed with mattress, on the upper floor.
OK ② Brown steel framed single bed with mattress, on the same floor.
3. 2 sacks of feathers hung in the entrance of the smoke house.
Not yet 4 green framed double bed with mattress, on the downstairs floor.

Original Address 417 WESTMAN ST. LADNER B.C.Date Evacuated to Vancouver APRIL 22, 1942Date Evacuated to Present Address APRIL 24, 1942Number in Family - 12 years and over 8Number in Family - 5 to 11 years old 1Number in Family - under 5 0TOTAL NUMBER IN FAMILY 9

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

APPROVED:
BRITISH COLUMBIA SECURITY COMMISSION

Per: _____

A. Maeda
Claimant Signs Here

File No. 7572

July 3rd, 1944

MEMORANDUM

To: Messrs. Carlson and Anderson

FROM: Mr. Evers

Re: JAMES J. JENNINGS (Mr.)

In case you have no copy of the inventory relative to belongings of the above named, we attach one hereto. The relative property is in course of sale, house and lot is rented at a monthly lease to A.M. Reynolds.

The iron bed and sealers have been sent to JAMES, and he asks for shipment of chinaware found in kitchen cabinet, a small stand and a large book entitled "The Lincoln Library". The washing machine is in care of Mrs. M. Williamson, Dyke Road, and the "Electrolux" with Mr. Bolton Erie, Westham Island.

JAMES is very anxious over some fragile dolls and the silver mirror, the former, on which he sets great value.

WJ/E
A:W

Check on total inventory
All out

See me ship
these
type

CHATELS BELONGING

to

MAEDA ,
Westham Rd. Ladner B.C.

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

2 Old Iron Beds.

H.M. Table.

Old Linoleum.

Medicine Cabinet (fixture.)

Signed.

Wm Anderson

Oct.17/44.

File No. 932

Date Oct. 15th. 1944

SUMMARY

Name: M. J. J. MAEDA.

Address: Westham Rd. Ladner B.C.

(1) - We have today moved to auction room at Downline & Sandel Rds. 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 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 \$ 6.50 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:
Nothing Outstanding.

The tenant gave us the following explanation:

R.M.A nderson.

529
NAME WADA (or YAMASHITA) Rokusuke. *Original list Nov 17/45*

REGISTRATION NO. 10610

FILE NO. 9832

The following chattels were sold by public

auction at Surrey, B.C. on October 27, 1944.

Wheelbarrow	1.50FE
Wheelbarrow	1.50FE
2 Barrels & can	0.50M
Cart	1.50FE
Berry cart	3.00FE
Harrow	2.50FE
Flaw (broken)	13.00FE
6 cans & iron pot	1.50M
16 flower boxes, oars	0.50M
40 Common bricks	1.25M
Shaff cutter	10.00FE
Feed boiler	2.00FE
Fish net, floats, lead line	3.50M
Table	0.50P
Clock	0.50P
4 Boxes sundries	3.25M
Kitchen table	1.00P
Chest of drawers	4.00P
Library table	4.50P
Lot of tools	3.00T
Dining suite (table, 6 chairs & buffet)	36.00F
Heater	3.00F
Basket & cabinet	0.50F
Heater	8.00 - ?
Barber chair X	21.00 -
Buggy	5.00M
Phonograph	2.50F
Range	20.00 -

Total to be carried forward:

155.00

~~Less expenses:~~

~~Net proceeds credited:~~

~~Members of Customs Staff Present.~~

~~Extracted from Auctioneering List No.~~

~~REMARKS.~~

NAME NAEDA (or YAMASHITA), Rokusuke.

*Original sent
Nov 17/48*

REGISTRATION NO. 10610

FILE NO. 9832

The following chattels were sold by public
auction at Surrey, B.C. on October 27, 1944

	Brought forward:	\$ 155.00
X Case & sterilizer		4.00 —
3 Chairs & table		2.00 F
2 Lamps		1.00 F
Basket		1.00 F
Iron bed, tools & bare		5.50 F
X 4 Cross-cut saws		3.75 —
2 Buck saws		0.75 T
Barrel harness		5.50 F-E
Gas stove		4.00 F
5 chairs		11.00 F
Mirror		13.00 —
Mirror		13.00 —
Ironing board		2.75 F

Total { Auctioneer's Fee: \$22.23
Less Expenses: { Advertising: 7.03
Moving: 52.12

\$ 222.25

\$ 81.38

\$ 140.87

Net Proceeds Credited:

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

Extracted from Auctioneering List No. Surrey 7.

Remarks.

