

105'24

REAL ESTATE

PORT MOODY
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE No. 10524

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: MAEDA Haruo
HOME ADDRESS: Cor. Henry & Grant Sts., Port Moody, B. C.
REGISTRATION NUMBER 11087 SEX: male AGE: 26
OCCUPATION: radio technician

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

EMPLOYER: self.

MARRIED? no

NAME OF WIFE OR HUSBAND: ---

ADDRESS OF WIFE OR HUSBAND: ---

NAMES OF ANY LIVING CHILDREN: none

ADDRESS OF CHILDREN: ---

AGE OF CHILDREN: ---

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

1. LOCATION AND DESCRIPTION: In the City of Port Moody--
Lot 3, block 10 of lot 201, group 1, map 72. New Westminster

R {also Jansaku & Haruo Maeda, Lot 30/42/196.
[no jap interest]

2. BUILDINGS AND OTHER IMPROVEMENTS: Store divided into 2 stores.

3. INSURANCE (Give particulars; state where policies are) OHIO FARMERS INS. CO. LEROY OHIO.
(Blane Fullerton & White 821 W. Hastings agent. \$1000.00 Plate glass policy with same firm for 2 front plates. Pol. #30721.

4. TAXES (Amount and where payable) Unpaid as yet--to Port Moody, (recently purchased)

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

6. OCCUPANCY AND LEASES (If vacant so state) West 1/2 of store leased to May Lowe of Port Moody for 3 months and thereafter for 6 months. at \$15.00 per month.

East 1/2 of store leased to Norman Benson of Port Moody, for 3 months for \$15.00 per month as per lease. (Burgular alarm system being installed by Norman Benson is to remain his property and may be removed by him at any

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. Land Reg. Office-New Westminster

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. Gro. Henry & Grant St., Port Moody, B. C.

2. LANDLORD'S NAME AND ADDRESS. Brother--same address

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:

none

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

none

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

CLAIM ON ANY SUCH PROPERTY

none

4. INSURANCE CARRIED ON ABOVE PROPERTY: See page 1

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

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
none

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
none

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: Sun Life Assurance Co. of Canada, Vancouver Branch
\$1000.00 Beneficiary--father. Policy at home.

10. INTEREST IN ANY ESTATES OR TRUSTS: none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none

2. TRADE DEBTS: none

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

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

Dated this 9th day of June 1942.

(Signature)

H. Maeda

W. J. Williams
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date August 6, 1943.

Full Name MAEDA, Haruo
(Surname in Block Letters)

Registration No. 11087

^x
Male - Female
(check)

Age April 3, 1916.

Former Address P. O. Box 14, Port Moody, B. C.

Date Evacuated August 15, 1942.

Naturalized - Canadian-Born - National
(check)

Present Address #14, 2nd Avenue, 96 St. Joseph's Street, 57 Albert Avenue,
Bay Fern, Toronto, Ontario. Mimico, ONTARIO.
Slocan City, B.C. (Lettr. Dec. 27/43) (R.C.M.P. Aug. 14/46)
(lettr. rec. May 20/43)

^x
Married - Single
(check)

Name of Wife _____

Name of Husband _____

nee
Name of Mother (KOBAYASHI) Riye #11069

Name of Father Junsaku #11068

Names of Children under 16 _____

Our File No. 10524

Registered with Custodian Yes
(yes or no)

Requested By Violet Scott

Additional Information One lot and one shop (In course of construction-address as
Driving license No. 213198.
above) One car in joint names of himself and brother. One lot and one house at 613
Powell St., City, jointly with his father. (Sold prior to Evacuation). Radio Technician.

REAL PROPERTY SUMMARY

Catalogue No. 717

File No. 10524

Japanese Name: (Mr) Haruo MAEDA

Reg. No. 11087

Civic Address: St. Johns Street, Port Moody, B. C.

Legal Description: Lot 3, Block 10 of Lot 201, Group 1, Map 72, City of Port Moody in the District of New Westminster.

Classification: building (2 stores)

S O L D

Registered in the name of: Haruo Maeda

State of Title: Clear

Sold to: Mrs. Ruby Mae Darney, housewife, 2501 St. Johns Street, Port Moody, B. C., for \$1,500.00 (cash) as at September 23, 1944.

Title delivered to purchaser on March 2, 1945, according to notation on control receipt on file.

Funds derived from above sale released to credit of Haruo Maeda, Registration No. 11087, File No. 10524, on January 24, 1945.

Insurance: Transferred to purchaser.

Chattels: Not involved.

ADMINISTRATION:

Mr. Haruo Maeda, in his JP Form dated June 9, 1942, declared owning the following: "In the City of Port Moody--Lot 3, block 10 of Lot 201, Group 1, Map 72 New Westminster" with "store divided into 2 stores."

"West $\frac{1}{2}$ of store leased to May Lowe of Port Moody for 3 months and thereafter for 6 months at \$15.00 per month. East $\frac{1}{2}$ of store leased to Norman Benson of Port Moody for 3 months for \$15.00 per month as per lease. (Burglar alarm system being installed by Norman Benson is to remain his property and may be removed by him at any time.)"

F. H. Coulthard of Messrs. Coulthard, Sutherland & Co. Ltd., investigated Haruo Maeda's affairs and the following is a brief summary of his undated report received by us on June 23, 1942: (1) Lot 3, Blk. 10 of Lot 201, Gp. 1, Map 72, District of New Westminster, which is on the main highway leading from Port Moody, B. C. (2) One building divided into two stores. (3) No Inventory. (4) \$1,000.00 Insurance on building and Plate Glass Policy. (5) (a) East $\frac{1}{2}$ of store leased to N. Benson, radio technician. (b) West $\frac{1}{2}$ of store leased to May Lowe, ladies ready-to-wear. (c) Both rents, \$15.00 per month (agreements on file). (d) Mr. Maeda collected rents to end of June 1942. (6) Mr. Maeda's affairs appeared to be in excellent condition.

Messrs. Coulthard, Sutherland & Co. Ltd., were appointed to act as our agents for the above property on June 26, 1942, and continued to collect rentals and pay incidental expenses until same was sold. Annual real property taxes were paid by our office from rents received.

P.T.O.

REAL PROPERTY SUMMARY CONTINUED

(2)

Receipts from rentals were sufficient to carry this property and remittances for maintenance were made from time to time to this Evacuee, at his request.

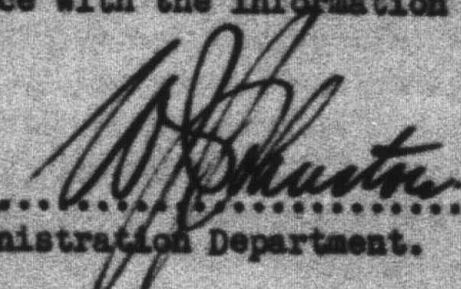
Mr. Norman Benson remained as tenant of the east half of the building until the premises were sold. May Lowe, however, vacated the west half of the store at the end of July 1943, and same remained vacant until it was rented to Messrs. Walker and Dragan at the same rental as from June 1, 1944. The last-mentioned remained as tenants until August 31, 1944.

The burglar alarm system installed by Mr. Norman Benson in the premises occupied by him was covered by an agreement with Mr. Maeda which stated that he could remove same at any time. The purchaser of the property was notified to this effect.

Deed of Land in favour of the purchaser, Mrs. Ruby Mae Darney, was registered at the Land Registry Office in New Westminster, B. C., under date of November 21, 1944, and numbered 180429E.

Completed statement was sent to Mr. Maeda with our letter dated April 13, 1945, and, in acknowledging receipt of same, he requested that the full amount of his account be sent to him immediately. Our cheque covering all funds on hand went forward to him with our letter of May 5, 1945.

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


.....
Administration Department.