MEMORANDUM

File No. 9832

November 27th, 1944

To: The File

From: Mr. Iverson

NAIDA, Yamashita Rokusuke
Re: Disposal of effects other than at auction

<u>Taken care of by Mr. Bolton Trim:</u>	1 Electrolux
<u>Taken care of by Mrs. Williamson:</u>	1 Electric washer
	Case of Japanese Dolls
	2 framed pictures
	Set of Books of Knowledge
	" " Encyclopedia
	Personal photographs
	Chinaware
	2 large serving trays
	Meat grinder
	Large brown bowl
	3-piece music stand
	Lincoln library

Shipments made by B.C. Security Commission June 18, & Sept. 3/43

4 crates of sealers	2 double beds & mattresses
2 thermos bottle	1 single " " "
2 lunch pails	2 sacks feathers

Private Sales:

To: B.A. Knickerbocker Dec. 16/43
1 barber chair

To: B.C. Credit Mens' Ass'n.
4 1/2 cords wood

1 Hot water tank referred to in Malda's letter of Nov. 9/44
was apparently in bad shape as it was repaired on May 2/43
Probably a fixture.

WJI:LM



MABEL D. ROKUNKE
File #832 Reg 10610
Sent from April 27th to
May 27/43

W. Reynolds
PO Box 50

EVACUATION SECTION	
Rec'd	MAY 11 1943
File No.	
Referred	Anderson

Ladner B.C.

May 8th 1943

W. R. S. Richardson
Farm Department
Royal Bank Building
Vancouver B.C.

File No. 9832

Re: Made Property

Dear Sir,

Received copies of the lease in duplicate. Before signing I would like to call your attention to the hot water tank attached to the range in kitchen. Evidently when the water was turned off at the main the water in the tank was not drained off, resulting in tank bursting, through the front. Mr. Anderson's attention was drawn to its condition and we understood that the condition of the tank would be considered.

The water was turned on a day or two ago but did not flow with the force that it should. I reported the matter at the Municipal Hall and was advised to write you ^{in that} regard as there is considerable amount of water running into the dyke from the tank.

What caused the break and how long it has
been is the present condition I cannot say. It
was not noticeable when we first heard the
rumor, naturally, because the rumor was heard

off. Will you please advise me in
regard to the above mentioned item?

I enclose money order for \$10.00 as
account of rent for the month of May.

Respectfully,
John May

Albany, N.Y.

P.S. - We would be glad to have another
copy if it is possible.
Mrs.

REAL ESTATE

$\frac{1}{2}$ of Lot 106, Group 2 417 Westham St.
Frame Building, 7 small rooms, no basement and
no sanitary arrangements in house.

(A small old building, detached, contains obsolete
wooden bathtub and closet in unsanitary condition.)

BARBER SHOP

- 2 Barber Chairs (Koken, St. Louis)
- 2 Mirrors
- 1 Centre Table 29" x 24"
- 4 Chairs
- 2 Chairs
- 1 Heater & Pipes Herald 22A
- 1 Wall Cabinet Home made - Glass Front
- 1 Antiseptic Sterilizer - drugs
- 1 Columbia Paper Towel Cabinet
- 1 Wall Shelf Fix
- 2 Spitoons
- 1 Small Red Linoleum
- 3 Hair Brushes - used
- 1 Shampoo Brush
- 17 Pkg. Selkirk paper Towels 10" x 13" x 150

HOUSE FURNISHINGS

- 1 Centre Table - Home made 14" x 14"
- 1 Library Table - Home made 40" x 26"
- 1 Bench 24" x 18"
- 10 Kitchen Chairs
- 1 Electric Washer - Improved Model #22, #72856
- 1 Kitchen Range 449-16, Clare Bros. "Magnet", for Coal or Wood.
- 1 Hot Water Tank
- 1 Wall Rack
- 3 Cross Cut Saws - old
- 1 Framed Mirror 36" x 18"
- 1 Iron Bed & Springs
- 1 Dresser - Home made - 4 Drawers 15" x 36"
- 1 Wall Cabinet - 2 Door 20" x 15"
- 1 Wall Cabinet 42" x 24"
- 1 Chair
- 1 Drop Leaf Circular Table 50"
- 2 Chairs
- 50 Jap. and Damaged Phonograph Records
- 1 Electrolux Vacuum Cleaner
- 1 Wybee Camp Stove
- 2 Window Screens
- 1 Ironing Board
- 3 Framed Pictures
- 3 Framed Pictures
- 4 Framed Pictures - Japanese
- 1 Net
- 1 Single Bed & Spring Mattress 36"
- 1 Iron Bed & Spring Mattress 4' 6"
- 1 Table - Small Home made.

I have the use of the articles listed above and will be responsible
for their safekeeping.

Witness *W. J. Anderson*

OFFICE OF THE CUSTODIAN.

Signed

W. J. Anderson
April 27/43.

HOUSE FURNISHINGS (continued)

1 Chair
1 Cabinet - Home Made, Glass Front
1 Book Case - Home made, 2 Shelves, 1 Drawer
20 Volumes - Book of Knowledge Poor Condition
9 Volumes - Encyclopedia & Gazetteer (Times Sales Co.)
9 Novels
1 Lincoln Library of Essential Information
1 Wood Bed & Spring Mattress
1 Magazine Rack - Home Made
1 Corner Table
1 Cabinet
1 Lot Dishes

TOOLS LOCATED IN OUT HOUSE

1 Crow Bar
2 Peevies
Sledge Hammer, Wedges & Tools
50 Ft. Rubber Hose
7 Dos. Sealers - Old

SUMMARY

5 Cords Cord Wood - Cut & Piled in Out Bldg.

2 wheelbarrows
2 buck saws
1 clothes line

SUMMARY

Real Estate
Barber Shop Equipment
House Furnishings
Wood
Tools

I have the use of the articles listed above and will be responsible
for their safekeeping .

Witness

OFFICE OF THE CUSTODIAN.

Signed _____

ADDRESS ALL COMMUNICATIONS TO THE ASSOCIATION

The Canadian Credit Men's Trust Association Limited



British Columbia Division

JOHN COWAN, Manager

CABLE ADDRESS: "CREDITMEN"

TELEPHONE:
PACIFIC 4821

OUR STAFFS OFFER
AND DAILY SPECIAL INFORMATION SERVICE
BEHIND YOUR BANK
AND THROUGH YOUR CHANNELS

802 WEST HASTINGS ST.

Vancouver, B.C.

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127 WEST WILKINSON ST.
TORONTO

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CHIEF MANAGER

BRANCHES AT

HALIFAX, N.S.
ST. JOHN, N.S.
MONTREAL, QUE.
TORONTO, ONT.
WINNIPEG, MAN.
REGINA, SASK.
SASKATOON, SASK.
CALGARY, ALTA.
EDMONTON, ALTA.

MANAGER:
A. D. MACQUARRIE, A.C.I.
EDMONTON, ALTA.

VIC-PRESIDENT:
F. H. FAIRMAN

CANADIAN FARMERS' TRUST CO. LTD.

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OFFICE OF THE CUSTODIAN
JAPANESE SECTION

September 11, 1942.

RECEIVED

Attention - Mr. Sheets

Office of the Custodian,
Japanese Evacuation Section,
Department of the Secretary of State,
Royal Bank Building,
VANCOUVER, B. C.

Dear Sirs:

RE - ROKUSUKE WADA, LADNER, B.C.,
Your file - No. 9832.

With further reference to your letter of 2nd inst. and our telephone conversations since that date in connection with the above, as arranged we sent our representative to Ladner to gain entrance to the premises and show the equipment, etc., to the party making inquiries regarding renting. We thought it best, while our representative was there, to take an inventory of the barber shop equipment, house furnishings, etc., and copy of this is attached for your information.

The interested party, Mr. E. Wientjes, called at this office today and we obtained from him a definite offer to rent the premises and furnishings for three months at \$15.00 per month, with the option to purchase the barbering equipment only at the end of the period, should he wish to do so at that time. Copy of his proposal is also enclosed for your inspection.

As Mr. Wientjes is anxious to have an immediate reply to his offer, we shall be glad if you will kindly give the matter your early consideration and furnish us with your instructions as soon as possible.

Yours truly,

THE CANADIAN CREDIT MEN'S TRUST ASSOCIATION LIMITED

John Cowan
Manager.

R/M

"a"

REAL ESTATE

3/4 of Lot 106 Group 2 417 Weatham St. \$ 200.
 Frame Building, 7 small rooms, no basement and
 no sanitary arrangements in house 1000.

\$ 1200.

(A small old building, detached, contains obsolete
 wooden bathtub and closet in unsanitary condition.)