WJJ/HMS
November 22, 1946.

11087		NAME MAEDA Haruo				FILE NO. 10524	
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY	
			MONTH	DAY	YEAR		
A. C. Plate Glass Insurance Company	<i>Renewed by 32903 - 11/11/44</i> 30721	\$	July	5	44	Glass in premises at North side St. John St., Port Moody, B. C.	
Ohio Farmers Insurance Company	<i>Renewed by 210426 - 28/7/44</i> B.C. 23110	\$2000.00	July	28	44	N. side St. John St. on E. 7, B. 10, B. L. 201, Port Moody B. C.	
B.C. Plate Glass Insurance Company	<i>Transferred to new owner - 32903 - 28/11/44</i> 32903	Pl. Glass	July	5	1947	N. side of St. John Street, Port Moody, B.C.	
North West Fire Insurance Company	<i>Transferred to new owner - 28/11/44</i> 210426	\$1,000.	July	28	1945	St. 3, Bk. 10 of St. 201, Op. 1, N. side of St. John St., Port Moody, B.C.	

Mr. Haruo Maeda declared the following in his JP Form dated June 9, 1942: "Ohio Farmers Ins. Co. Leroy Ohio (Blane, Fullerton & White, 821 W. Hastings agent. \$1,000.00. Plate glass Policy with same firm for 2 front plates. Pol.#30721."

Blane, Fullerton & White Ltd., forwarded to this Office with their letter dated February 25, 1943, Policy Nos. 23110 and 30721 with endorsements attached changing the name of the assured to the Secretary of State of Canada, acting in his capacity as Custodian.

In June 1944, Blane, Fullerton & White Ltd., forwarded to this Office, policies renewing the above-mentioned. However, same were returned for cancellation as Coulthard, Sutherland & Co. Ltd., our agents in connection with this property, had been assigned by us to take care of the renewals.

Policy No. 23110 covered for a total of \$2,000.00 - \$1,000.00 on building and \$750.00 on Store and Office Furniture and Fixtures and \$250.00 on Stock. Messrs. Coulthard, Sutherland & Co. Ltd., advised us in letter dated July 6, 1944 that this policy should only be renewed for \$1,000.00 on the building as other articles were no longer in the building.

Policy No. 30721 expired on July 5, 1944, and was renewed by B. C. Plate Glass Policy No. 32903 covering the glass in the building on St. Johns Street, Port Moody, B. C. Premium amounting to \$7.75 was paid from Haruo MAEDA's account No. 10524 in this Office.

Policy No. 23110 expired on July 28, 1944, and was renewed by North West Fire Ins. Co. Policy No. 210426 in the amount of \$1,000.00 covering the building situate on Haruo Maeda's property on St. Johns Street, Port Moody, B. C. Premium amounting to \$18.10 was paid from account No. 10524 in this Office.

P.T.O.

File No. 10524

November 22, 1946.

PERSONAL PROPERTY MEMORANDUM

Re: Haruo MAEDA (Mr)
Registration No. 11087

Chattels: No chattels, store fixtures or equipment were declared by Mr. Maeda in his JP Form and if he did own any, they must have been disposed of before Evacuation:

Life Insurance: Mr. Maeda, in his JP Form declared the following:

"Sun Life Assurance Co. of Canada, Vancouver Branch \$1,000.00.
Beneficiary - father. Policy at home."

Mr. Maeda requested us to pay the premiums on the above Policy but we ascertained from the Assurance Co. that premium arrears amounted to \$298.50 and a loan of \$201.10 was owing as at November 17, 1943. As sufficient funds were not available from rents received it was impossible for us to make any payments on account of same. Further, in a letter dated December 27, 1943, Mr. Maeda stated that if and when his property was sold he wanted the proceeds received to be held intact in our office. For this reason, premiums on Life Insurance were not paid when funds were available.

NO PROPERTY INTERESTS, OTHER THAN THE ABOVE-MENTIONED APPEAR ON THIS FILE.

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

.....
Administration Department.

WJJ/HMS

File No. 10524

November 22, 1946.

SPECIFIED ARTICLES SUMMARY

Re: (Mr) Haruo MAEDA
Registration No. 11087

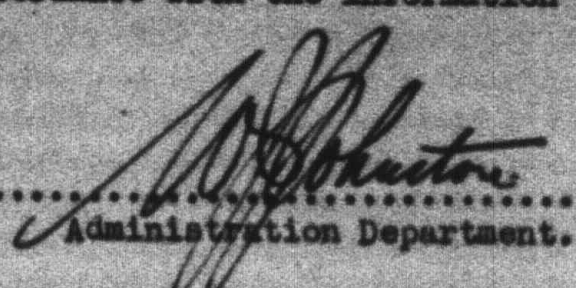
Haruo Maeda and his brother Masao Maeda, Registration No. 11067, File No. 10525, jointly owned one 1937 Chevrolet Sedan Delivery Truck although neither of them declared owning such a vehicle in their JP Forms dated June 9, 1942.

The above truck was sold on October 27, 1942, to B. Ferguson for the sum of \$325.00 and after payment of a lien in the amount of \$30.80 held by Traders Finance Corporation Limited, the net proceeds were credited to the Joint account, Nos. 10524 and 10525.

Due to difficulties in transferring title to Mr. Ferguson we could not deliver the truck to him immediately and as he could not wait any longer we refunded his money to him on October 31, 1942.

We then sold the truck to Mr. Roswit of Port Moody for \$325.00 on December 28, 1942. Funds were credited to Joint Account No. 10524 and 10525 and the net proceeds were forwarded to Masao and Haruo Maeda on a 50 - 50 basis.

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


.....
Administration Department.

WJJ/HMS

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Haruo Maeda

File No. 10524

*Ray Farms
Gleason R.C.*

Reg. No. 11087

Company Sun Life

Agency Vancouver

Policy No. 892155

Premium - \$40.35

\$1000 policy.

Payable: ^XAnnually, Semi-annually or monthly

Month October Day 1

REMARKS:

7 Nov. 17-43
Premium arrears 298.50
Loan 201.10

Nothing pd. since 1943

Letter sent 30/8/43

10524

November 22, 1946.

Mr. Haruo MAEDA,
Registration No. 11087,
57 Albert Avenue,
Mimico, ONTARIO.

Dear Sir:

We are enclosing herewith our cheque for the sum
of \$1.25, which represents the total amount at credit in
your account with the Custodian.

Kindly acknowledge receipt of this remittance at
your early convenience.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ/MBAS
Enc.

10524

May 5th 1945.

Mr. Marcus SAEDA,
Registration No. 11087,
96 St. Joseph Street,
Toronto, Ontario.

Dear Sir:

Re: Lot 3, Blk. 10, of Lot 301,
Sp. 1, Map 72 City of Port Moody
St. John Street.

We are in receipt of your letter of the 27th ultimo, and in accordance with your request for funds we are enclosing herewith our cheque for the sum of \$1,482.51, which represents the full amount of your account with the Custodian.

We note your remarks regarding the burglar alarm system which belonged to Mr. Norman Benson and we wish to advise you that this matter was attended to by us.

Kindly acknowledge receipt of our cheque, and oblige.

Yours truly,

W. J. Johnston,
Administration Department.

WJ/MSB
Enc.

EVACUATION SECTION	
Rec'd	MAY 2 1945
File No.	10524/5
Ans.	689
Referred	<i>[Signature]</i>

MARUO MAEDA #11087

MASAO MAEDA #11067

96 St. Joseph St.,

Toronto, Ont.,

April 27, 1945.

FILE NO. 10524

FILE NO. 10525

Mr. W.J. Johnston,
Administration Dept.,
Dept. of The Secretary of State,
Vancouver, B.C.