BARBER SHOP

2 Barber Chairs (Koken, St. Louis)	\$ 80.	\$ 160.	1 Sold to K. B. K. 10/24/43
32 Mirrors	\$ 15.	30.	
1 Centre Table 29" x 24"		3.	
4 Chairs	\$ 1.	4.	
2 Chairs	\$ 50¢	1.	
1 Heater & Pipes Herald 22A		10.	
1 Wall Cabinet Home made - Glass Front		2.	
1 Autoclave Sterilizer - drugs		2.	
1 Columbia Paper Towel Cabinet		1.	
1 Wall Shelf Fix		1.	
2 Spitoons	\$ 50¢	1.	
1 Small End Linoleum		1.50	
3 Hair Brushes - used	\$ 50¢	1.50	AT Discarded
1 Shampoo Brush		.50	
17 Pkg. Cellulose paper Towels 10" x 13" x 150		2.38	Sold as 50¢ each
	\$ 14¢		
		<u>\$ 220.88</u>	

HOUSE FURNISHINGS

1 Centre Table - Home Made 14" x 14"		1.	
1 Library Table - Home Made 48" x 26"		5.	
1 Bench 24" x 18"		.50	N. Value
10 Kitchen Chairs	\$ 50¢	5.	
1 Electric Washer - Improved Model #22, #72856		50.	Transferred to K. B. K.
1 Kitchen Range 44" - 16, Clare Bros. "Magnet"		40.	
For Coal or Wood			
1 Hot Water Tank		15.	Fixture
1 Wall Rack		3.	
3 Cross Cut Saws - old		10.	
1 Framed Mirror 36" x 18"		5.	Barbed - AT
1 Iron Bed & Springs		5.	
1 Dresser - Home Made - 4 Drawers 15" x 36"		8.	
1 Wall Cabinet - 2 Doors 20" x 15"		1.	Not Taken - AT
1 Wall Cabinet 42" x 24"		2.	
1 Chair	\$ 75¢	.75	
1 Drop Leaf Circular Table 50"		3.	
2 Chairs	\$ 75¢	1.50	
50 Copy and Damaged Photograph Records	\$ 5¢	2.50	Sold as 50¢ each
1 Electro-Vacuum Cleaner		40.	Transferred to K. B. K.
1 Wythe Camp Stove		5.	
2 Window Screens	\$ 35¢	.70	Fixture
1 Ironing Board		2.	
3 Framed Pictures	\$ 50¢	1.50	
3 Framed Pictures	\$ 25¢	.75	Transferred to K. B. K.
4 Framed Pictures - Jap	\$ 50¢	2.	
1 Hot		5.	
1 Single Bed & Spring Mattress 36"		5.	
1 Iron Bed & Spring Mattress 4" x 6"		5.	
1 Table - Small Home Made		.50	
1 Chair		.50	
1 Cabinet - Home Made, Glass Front		1.	
1 Book Case - Home Made, 2 Shelves, 1 Drawer		5.	
20 Volumes - Book of Knowledge Poor Condition \$ 25¢		5.	
9 Volumes - Encyclopedia & Gazetteer (Times Sales Co.)	\$ 50¢	5.	
	\$ 50¢	4.50	
9 Novels		2.	
1 Lincoln Library of Essential Information		6.	N. Value
1 Wood Bed & Spring Mattress		1.	N. Value
1 Magazine Rack - Home Made		.50	
1 Corner Table		2.	
1 Cabinet		3.	
1 Lot Dishes			
		<u>\$ 263.20</u>	

TOOLS LOCATED IN OUT HOUSE

1 Crow-Bar - S	\$ 5.	
2 Sawhorses - S	9.	
Sledge Hammer, Wedges & Tools - S	8.	
50 Ft. Rubber Hose	2.	
4 Bars, Saws - Old <i>Shipped</i>	5.	
		\$ 29.

SUMMARY

3 Cords Cord Wood - Out & Piled in Out Bldg.	30.	6/1 1/2 CCM Asc. N. 11/1/43
• \$6.00		\$ 30.

SUMMARY

Real Estate	\$ 1200.00
Barber Shop Equipment	220.88
House Furnishings	263.20
Wood	30.00
Tools	29.00
	\$ 1743.08

S. sold to Tenant - 15/10/44 - Appraised by T.W. Trapp.

S. sold by Auction - 27/10/44 -

Surrey T.

D. D. ...

9832

19th November, 1945.

Mr. Rokusuke MAEDA,
Registration No. 10610,
Box 39,
Turin, Alberta.

Dear Sir:

We wish to acknowledge your letter of the 7th November, and are attaching hereto details of the sale of all chattels sold under your account.

It is noted on your file that your Electrolux was given to the care of Mrs. B. Trim, while the following items were given by you to the care of Mrs. Mary Williamsons:-

1 Electric washer
Case of Japanese dolls
2 Framed pictures
Set of Books of Knowledge
Set of Encyclopedia
Personal photographs
Chinaware
2 large serving trays
Meat Grinder
Large Brown bowl
3-piece music stand
Lincoln library.