Dear Sir:

I received your notification of the sale of our store and house in Port Moody dated April 13, 1945. The description follows:

Catalogue No. 717 St. John St. Port Moody 3/10/201/72
Catalogue No. 719 Grant & Henry " " 7/23/201/72

There was no mention of the goods stored at the house and I would appreciate it if you would let us know. Also at the store the burglar system belonged to Mr. Norman Benson and he has a note to that effect.

As I wrote before we have had quite a bit of sickness in our family with its accompanying financial needs. Therefore we would greatly appreciate it if you could forward the full amount of our account to us immediately.

Thanking you in advance,

Yours truly,

M. Maeda
M. Maeda

*No claims on file.
Purchaser notified re Burglar Alarm.*

10524

April 13th 1945.

Mr. Haruo NAKADA,
Registration No. 11067,
96 St. Joseph Street,
Toronto, Ontario.

Dear Sir:

Re: Catalogue No. 717,
St. Johns Street,
Port Moody,
3/10/231/72.

Please be informed that the above property has been sold as of September 23rd 1944, for the sum of \$1,500.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

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

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

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/HMS
Encl. (2)
c.c. B. C. Security Commission.

STATEMENT RE SALE OF:

Catalogue No: 717

Street Address: Port Moody, B.C.

Legal Description: 3/10/201/72

Name: MAEDA, Haruo.

File No: 10524

Reg. No. 11087

Date of Sale and Adjustments September 23, 1944.

Sale Price \$ 1500.00

Real Estate Agents Commission \$ 75.00

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

Encumbrances:

~~UNPAID TAXES~~

~~MORTGAGES~~

~~REVENUE AS TAXES~~

~~OTHER CHARGES~~

Adjustments:

Fire Insurance (7.18

Taxes (15.28

Water 13.29

86.50

86.50 \$ 1536.08

Net Proceeds credited to your account 1449.58

Date:..... April 5, 1945.

Compiled by:..... George Peters.

Mario MARRA

	<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942	September 3	Taxes	\$ 53.90		
	December 16	Rents collected - 6 months @ \$30.00	1.60	180.00	
		Repairs	12.00		
		Agent's commission	6.75		
		Water	1.00		
1943	February 10	Land Registry Office - Certificate of Encumbrance	175.00		
	June 14	Cheque to you	49.00		
	June 24	1943 taxes	15.00		
	October 16	Cheque to you		285.00	
	December 16	Rents collected - 7 months @ \$30.00 and 5 mos-\$15.00	19.00		
		Agent's commission	16.75		
		Water rates	6.95		
		Repairs	49.00		
1944	June 13	Taxes	25.85		
	July 25	Insurance premium		165.00	
	September 15	Rents collected	11.00		
		Commission	13.75		
		Water		9.48	
	September 23	Balance rents to date (nett)		1,449.58	
		Credit re Sale of Property	150.00		
1945	January 15	Cheque to you			
			\$ 606.55	\$2,089.06	

CR \$ 1,482.51

Catalogue No. 717
File No. 10524
St. Johns Street
Port Moody, B. C.
3/10/201/72
Certificate of Title No. 180429-E

Control of property covered by Certificate of Title No. 180429-E and described
above is by me hereby acknowledged and I agree that all adjustments and incidents
connected with the sale to me of this property have been settled.

Dated at Vancouver this 2nd day of March 1945.

R M Darnley

Return to the Custodian

Certificate of Title was
also delivered on March 2/45

L. Linsky.

with insurance policies.

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

Dear Sirs:-

Re: St. Johns St. Port Moody

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

Yours faithfully,

R. M. Damp Signed

Return to the Custodian

10524

February 28, 1945.

Mrs. Ruby M. Darney,
2501 St. Johns Street,
Port Moody, B. C.

Dear Madam:

Re: Catalogue No. 717
St. Johns Street
Port Moody, B. C.
3/10/201/72

Please refer to our letter dated January 19, 1945. Kindly forward us a cheque for \$12.06 representing closing adjustments on sale to you of the above described property as soon as possible upon receipt of which certificate of title will be mailed to you immediately.

Please return to us at the same time control receipt sent with our letter of January 19th duly signed together with chattel release in order that if there should be any hidden Japanese effects discovered on the premises at a later date, these may be removed by the Custodian.

Yours truly,

George Peters,
Administration Department.

GP:MA

City of Port Moody

CITY HALL
Port Moody, B.C.

February 9th 1945

George Peters Esq
Department of Secretary of State,
Office of Custodian,
Vancouver B.C.

EVACUATION SECTION	
Rec'd	FEB 10 1945
File No.	10524
Ans.	
Referred	Peters

Dear Sir:

Re File No. 10524

Mrs. Darney has asked me to write you regarding the insurance on the building recently purchased by her. For your information would say she has her own insurance on this building amounting to \$1,500, and received no notification from your office she was supposed to take over any previous policies or the amount of same or the date they matured, and she was perfectly within her rights to protect her investment. You state the policies have been transferred to her name and consented to, but Mrs. Darney has no recollection of consenting to taking over these policies, and there is no reason why your department who placed the policies cannot have them cancelled and obtain the return premiums.

I notice the title is already registered in Mrs. Darney's name at the Land Registry Office.

Yours truly,
City Clerk.

Short Rate - Feb. 14/45

North West Sun - 1.53

Plate Glass - 5.27

Planned Mr. Lye

He is satisfied with above - 12

payment of 12.06
by Mrs. Darney.

Feb 15/45. G.P.

10524

February 2nd, 1945.

Mrs. Ruby M. Darney,
2501 St. Johns Street,
Port Moody, B.C.

Dear Madam:-

Re: Catalogue No. 717
St. Johns Street
Port Moody, B.C.
3/10/201/72

We are in receipt of your letter of
January 31st with reference to the insurance on the above
property.

We regret very much that you did not
inform us to cancel out any insurance on this property. All
policies as per our Adjustment Sheet have been transferred
to your name and converted to, and therefore it is too late
for us to make any alterations. You however, in turn, can
ask the Insurance Company to cancel out these policies.

Would you be good enough to sign the
control sheet sent to you and forward us a cheque for \$12.06
upon receipt of which title and insurance policies will be
sent to you by registered mail.

Yours truly,

GP/DD.

George Peters,
Administration Department.

Port Moody B.C.
January 31st 1945

EVACUATION SECTION
Rec'd FEB 1 1945
10524
Referred <i>Peter</i>

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

Dear Sir:

your file
re File No. 10524

I am in receipt of your letter of the 19th inst informing me the Title to Lot 3/10/201 has been registered in my name, together with statement of account to date, showing a balance of \$12.06 due from me. In this connection would say I have already taken out insurance on the building as soon as I was notified in September, and therefor do not wish to take over your policies. Kindly have same cancelled, and forward me the Certificate of Title together with the balance owing to me.

Yours very truly,

Stacy Downey

10524

January 19, 1945.

Mrs. Ruby M. Darney,
2501 St. Johns Street,
Port Moody, B. C.

Dear Madam:

Re: Catalogue No. 717
St. Johns Street
Port Moody, B. C.
3/10/201/72

Title to the above described property has been received by this office in your name and is now ready for delivery. Relevant insurance policies which have been assigned to you are also ready for delivery.

Adjustments as of September 23, 1944 have been calculated and a balance of \$12.06 is charged to you.

Please sign and return the attached control receipt and chattel release and let us have a cheque for \$12.06 at the same time, upon receipt of which title and insurance policies will be sent to you by registered mail.

Yours truly,

George Peters,
Administration Department.

GP:MA
Encs.

10524

January 19, 1945.

Messrs. Coulthard, Sutherland & Co. Ltd.,
609 Columbia Street,
New Westminster, B. C.

Dear Sirs:

Re: Catalogue No. 717
St. Johns Street
Port Moody/2/10/20/72

Please be informed that adjustments covering sale of the above property count rent as being paid to November 30, 1944. Rents which may be collected by you for any period after this date should not be forwarded to this office but remitted direct to the purchaser, Mrs. Ruby H. Darney, 2501 St. Johns Street, Port Moody, B. C.

Yours truly,

George Peters,
Administration Department.

GP:MA

January 19, 1945.

MEMORANDUM - ACCOUNTING DEPARTMENT

Re: Catalogue No. 717
St. Johns Street
Port Moody, B. C. 3/10/201/72

Please be informed that adjustments covering sale of the above property count rent as being paid to November 30, 1944. Rents which may be received by you from Coulthard, Sutherland & Company should be returned then to be forwarded direct to the new owner of this property, Mrs. Ruby M. Darney, 2501 St. Johns Street, Port Moody, B. C.

GP:MA

10524

January 19, 1945.

The City of Port Moody,
City Hall,
Port Moody, B. C.

Dear Sirs:

Re: Catalogue No. 717
St. Johns Street
Port Moody, B. C.
2/10/201/72

The above property has been sold to Mrs. Ruby H. Darney,
2501 St. Johns Street, Port Moody, B. C. Kindly send all assessment notices,
tax statements and water bills to the new owner instead of to this office.

Yours truly,

George Peters,
Administration Department.

gpjma

Catalogue No. 717
File No. 1052A
St. Johns Street, Port Moody
3/10/201/72, Port Moody

January 17, 1945.

MUBY MAE DARNEY
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at September 23, 1944)

	DEBIT	CREDIT
Purchase price	\$1,500.00	
Cheques received		\$1,500.00
<u>Amount of rent collected</u>		
September 23rd to September 30th - 7/30 x \$14.00		3.27
October 1st to October 31st)		
November 1st to November 30th) 2 x \$14.00		28.00
Registration fees on deed - \$1,500.00	7.25	
Insurance premium - 92.7% x \$7.75	7.18	
Insurance premium - 84.4% x \$18.10	15.28	
Water - September 23 to October 1 - 8/30 x \$1.25	.33	
Purchaser's proportion of 1944 taxes - 99/365 x \$49.00	13.29	
Balance owing by purchaser		12.06
	<u>\$1,543.33</u>	<u>\$1,543.33</u>

BALANCE OWING BY PURCHASER \$12.06

10524

January 13th, 1945.

Mr. Harold Haruo MAEDA,
Registration No. 11087,
96 St. Joseph Street,
Toronto, Ontario.

Dear Sir:

We are in receipt of your letter of the 8th instant, and in accordance with your request we are enclosing herewith the sum of \$150.00. After deducting this amount you will have a credit balance of \$46.70 with the Custodian.

In reply to the last paragraph of your letter we wish to advise you that we duly received your letter stating that you do not wish your property to be sold and we have placed same on your file in our office.

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/HMS
Enc.

File No. 10524

St. Joseph

Toronto, Ont

EVACUATION SECTION

DATE JAN 12 1945

Jan. 8, 1945.

Custodian 10524

Dear Sir:

Due to illness
in my family I have
need of funds to
pay hospitalization and
Dr's fees and I
would sincerely appreciate
it if you could
let me have the credit
balance from my
property in Port Moody.

A short time ago I
wrote that I did not
wish my property
sold and to date
have had no reply
so will you please
tell me if it was
received.

Thank you
Yours Truly

Harold H. Maide

Q. 19670

File No. 10524.
Catalogue No. 717.

January 6th, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Gramer

Haruo MAEDA
City of Port Moody
Lot 3, Blk. 10 of Lot 201,
Gp. 1, Map 72, D. N. W.

With reference to the above property which was recorded in the New Westminster Land Registry Office, dated November 21st, 1944, we attach herewith the following documents in connection therewith.

1. Copy of application number 180428-E, dated November 21st, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 180429-E, dated November 21st, 1944, registering the property in the name of Ruby Mae Darney (Deed).
3. Duplicate of Transmission dated October 25th, 1944.
4. Duplicate of Deed dated October 25th, 1944 - Secretary of State to Ruby Mae Darney.
5. Certificate of Indefeasible Title number 180429-E, dated December 27th, 1944, covering the above property in the name of Ruby Mae Darney.

D. A. Gramer

DAC:JS
Atch.

10524

November 24, 1944.

Mr. Norman Benson,
St. Johns Street,
Port Hood, B. C.

Dear Sir:

Re: Catalogue No. 717
St. Johns Street
3/10/20/72

Please be informed that property on St. Johns Street,
Port Hood has been sold to Mrs. Ruby Mae Durney, 2501 St. Johns Street,
Port Hood, as of September 23rd. You may expect to receive word on
behalf of this purchaser as to rentals and other incidents connected with
this property.

Yours truly,

George Peters,
Administration Department.

GP:ED

cc to Mrs. Ruby Mae Durney
cc to Gaultard, Sutherland & Co. Ltd.

10524

November 24, 1944.

Messrs Coulthard, Sutherland & Co. Ltd.,
609 Columbia Street,
New Westminster, B. C.

Dear Sirs:

Re: Catalogue No. 717
St. Johns Street
3/10/201/72

Attached please find copies of letters we have sent to
the purchaser and the tenant of the above property. Please close your
rental account with this office, in connection with this sale, and let
us have a final statement.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

10524

November 24, 1944.

Mrs. Ruby B. Larnoy,
2502 St. Johns Street,
Port Moody, B. C.

Dear Madam:

Re: Catalogue No. 717
St. Johns Street
3/19/23/72

Please be informed that the deed covering sale to you of the above property has been registered in your name. You will be informed when the title has been received by this office and at that time adjustments will be calculated as of September 30th and all rents collected after this date will be credited to you.

Attached is a copy of a letter we have sent to the tenant of this property in order that notice to vacate may be given if desired.

Yours truly,

George Peters,
Administration Department.

GP:ED
Enc.

cc to Gaultard, Sutherland & Co. Ltd.

10524

September 27, 1944.

Messrs. Coulthard, Sutherland & Co. Ltd.,
609 Columbia Street,
New Westminster, B.C.

Dear Sirs:

Re: Catalogue No. 717,
St. Johns Street, Port Moody,
3/10/201/72 - Port Moody.

This property, the rents for which you are collecting, is the subject of an expected sale direct through the purchaser, the effective date of which should be September 23, 1944.

Will you be good enough to continue collecting rents and reporting to this office pending completion of current arrangements. It will be appreciated, however, if you will report as promptly as possible and at the same time will keep us up to date on all charges against the property which are disbursed through your office.

No further extraordinary charges should be incurred without consultation but current levies usually payable on behalf of the landlord (such as water, for example) may be continued.

You will be further notified when the sale is finally completed so that whatever arrangements are desired may be made with the prospective transferee.

Yours truly,

George Peters,
Administration Department.

GP:AS

10524

September 23, 1944.

Mr. E. Darney,
Port Moody, B. C.

Dear Sir:

Re: Catalogue No. 717
St. Johns Street
3/10/201/72 - Port Moody

This will acknowledge receipt of your letter of September 18th in which you enclose your certified cheque for \$1,500.00, being the full amount of the purchase price for the above property.

We note that you wish this property to be registered in the name of Ruby Mae Darney, housewife, of 2501 St. Johns Street, Port Moody, B. C., British Subject. Kindly state the full name and occupation of the husband of the proposed registered owner.

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

Yours truly,

F. G. Shears,
Director.

GP:EB

Rec'd	SEP 19 1944
File No.	10524
Ans.	
Referred	Peters

Port Moody, B.C.
Sept. 18, 1944

Department of the Secretary of State,
Office of the Custodian
Japanese Evacuation Section
506 Royal Bank Bldg.
Vancouver, B.C.