A small quantity of articles were left on your property as having no sale value. They were two iron beds, a home made table, some old linoleum and a medicine cabinet. The hot water tank was left on the property as a fixture.

The net proceeds from the sale of your chattels have been credited to your account here, and it would appear that together with the items shipped to you, your effects are very well accounted for.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

Encl. (1)

January 11th, 1943

Re: R. Maeda - File No. 9832

To sale of $4\frac{1}{2}$ cords of wood @ \$6.00	\$ 27.00
Less long distance telephone call to Ladner	<u>.20</u>
	<u>\$ 26.80</u>

The Canadian Credit Men's Trust Association Limited

Vancouver, B. C.,

E. R. BELL

NOTARY PUBLIC
INSURANCE
REAL ESTATE

EVACUATION SECTION

Rec'd DEC 18 1943

File No.

Ans.

Referred

P. O. BOX 55.

LADNER, B.C.

December 16, 1943.

The Custodian of Enemy Property,
Japanese Evacuation Section,
605 Royal Bank Building,
Vancouver, B.C.

Your File No. 9832.
Refer to Mr. H. F. Green.

Dear Sir:-

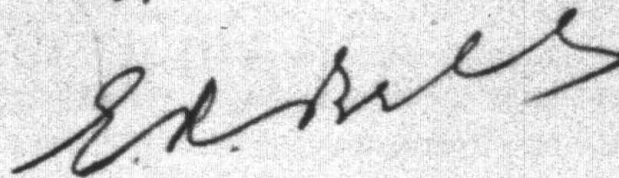
Re. Rokusuke MAEDA.

10610

With reference to your letter of May 26th, 1943 addressed to Mr. B. A. Knickerbocker in regard to the sale of a barber chair to him, at his request I now forward to you herewith his cheque for \$100.00 in payment of the said barber chair.

Kindly arrange to have the chair released to him and oblige.

Yours truly,



returned

CHATELS BELONGING

to

MAEDA, or YAMASHITA, Rokusuke, #10610 -
Westham Rd., Ladner B. C.

Sold to tenant, Mr. Reynolds.

1 H.M. Library Table	3.00
1 Old Center Table	2.00
2 Old Chairs	1.50
	<u>\$ 6.50</u>

Less Appraisal Fee

.65
<u>\$ 5.85</u>
<u><u> </u></u>

" Considered a just and fair appraisal as made by me
this 15th day of October 1944. "

Signed.

TRAPP MOTORS, LTD.

J. W. Trapp

Witness.

V. M. Anderson

*Approved by R.A.C.
12/2/45*

MEMORANDUM RE SALE OF CHATTELS

(Apart from Auction Sales)

FILE NO: 9832

NAME: MANDA or KAWASHITA Rokusuke

DATE ADVERTISED:
(or other information)

APPRAISER'S NAME: Trapp Motors Ltd.

VALUATION: \$6.50

PURCHASE PRICE: \$6.50

COMMITTEE'S APPROVAL: February 13, 1945.

PURCHASER'S FULL NAME: Mr. Reynolds

ADDRESS: Ladner, B.C.

OCCUPATION:

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

ENCUMBRANCES, IF ANY: Nil

LIST OF CHATTELS SOLD:	1 H.M. Library Table	\$3.00
	1 Old center Table	2.00
	2 Old chairs	1.50
		\$6.50

File No. 9832
Reg. No. 10610.

Rokusuke MAEDA

Statement of Account

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942	October 7 November 2	Fire Insurance premium Cash from you 1942 taxes		
		23.88 18.45	18.45	
1943	January 13	4 1/2 cords wood sold Land Registry Office - Certificate of Encumbrance Freight charges 1943 taxes Fire Insurance premium Sale of barber chair Rents collected Apr 27 - Dec. 31 Repairs		
		1.00 9.89 18.45 23.88 8.00 100.00	26.80 100.00 80.00	
1944	April 12 May 18 June 16 December 12 16	Cheque to you Rents - January to May Balance rent to date Credit re Sale of Property Net proceeds Auction sale, Surrey 17 By A.W. Reynolds, purchase household goods & sundry chattels Less Appraisal fee		
		.65 800.00 71.14	50.00 5.34 647.38 140.87 6.50	
1946	February 2	Cheque to you		
1947	June 6	Cheque to you		
		\$1075.34	\$1075.34	-
				<u>Nil</u>

/js
May 7th, 1948.