Dear Sirs:

File #10524

Re: Catalogue
St. Johns St.
3/10/201/72

In reference to the above property, I hereby repeat my previous offer of \$1500.00 for purchase of same, and am enclosing certified cheque for the above amount.

This is to advise that this property is to be registered in the name of Mrs. Ruby Mae Darney, 2501 St. Johns St., Port Moody, B.C. - occupation - house-wife, who is a British subject.

The provision of burglar alarm mentioned in your letter has been noted.

Yours truly,

E. Darney

Encl.
D*H

SEP 19 1944
Upd 1500.00
E.

10524

September 7, 1944.

Mr. E. Darney,
Fort Moody, B. C.

Dear Sir:

No: Catalogue No. 717
St. Johns Street
3/20/201/72

Your letter of August 28th and offer to purchase the above property for the sum of \$1,500.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the full amount of the purchase price.

Kindly advise the full name, address and occupation of the person in whose name this property is to be registered and also state whether or not the proposed registered owner 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.

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

The tenant will then be advised that the property has been sold, subject to the existing tenancy, and the owner will then be in a position to assume control of this property.

We wish to call your attention to the burglar alarm which is installed. This is the property of the present tenant, Mr. Benson, and he was granted the privilege of removal by the Japanese at the end of his tenancy.

Yours truly,

F. G. Shears,
Director.

GP:EB

File Please

sent to you

EVACUATION SECTION	
Rec'd	SEP 6 1944
File No.	70534-25
Ans.	noted with
Referred	Johnston

Harold Maeda
96 St. Joseph
Toronto, Ont.
File # C0525
" C0524

Custodian

Dear Sir:

Will you please
put our names on your list of
people, who do not wish their
property to be sold.

Masao Maeda house } Port Moody
Haruo Maeda store }

Thank you.

Yours truly,
H. Maeda

11087
11067

Date September 1, 1944

REAL PROPERTY MEMORANDUM

File No. 10524

Name (Mr.) Haruo MAEDA Registration No. 11087.

Re: Catalogue No. 717

Address: St. Johns Street, Port Moody, B. C.

Legal Description: Lot 3, Blk. 10, Lot 201, Map 72.
(Building (2 stores)).

TITLE AND ENCUMBRANCES.

✓ A. Certificate of Title No. 148623-E Whereabouts: Land Registry Office
New Westminster, B.C.
Registered owner: Haruo MAEDA Reg. No. 11087

✓ Property: Lot 3, Block 10 of Lot 201, Group 1, Map 72, City of
Port Moody in the District of New Westminster.

✓ B. Charges.
Registered: Nil

✓ Vesting: Vested in Custodian. Filing No. 25299. Jan. 15/43.

✓ Unregistered: No evidence found.

Taxes: \$49.00 (1944) Paid in full to Dec. 31, 1944. Arrears: Nil

Water: \$1.25 per month. paid to August 31st, 1944. (includes both
stores)

Insurance: \$1,000.00. Expiry date July 28, 1947.
Plate Glass Policy. Expiry date July 5, 1947.

Assessed Value: Land: \$700.00

Improvements: \$1,500.00

Valuation by Appraiser: \$1,500.00

Memorandum compiled by:

✓ Amount of Bid: \$1,500.00

Approved by Advisory Committee: August 31, 1944.

✓ Paid as shown in attached letter: \$1500.00 paid in full.

Name of transferee as attached letter: Ruby Mae Darney,
2501 St. Johns St.,
Port Moody, B.C.

W. J. Johnston.

ADMINISTRATION.

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

The West half of the building is rented to Walker and Dragan for \$15.00
monthly on a month-to-month basis.

Leasehold: (State period, consideration & unusual clauses and whether
including or excluding furniture or equipment) A lease agreement
dated March 27/42, copy attached, states East half of building rented to Norman
Benson for \$15.00 monthly, subject to cancellation by either party on 30 days notice.
Benson is still the tenant of this store. He has privilege of removing Burglar

Chattels: Particulars of those stored on the premises. alarm system installed by
him.
Nil

Named Agent: Coulthard, Sutherland & Co. Ltd.

Rec'd	AUG 30 1944
File No.	10524
Ans.	☒
Referred	Transp.

Port Moody, B.C.
August 28, 1944

Department of the Secretary of State,
Office of the Custodian,
508 Royal Bank Bldg.,
Vancouver, B.C.

Attention Mr. F.G. Shears:

Re: File # 10524.

717

Dear Sir:

In receipt of your letter of August 26,
in reference to purchase of Lot #3, Block #10, District
Lot #201, Port Moody, B.C., I hereby submit a further
bid of \$1500.00 for the purchase of the above property.

Yours truly,

H:D

E. Darney

NORMAN BENSON

PHONE 21

HI-WAY RADIO

Radio and Sound Service - Public Address System For Hire



Rec'd	AUG 30 1944
File No.	10524
Ans.	
Referred	Harper

PORT MOODY, B.C.

August 28th, 1944

Dept. of the Secretary of State,
Office of the Custodian,
Vancouver, B.C.

Re: Cat. No. 717
St. John's St., Port Moody.
File No. 10524

Dear Sirs:

We wish to acknowledge the receipt of
our deposit returned by you on August 26th.

We do not wish to increase our offer to meet
your valuation as we consider our original tender to
be the highest value considering the unfinished
state of the building and need of repairs.

Yours truly,

HI-WAY RADIO

N. F. Benson

10524

August 26th, 1944

Mr. E. Darney,
P. O. Box 44,
Port Hood, B.C.

Re: Catalogue No. 717
St. Johns Street, Port Hood

Dear Sir:

Further to our letter of August 14th and
your offer to purchase the above property for the sum of
\$1350.00.

We have now received an independent ap-
praisal on this property which would indicate that the Cus-
todian is not in a position to consider any offer of less than
\$1500.00. If you are prepared to increase your tender to the
above amount, subject to prior sale, we would then be in a
position to consider recommending acceptance of such an offer.

For your information, a similar letter
to this is being written to other parties interested in this
property.

Yours truly,

FCS/MHC

F. G. Shears,
Director.

10524

August 26th, 1944

Mr. H. F. Benson,
Hi-Way Radio Company,
Fort Moody, D.C.

Re: Catalogue No. 717
St. Johns Street, Fort Moody

Dear Sir:

Further to our letter of June 27th and
your offer to purchase the above property for the sum of
\$1025.00.

We have now received an independent ap-
praisal on this property which would indicate that the Cust-
odian is not in a position to consider any offer of less than
\$1500.00. If you are prepared to increase your tender to the
above amount, subject to prior sale, we would then be in a
position to consider recommending acceptance of such an offer.
We are returning herein your deposit of \$102.50.

For your information, a similar letter
to this is being written to other parties interested in this
property.

Yours truly,

F. G. Shears,
Director.

FGS/MHC
encl.
Reg'd Mail

10524

August 16th, 1944

Mr. Hal Mensies,
Ranney, B.C.

Re: Catalogue No. 717
Sta. Johns Street, Port Moody

Dear Sir:

I phoned you recently in regard to arranging
for appraisals for properties at Port Moody, covered by catalogue
nos. 717 to 721.

I was leaving you to make definite arrangements
with a qualified valuator and will be pleased to have further in-
formation in this connection as soon as possible, especially in
connection with property 717, for which we have an offer.

Yours truly,

FCS/MHG

F. G. Shears,
Director.

10524

August 14th, 1944

Mr. E. Darney,
P. O. Box No. 44,
Port Moody, B.C.

Re: Catalogue No. 717
Sta. Johns Street, Port Moody

Dear Sir:

Referring to your letter of August 2nd, we regret that at the present moment, we have not received an independent appraisal of this particular property which, in accordance with our policy, is required before offers can be dealt with.

We are making arrangements for this and as soon as we have the required information we will write to you again, and we hope to be able to do this with as little delay as possible.