Debitante NADA

File No. 9832
Reg. No. 10610

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 October 7	Fire Insurance premium	\$ 23.88		
November 2	Cash from you 1942 taxes	18.45	18.45	
1943 January 13	4 1/2 cords wood sold Land Registry Office - Certificate of Encumbrance	1.00	26.80	
July 5	Freight charges	9.89		
September 10	1943 taxes	18.45		
September 26	Fire Insurance premium	23.88		
December 20	Sale of barber chair Rents collected April 27 - Dec. 31 Repairs	8.00	100.00 80.00	
1944 April 12	Cheque to you	100.00		
May 18	Rents - January to May		50.00	
June 16	Balance rent to date		5.34	
	Credit re Sale of Property		647.38	
		<u>\$ 203.55</u>	<u>\$ 927.97</u>	

GR 724.42

Defence Brief

LETHBRIDGE
4 Aug. 48

Rokusuke MAEDA

File No. 9832

Case No. 529

REAL PROPERTY CLAIM

<u>1. Real Property Claim</u>	<u>Appraised at</u>	<u>Sold for</u>
\$3600.00	\$300.00	\$700.00

Witness: W.H. Ansell, Appraiser.

Ex. 1 - Real Estate Statement
Ex. 2 - Deed of Land.
Ex. 3 & 4 - Photos.

Sold for fair market value.

PERSONAL PROPERTY CLAIM

2. Chattel Claim

\$338.00

(a) Goods valued by claimant at \$333.00 Sold at auction for \$82.75

Witness: Trapp Motors, Auctioneer.
R. M. Anderson, attended sale.

(b) Goods valued at \$5.00 Lost destroyed or stolen.

R. M. Anderson inventoried but missing
when goods removed to auction.

Hose about 6 months old, claiming
price paid new for it.

.....
Ex. 5 - Chattel statement.
Ex. 6 - Analysis p.p. claim.
Ex. 7 - Photo. barber chair.

Trans. 5 line 7 et seq. Claimant says
both barber chairs were exactly alike
and in equally good condition. 1 sold
by private sale for 100.00, the other
by auction for only 25.00.

Submission: Chattels that were sold, were sold for their fair
value and that the hose was apparently lost or
stolen and the claim for 5.00 for the same is
exorbitant.

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR JUDGE R.M. EDMANSON, SUB-COMMISSIONER).

10

Lethbridge, Alberta,
August 4th, 1948.

IN THE MATTER OF THE CLAIM OF
ROKUSUKE MAEDA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

G.E.A. RICE, Esq., K.C.,

appearing for the
Dominion Government.

W.E. HUCKVALE, Esq.,

appearing for the
Claimant.

MISS LILLIE THOMAS,

Secretary.

D.J. HANDFORD, Esq.,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

20

R. Maeda,
Ex Chief.

THE SECRETARY: Case No. 529, Rokusuke Maeda.

ROKUSUKE MAEDA, the claimant herein,
being first duly sworn, testified
through the interpreter as follows:

DIRECT EXAMINATION BY MR. HUCKVALE:

Q Mr. Maeda, you claim with respect to some property
that you used as a barber shop and a dwelling
house; is that correct?

A Yes.

10 Q And with respect to that real estate I want you to
look at that form (indicating).

A Yes.

Q Have you read that form over?

A Yes.

Q And have you signed it? A Yes.

Q And are the contents of it true according to the best
of your knowledge, information and belief?

A Yes.

MR. HUCKVALE: I tender that, sir.

20 (STATEMENT MARKED EXHIBIT NO. 1).

MR. HUCKVALE: I have here the deed to that property which
shows the purchase price as stated in the form.

If my friend wants to examine it, he may.

MR. RICE: What is this, a copy of the deed?

MR. HUCKVALE: Yes.

MR. RICE: Did he have it registered?

MR. HUCKVALE: He had it registered. He got his title.
Do you want to see his title?

MR. RICE: The title will have it, it is what we should
30 have.

MR. HUCKVALE: The deed shows what he paid for it,
the title doesn't.

MR. RICH: The deed shows the consideration but it
doesn't show he paid for it.

MR. HUCKVALE: All right, I will tender it, sir, but I
didn't want to clutter up the record.

(DEED OF LAND MARKED EXHIBIT NO. 2).

MR. HUCKVALE: Q: Now, I want to show you a picture,

10 Mr. Maeda. Will you take a look at that (indicating)
and tell me what it is a picture of?

A This is my barber shop, poolroom and residence.

Q And when was the picture taken?

A 1938.

MR. HUCKVALE: I will tender that, sir.

(PHOTOGRAPH MARKED EXHIBIT NO. 3).

MR. HUCKVALE: Q: Did you have a garden?

A Yes.

Q What shape was your garden in at the time you left?

20 A The garden which was enough to support my family
in vegetables for a whole year and some fruit
trees were all in good condition when I left.

Q I want to show you that picture (indicating), and
will you tell me what it is a picture of?

A This is the western portion of my garden close to
the highway showing some chrysanthemums.

Q And is that at the rear of the property of the
house?

A: It is on the west
side of the house close to the highway.

Q And what year was that picture taken in, do you
30 know?

A: About two or three

years before I was evacuated.

MR. HUCKVALE: I tender that, sir.

(PHOTOGRAPH MARKED EXHIBIT NO. 4).

MR. HUCKVALE: Q: Now, Mr. Maeda, you also claim with respect to certain chattels that were left behind when you were evacuated?

A: Yes.

Q: And with respect to those chattels I want you to look at that form (indicating).

10 A: Yes.

Q: Have you read that form over?

A: Yes.

Q: And have you signed it? A: Yes.

Q: And are the particulars in that form true to the best of your knowledge and belief?

A: Yes.

MR. HUCKVALE: I tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 5).

MR. HUCKVALE: Perhaps my friend would file his analysis of personal property now.

20

(ANALYSIS MARKED EXHIBIT NO. 6).

MR. HUCKVALE: Q: I want to show you another picture, Mr. Maeda, and ask you to tell me what it is a picture of? A: This is the interior of my barber shop.

Q: And what is the object in the centre of the picture?

A: That is the barber chair.

Q: Is that the barber's chair with respect to which you are making a claim?

30 A: This is the same chair that is being claimed for.

Q And when was that picture taken so far as you
can remember? A: About four
or five years before I was evacuated.

MR. HUCKVALE: I tender that, sir, as showing the chair
and the interior of the barber shop.

(PHOTOGRAPH MARKED EXHIBIT NO. 7).

10 MR. HUCKVALE: Q: Now, Mr. Maeda, the analysis of
personal property shows that one barber chair
was sold by the Custodian for \$100.00; do you
remember that? A: I sold one
chair for \$100.00, and the other one, I think,
was sold at auction for \$25.00.

Q What I am getting at is this: Were these chairs
different or were they exactly the same?

A They were exactly the same kind of a chair bought
the same year.

Q And were they in exactly the same condition when
you left? A: Yes, they
were in the same condition, both in good condition.

20 Q Would you answer my friend, please?

MR. RICE: I am submitting, your Honour, that the land
was sold for its fair value. I am submitting
that the chattels that were sold were sold for
their fair value and that the hose was apparently
lost or stolen and the claim for \$5.00 for the
same is exorbitant.

CROSS-EXAMINATION BY MR. RICE:

30 Q How old was that hose? A: The
garden hose?

Q Yes. A: It was new. I had only just bought it.

Q How much did you pay for it?

A 10 cents a foot.

Q You are claiming its full value. How long did you have it?

A: About six months or something like that.

Q About six months or something like that and you claim its full value?

A: Yes.

10 MR. RICE: I wish to tender as an exhibit, your Honour, an appraisal by William H. Ansell made on this property on April 25th, 1944, and I would point out that Mr. Ansell remarks, "This house is a frame structure, outside walls of shiplap and shingled and lined inside with V-joint. There are three rooms and pantry on the ground floor and three rooms upstairs. Floor upstairs is 1 x 12 lumber and ground floor 1 x 4 flooring. Tenants complain of roof leaking. There is cold water in the house. The land is approximately 40 x 60. Very wet and poor location. Value of house estimated \$250.00, lot value \$50.00, total value \$300.00".

(APPRAISAL MARKED EXHIBIT NO. 6).

THE SUB-COMMISSIONER: What date is that valuation?

MR. HUCKVALE: 1944, sir.

MR. RICE: I further point out that the assessed value of this land was \$200.00 and the improvements \$1400.00, and the place was sold for \$700.00.

30 THE SUB-COMMISSIONER: Are you admitting the assessments,

Mr. Huckvale?

MR. HUCKVALE: I don't think I have a copy of that, but I am sure if my learned friend has the assessment notice that that is correct.

THE SUB-COMMISSIONER: Well I am just wondering if you wanted them put in or anything like that.

MR. RICE: I won't bother putting it in; it is a matter of reference. That is all I have.

10 THE SUB-COMMISSIONER: The original claim refers to Lot 106, Block 2, District of New Westminster, and this valuation has a reference to Lot "U", Block 106, Group 2, Sketch 4693.

MR. HUCKVALE: I think the deed will clear that up very quickly, sir. The deed is in, and if necessary I will put the title in.