Yours truly,

F. G. Shears,
Director.

FGS/ENG

Rec'd	AUG 3 1944
File No.	10-5-24
Ans.	<i>PA</i>
Referred	

P.O. Box #44,
Port Moody, B.C.
August 2, 1944

Cat 717

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

Dear Sirs:

I hereby make a bid of \$1350 on Building
and Property on Lot #3, Block #10, District Lot #201,
in the City of Port Moody.

Anticipating an early reply, I remain

Yours very truly,

Mr. E. Darney

Per: *M. Hunt*

D:H

W. J. Pearson

Awaiting valuation

no show placed

Manager for sale

10524

July 24, 1944.

Coulthard, Sutherland & Company Ltd.,
609 Columbia Street,
NEW WESTMINSTER, B. C.

Dear Sirs:

Re: Haruo MAEDA

We wish to acknowledge with thanks
receipt of British Columbia Plate Glass Policy
No. 32903 and North West Fire Policy No. 210426.

Please find enclosed our cheque for
\$25.85 being payment in full for the premiums.
Kindly receipt and return your statements attached
hereto.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

Encl.

10524

July 24, 1944.

Mr. Haruo MAEDA,
Registration No. 11087,
SLOCAN CITY, B. C.

Dear Sir:

Re: B. C. Plate Glass Pol. #32903
North West Fire Pol. #210426

The above numbered policies have been issued to cover plate glass insurance and fire insurance in the amount of \$1000.00 on the building situate on your property described as being Lot 3, Block 10 of Lot 201, Group 1, Map 72, St. John Street, Port Moody, B. C. These are renewals of Plate Glass Policy No. 30721 and Ohio Farmers Policy E.C. 23110.

The premiums amounting to \$25.85 are being paid to the Insurance Companies and charged to your account with this office.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

COULTHARD, SUTHERLAND & Co., LTD.
ESTATE AND INSURANCE AGENTS
CAR FINANCING

609 COLUMBIA STREET.
NEW WESTMINSTER, B.C.

TELEPHONE 106
EVACUATION SECTION
Rec'd JUL 8 1944
File No. 10524
Ans. J. M. G. S.
Referred Gibson

6th. JULY, 1944

The Office of the Custodian,
Vancouver, B.C.

Dear Sir:-

Re File #10524

Replying to your letter of recent date re
the above, Ohio Policy for \$2000., being \$1000. on Building,
\$750. on store and office furniture and \$250. on stock, should
only be renewed for \$1000. on building, and the other articles
are no longer in the building. We will forward a new policy
within the next few days covering this building, but in the
meantime are waiting to receive a rate from the Underwriters,
but this Policy will be in your hands before the 28th. inst.

We enclose B.C. Plate Glass Policy #52903 covering
glass in this building.

Thanking you for this valued business.

Yours very truly,
Coulthard, Sutherland & Co. Ltd.

F. H. Coulthard.

10524

June 30, 1944.

Messrs. Coulthard, Sutherland & Co., Ltd.,
609 Columbia Street,
NEW WESTMINSTER, B. C.

Dear Sirs:

Re: Ohio Farmers Pol. #23110
(Expiry-July 28, 1944)
B. C. Plate Glass Pol. #30721
(Expiry-July 5, 1944)

Further to and confirming our conversation of today's date, we would ask you to please attend to the renewal of the above two policies.

The Ohio Farmers Policy mentioned above covered for a total of \$2,000.00--\$1,000.00 on Building and \$750 on Store and Office Furniture and Fixtures, and \$250.00 on Stock. The Stock and Fixtures probably no longer exist on the premises and it will be only necessary to cover the Building.

Before writing this renewal, I would ask you please to inspect the premises. The policy should be written to be in line with the present insurable value.

Incidentally, make sure that the Stock and Fixtures are not on the premises before excluding them.

The B. C. Plate Glass policy mentioned above covers on two plates 54" high and 108" wide, both being described as "Fronts". Write the Plate Glass the same as previously covered.

Yours truly,

S. M. Gibson,
Insurance Department

SM:JS

10524

June 30, 1944.

Attention: Miss F. R. Barber

Blane, Fullerton & White Ltd.,
821 W. Hastings St.,
VANCOUVER, B. C.

Dear Sirs:

Re: B.C. Plate Glass Pol. #32878
Ohio Farmers Pol. #26351

Further to our telephone conversation of yesterday afternoon, we are returning for cancellation the above numbered policies along with your statement of premium.

I am very sorry that we cannot accept these policies because, as explained in our conversation of yesterday, Coulthard, Sutherland of New Westminster act as our agents in connection with this property and the expiring insurance on instructions from us has been taken care of by them.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

Encl.

10524

June 27th, 1944.

Mr. N.F. Benson,
Port Moody,
B. C.

Dear Sir:

Re: Catalogue No. 717
St. Johns Street,
Port Moody, B. C.

This will acknowledge receipt of your letter of April 24th enclosing cheque for \$102.50 and offer to purchase the above property for the sum of \$1,025.00.

Before we can advise whether your offer can be considered it is necessary for us to secure an independent valuation on this property. We will endeavour to secure this as soon as possible and will then communicate with you further.

Yours truly,

F.G. Shears,
Director

FGS:D

BLANE, FULLERTON & WHITE LTD.

821 W. HASTINGS ST., VANCOUVER, B. C.

PACIFIC 8121

EVACUATION SECTION	
Rec'd	JUN 23 1944
File No.	10524
Ans.	<i>[Signature]</i>
Referred	<i>Gibson</i>

June 22nd, 1944

Secretary of State of Canada
Acting in his Capacity as Custodian,
675 West Hastings Street,
Vancouver, B.C.

Dear Sir:

We have pleasure in enclosing herewith Ohio Farmers policy #26351 and B.C. Plate Glass policy #32878, both issued in your favour for a period of three years from July 28th and July 5th respectively.

We are also enclosing statement for the premiums on these two policies amounting to \$39.25.

We trust the enclosed will be found in order, and remain,

Yours very truly,

BLANE FULLERTON & WHITE LTD.

F. R. Barber

(Miss) F. R. Barber
Ass't Fire Underwriter

frb
encls.

HI-WAY RADIO

Radio and Sound Service - Public Address System For Hire

PORT MOODY, B.C.

April 24th 1944.

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

717

Re: Tender for Real Estate - Catalogue Parcel No. 717
being a store building situated at St. John's St., Port Moody, B.C.

Dear Sirs:

I would like to make an offer of
One thousand twenty-five dollars (\$1,025.⁰⁰) for
the above property.

Certified Cheque for 10% of offer is attached.

Yours truly,

N. L. Benson.

Payable to \$1500
/

102 50 00
/

Slocan City, B.C.,
January 10, 1944.

OFFICE OF THE CUSTODIAN,
Japanese Evacuation Section,
File #10524, 10525,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	JAN 14 1944
File No.	10524 & 10525
Ans.	<i>C. J. L.</i>
Referred	<i>G. L. L.</i>

10525 out to you

Dear Sir:

We have just received a letter from your office to my brother, Haruo, in connection with the Sun Life Insurance Policy.

Both of my brothers, Haruo whose registration number is 11067 and Masao number 11067, have gone to Toronto. They left on December 16, 1943. They were saying that they would write as soon as they reached their destination to tell you of their change of address.

We are sending your letter to Haruo by air mail immediately so could you please wait until you hear from either Masao or Haruo before making any changes.

Thank you.

Yours sincerely,

(Miss) J. Maida

10524
10523

6th January, 1944.

Mr. Haruo MAEDA,
Registration No. 11087,
SLOCAN CITY, B.C.

Dear Sir:-

Re: Sun Life Policy No. 892555

Please be advised that as at November 17th the premium arrears on the above policy amounted to \$298.50 and a loan of \$201.10, making a total owing on the policy at that time of \$499.60.

You requested that money be paid on this policy from two accounts, your own and also Masao's account. We wish to advise that today the credit balance of your account No. 10524 is \$108.05 and Masao's account - \$99.52, making a total for the two accounts of \$207.57.

First of all, you will notice that there is not enough in both accounts to take care of the total indebtedness on the policy. You might advise definitely as to the amount you wish paid to the Life Insurance Company and if we have to use any money from Masao's account, we will require his written authority to do so.

Yours truly,

S.M. Gibson,
Insurance Department

SMG:FM

F. # 10525
10524

96 St. Joseph's St.
Toronto, Ont.

Dec. 27, 1943.

Custodian,

Vancouver, B.C.

Dear Sir:

EVACUATION SECTION	
Rec'd	DEC 30 1943
File No.	10524
Ans.	noted 3/1/43
Referred	Thurston

A short while ago I asked that the rent money from both my property (HI-WAY RADIO) store and my brothers house be placed to my account at Sun Life Insurance.

Since then I have moved to Toronto, also my brother and we should like to add something to the above request. While we wish the same arrangements, in the event, one or both properties are sold, we wish the above arrangement cancelled ^{immediately} and the amount that would come from the sale or sales to be left intact at your office. In other words, we do not wish to use any of the money from the sale of our properties - taking in the thought of our future welfare.

Thank you.

Yours Truly,

H. Maeda # 11087

M. Maeda # 11067

Please file

10524 & 10525

December 2, 1943.

Mrs. C. M. McLean,
Port Moody, B. C.

Dear Madam:

In connection with the rental of the property at the corner of Henry and Grant streets in the City of Port Moody, we would appreciate your communicating with our agent, Messrs. Coulthard Sutherland & Co. Ltd., 609 Columbia Street, New Westminster, B. C.

We believe this is the property which you refer to in your telephone call, but if not, kindly let us know.

Yours truly,

W. J. Johnston,
Administration Department.

WJJ:EB

3

10524 & 10525

November 27, 1943.

Mr. Haruo MAEDA,
Reg. #11087,
Slocan City, B. C.

Dear Sir:

We are in receipt of your undated letter and note that you do not wish further monies remitted to you at your present address. In connection with your loan on Sun Life policy #892159, we will be writing you in a few days time.

Properties in the city of Port Moody have not as yet been listed for sale, but in the event that your property should be sold in the future, you will be duly notified by the Custodian when the transaction is completed.

Yours truly,

WJJ:EB

W. J. Johnston,
Administration Department.

EVACUATION SECTION

Rec'd NOV 16 1943

File No. 10525 + 10524

Ans.

Referred

Haruo Maeda,
Reg. #11087

Slocan City, B.C. Johnston

OFFICE OF THE CUSTODIAN,
596 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

Will you please place Masao and
Haruo Maeda's account (Reg. #'s 11067
and 11087, respectively) towards
paying off the insurance loan on
Sun Life policy number 892155 under
Haruo Maeda's name.

Will you kindly let us know the
moment there is any change in our
property holdings.

Thank you.

Sincerely yours,

H. Maeda

Nov. 17-43

P.S.-Please do not send any money up here.

	Cr. Bal.	from amount	298.50
10524	— \$82.10	— loan	201.10
10525	— \$69.52		

Mr. Hare, Sun Life, is writing Mr. Maeda
regarding the present standing of his policy.
He will await reply before paying anything.

—no reply as yet—
Dec. 11/43

10524
30th October, 1942.

MEMO: To the Accounting Department.

RE: M. & H. Maeda Truck, Port Moody.

On October 27th the above-noted truck was sold to B. Ferguson, Vancouver, for \$325.00, your receipt No. 1400. This was credited to M. Maeda, Registration No. 11067, file No. 10525, and H. Maeda, Registration No. 11087 and file No. 10524.

At the time when we accepted the money for this truck we fully believed that we were in a position to give title. However, when the transfer was presented at the Motor Vehicle Branch it was found that the truck had been transferred to a Mr. Frederick William Smith on March 24th. As Mr. Smith died recently we are having a great deal of trouble in establishing title to this truck. Mr. Ferguson cannot wait any longer for this truck and he has asked that we return his money.

Would you please, therefore, issue a cheque payable to Mr. P. Ferguson for \$325.00.

MS/mf Truck was owned by Maeda and Haruo Maeda and proceeds from sale of same to B. Ferguson 27/10/42 (\$325.00) were credited to Joint a/c 10524 & 10525. We refunded purchase price to Mr. Ferguson Oct 31/42.

Sold truck to Roswit Co. Port Moody Dec. 17/42 (\$325.00). Funds credited to Joint a/c 78/12/42. Proceeds remitted to M. & H. Maeda on 50-50 basis. 10/11/42.

10524.

September 10th, 1943.

Mr. Harry HARRIS,
Registration No. 11087,
No. 14, Second Avenue,
Bay View,
Sloom City, D. C.

Dear Sir:

We are enclosing herewith our cheque for the sum of \$22.10 which we are charging to your joint account with your brother, Masco, and which represents a portion of the proceeds received from the sale of your car.

After making this deduction and similar amount sent to your brother, Masco, there will be no balance remaining in your joint account.

Yours truly,

W. J. Johnston,
Administration Department.

WJ/P.
Encl. 1.

10324.

August 10th, 1943.

Mr. Harry HARRIS,
Registration No. 11087,
No. 14, Second Avenue,
Bay View,
Sloan City, D. C.

Dear Sir:

We are enclosing herewith our cheque for the
sum of \$25.00 which we are charging to your joint account
with your brother, and which represents a portion of the
proceeds received from the sale of your car.

After making this deduction and similar amount
sent to your brother, Haseo, there will be a balance of
\$44.50 remaining in your joint account.

Yours truly,

W. J. Johnston,
Administration Department.

WJ/T.
Encl. 1.

10524

Haruo Maeda
11087

Custodian,
Vancouver, B.C.

Dear Sir:

EVACUATION SECTION
Rec'd JUN 23 1943
File No. 10524
Ans. June 17 43
Referred [initials]

As yet my brother
Masao Maeda, and I
have had no reply to the
many letters, we have
written you over the past
months. I am sure the
letters reached your office,
as they were registered.
We should appreciate an
early reply.

Due to the lack of work
here, we find ourselves in
a position, where the rents
and truck sale money
would let us get by with
bare necessities.

Thank you
H. Maeda

P. S.

Please let us know
where our account stands.

10524

June 15, 1943.

Mr. Haruo MAEDA,
Registration No. 11087,
#14, 2nd Avenue,
Bay Farm,
Slocan City, B. C.

Dear Sir:

Re: Lot 3, Block 10, D.L. 201,
City of Port Moody.

The contents of your undated letter received in this office on May 20th, have been noted. We regret that a letter from you of an earlier date was overlooked.

We now enclose a cheque in the sum of \$175.00 together with a statement of the position of your revenue account. You will note that the balance after deducting this remittance is \$62.00. The 1943 tax statement on your property in Port Moody has been rendered. The amount is \$49.00 which will be subject to a penalty of 10% if not paid by July 1, 1943. Would you kindly advise whether you wish these taxes paid out of the balance as stated above.

A statement of your automobile account, which is in the joint names of yourself and Masao, is also enclosed. This money will be remitted in due course. The Custodian has, with the idea of extending funds as far as possible, limited remittances to \$100.00 in any one month unless a greater sum is particularly required. You have already outlined your needs in your letter and if you still require additional money at this time, please advise us.