THE SUB-COMMISSIONER: Well, maybe it should be cleared up.

20 MR. HUCKVALE: I would think from the valuation, sir, that probably the appraiser looked at the wrong land.

THE SUB-COMMISSIONER: The deed itself refers to Lot 106, Group 2, and then it gives a detailed description.

MR. HUCKVALE: It is Group 2 or Lot 2, and I have no doubt that the appraiser looked at the wrong land.

MR. RICE: There is a proper legal description on the appraiser's statement.

30 MR. SHEARS: The claim has not as full a description as the deed, but it is the same property except

that the claimant doesn't mention the letter "U"
or the sketch, but it is .288 acres and it is
in the District of New Westminster, the Municipality
of Delta.

10 THE SUB-COMMISSIONER: As far as I am concerned, I do
not know whether it is the same property or not
and I take it it will be up to Mr. Justice Bird
to decide whether he wants to take the statement
with regard to that, or require some person to
appear before him. I do not know.

Does that show the number 4693, Delta Municipality,
Lot "U", Block 106, Group 2?

MR. RICE: Yes.

THE SUB-COMMISSIONER: If this deed is in, that will
identify it, or the title is in, and that will
confirm the description.

MR. RICE: I think it is the same property.

20 MR. HUCKVALER: I will make a bargain with my friend; if
he will admit the deed with regard to the purchase
price of the land, I will put the title in.

MR. RICE: I don't see why the witness can't answer
my learned friend with regard to the question
as to what he paid for it. We are certainly bound
by it as we have no other evidence one way or
the other.

THE SUB-COMMISSIONER: It seems to me that it is some-
thing that both of you should admit.

30 MR. RICE: A person can claim or agree to pay \$300.00
for a thing and only pay \$100.00, and that is
being done right here now right along. That is the

9
R. Maeda,
Discussion.

only reason why I threw it back at my learned friend. The deed says that the consideration is \$300.00.

MR. HUCKVALE: And it shows on the real property form that he swears as being correct.

THE SUB-COMMISSIONER: All right, it is up to you people. Is that all, Mr. Rice?

MR. RICE: Yes.

MR. HUCKVALE: Thank you, Mr. Maeda.

10

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify the foregoing to be a true and accurate transcript of the proceedings herein.

S. H. Howard
"S. H. HOWARD"
OFFICIAL REPORTER.

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30

Name of Claimant

MAEDA, Yamashita Rokuo

Case 522

Custodian File

9832

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total Award 125% of all Sale Prices: % of Amount Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices: % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
		700.00								700.00 ✓
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
MISCELLANEOUS CHATELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
210.00	61.75	10.62	28.32%	45.00	12.74					
							77.00 ✓			
							51.26 ✓			
TOTAL RECOMMENDATION							610.26 ✓			

October 10th, 1950.

Mr. Yamashita Rokusuke MAEDA,
Turin, Alberta.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 529

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$810.26.

Cheque for \$795.54 is enclosed herein, and the sum of \$14.72 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears,
Director.

FOS/js
1 encl.

CLAIM NO. 529 - Rokusuke MAEDA

This claim is made in respect to a parcel of land in the Village of Ladner, on which a barber shop and dwelling were erected. The parcel contained .238 acre. It was assessed at \$1400.00, appraised by William Ansell in April 1944 at \$300.00, and sold in June 1944 at \$700.00, there having been 3 bids of \$400.00, \$500.00 and \$700.00 respectively.

When the claim was first heard I asked Counsel to endeavor to obtain a further valuation, and have received a report under date of February 2nd 1940 from E.R. Bell, which is not very helpful, although it does serve to confirm that a considerable part of the land other than that on which the buildings stand was taken up by dyke and ditches.

The claimant, in a letter to the Custodian under date of February 7th 1943, acknowledged "that the house needs much repairing".

On the hearing which took place before me on February 3rd 1950, I directed Counsel to obtain further information on values, and now have a report (marked as Exhibit 11) under date of February 23rd 1950 from one S. C. Corey, who is presently engaged in the real estate business in Ladner, but was not so engaged at the date of the sale of this property in June 1944, although he is a long-time resident of that community, his valuation being \$3000.00. This estimate I find unconvincing, although it strongly supports the conclusion that fair market value was not realized by the Custodian.

In the circumstances I am disposed to accept as fair market value the assessed value placed thereon by the

Municipal Assessor, i.e. \$1400.00.

I THEREFORE RECOMMEND payment to the claimant of the difference between the sale price and \$1400.00, being \$700.00, in lieu of other recommendation.

H. I. BIRD

Commissioner.

March 2nd 1950.