Our agent in reporting on your property remarked upon the highly satisfactory condition in which your affairs were left at the time of your evacuation. The Custodian is not lacking in appreciation of your attachment to your home and store, nor the personal sacrifices required of many to meet the present war situation. It is correct that it is the present intention to offer

(over)

Haruo MAEDA

	<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942	July 15	Rent - F. Benson	\$	\$ 15.00	
		Rent - May Lowe		15.00	
		Commission - Coulthard, Sutherland	2.00		
	August 11	Rent - F. Benson		15.00	
		Rent - M. Lowe		15.00	
		Water rates - City of Port Moody	1.25		
		Commission	2.00		
	September 3	City of Port Moody - taxes-Lot 201, Blk 10, Lot 3	53.90		
	September 12	Rent - Norman Benson		15.00	
		May Lowe - rent		15.00	
		Commission	2.00		
	October 16	May Lowe - rent due Sept. 30		15.00	
		N. Benson - rent due Sept 30		15.00	
		City of Port Moody - June & July water	5.50		
		Commission	2.00		
	November 16	Rental statement		.	
		Commission	2.00	30.00	
	December 16	Rents collected		30.00	
		Commission	2.00		
		Repairs & Maintenance	1.60		
1943	January 13	Rents collected		30.00	
		Commission	2.00		
		Repairs & Maintenance	2.75		
	February 10	Ok 1731 - Certificate of Encumbrance-New Westminster	1.00		
	February 12	Rents collected		30.00	
		Commission - Coulthard, Sutherland	2.00		
		Sundry per rental statement	1.25		
	March 15	Rents collected		30.00	
		Commission	2.00		
		Sundry per Rental Statement	1.25		

CR \$ 183.50

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943				
April 20	Rents collected	\$	\$ 30.00	
	Commission	2.00		
	Sundry per rental statement	1.25		
May 13	Rents collected		30.00	
	Commission	2.00		
	Sundry per rental statement	1.25		

CR \$ 237.00

EVACUATION SECTION	
Rec'd	MAY 20 1943
File No.	18524
Ans.	<i>DM</i>
Referred	

Haruo Maeda,
 Reg. #11087,
 #14, 2nd Ave., *out to Mr Arthur*
 Bay Farm,
 Slocan City, B.C.

CUSTODIAN,
 Vancouver, B.C.

Dear Sir:

About two months ago I wrote a registered letter of inquiry regarding my property. As yet I have had no reply. Would you be kind enough to send me one. I have written you twice before, letters being registered both times, so I am sure you must have received them.

The circumstances have now changed since I wrote you last. My brother and father and sister are now all unemployed due to the Commission's cutting down of workers. My brother and father have been cut off for three months, my sister about two. Due to the Commission's policy regarding single men, my brother cannot obtain maintenance. So it is now necessary that we (my brother and I) have the money from the rentals of our properties in Port Moody and also the money from the sale of our car. I would also like a statement covering this matter.

I know you will give this matter your prompt attention. Thanking you for your time and kindness, I remain

Yours very truly,

H. Maeda

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

PHONE PACIFIC 6151

PLEASE REFER TO
FILE NO. 10524 & 10525

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

April 9, 1943.

Messrs. Haruo and Masao MAEDA,
Registration Nos. 11087 and 11067,
Slocan Extension, B. C.

Dear Sir:

Our No. Misc. (T)

Re: Motor Vehicles

Your Chevrolet Sedan Delivery Truck

which was surrendered to the Authorities, has been
sold for \$325.00

Charges against your car were as follows:

Liens \$ 30.80

Administrative Expenses \$ _____

The Balance thereafter remaining of \$294.20

has been placed to your credit in our trust account.

Yours truly,

Specified Articles Department.

RPA:MA

(24)

10524.

February 15, 1943.

Blane, Fullerton & White, Ltd.,
621 W. Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Haruo HAYDA

In connection with property belonging to the above named and located on the Corner of Henry and Grant Streets in the city of Port Moody, B. C.

It is reported to us that there are two policies in the Ohio Farmers' Insurance Company, both expiring July, 1944, covering for fire and plate glass on this property.

If those policies were written through your office, would you kindly change the name of the assured by endorsement to read "The Secretary of State of Canada, acting in his capacity as Custodian", and let us have a copy of the policy at your earliest convenience.

Yours truly,

S. M. Gibson,
Insurance Department.

SMG:MAD

10524

December 18, 1942.

Goulthard, Sutherland & Co. Limited,
609 Columbia Street,
NEW WESTMINSTER, B. C.

Dear Sirs:

Re: Haruo MAEDA

With reference to Insurance on property belonging to the above named and located on land described as, Lot 3, Block 10, of Lot 201, Group 1, Map 72, N.W.D. on the main highway leading from Port Moody.

In your report of last June on this property, you mentioned Insurance carried with Ohio Farmers to the extent of \$1,000. on fire and also a Plate Glass Policy. We would appreciate having the Policies or copies of them for our files, please.

Yours truly,

S. M. Gibson
Insurance Department.

SMG:HL

J. J. LYE, City Clerk

Puro
H. S. CUNNINGHAM, Mayor

City of Port Moody

City Hall

OFFICE OF THE CUSTODIAN
JAPA. V

PORT MOODY, B.C.

August 28, 1942

RECEIVED
AUG 31 1942

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

Dear Sirs:

Re: File No. 10524.

In reply to your letter of August 26,
referring to the property of Haruo Maeda,
I beg to inform you that the 1942 taxes
are unpaid, and I am enclosing a tax
notice for same.

Yours truly,

[Signature]
City Clerk

JJL:IS

5475

10524

August 26, 1942.

City of Port Moody,
Port Moody, B. C.

Dear Sirs:

Re: Haruo MAEDA

With reference to the property of the
above described as--Lot 3, Block 10, of Lot 201,
Group 1, Map 72, located at the corner of Henry
& Grant Sts., Port Moody, please advise us of the
state of the taxes on this property.

If any taxes due on this property are
unpaid please let us have a copy of the tax notice
so that this matter may have our attention.

Thanking you for your co-operation in this
matter, we remain,

Yours truly,

F. G. Shears,
Assistant Manager.

[Handwritten signature]
END

10524
TRADERS FINANCE CORPORATION LIMITED
Vancouver, B. C.

August 12, 1942.

Mr. Edgar T. Read,
General Manager,
Custodian's Office,
506 Royal Bank Bldg.,
City.

Re: V-24 M. H. Terakita & M. & H. Maeda

Dear Sir:

We acknowledge receipt of your letter of August 10th and wish to advise that on Tuesday the 11th instant, Mr. Maeda came in our office and paid the balance of our Lien, so that we no longer are interested in the 1937 Chevrolet Sedan Delivery which you are holding at Port Moody.

We will be glad to know, as soon as possible, what disposition is to be made of the Terakita car which you have catalogued as V-24.

Yours truly,

(signed) H. S. McFadden.
Collection Manager

Original on 8016

412-F

506 Royal Bank Bldg.,
Vancouver, B. C.,
August 10th, 1942.

Traders Finance Corp. Ltd.,
701 Vancouver Bldg.,
Vancouver, B. C.

Dear Sirs:

Re: V-24 M. B. Terakita & M. & H. Maeda.

I am in receipt of your letter of the 6th instant,
contents of which have been noted.

The tenders on Japanese motor vehicles have in
some cases been rejected and the cheques returned. However
we are retaining two or three of the highest bids on all
motor vehicles, and these will be considered within the next
two or three days.

Yours faithfully,

Edgar T. Read,
General Manager,
Custodian's Office
Vancouver, B. C.

10524
412/f
Legal Section.

506 Royal Bank Bldg.,
Vancouver, B. C.,
August 3, 1942.

Traders Finance Corp. Ltd.,
701 Vancouver Bldg.,
Vancouver, B. C.

Dear Sirs:

Re: M. H. Terakita & M. & H. Maeda.

I regret that your previous letters in connection with the above named have not been answered before.

The truck belonging to Maeda is at present held at Port Moody, and is advertised for sale in the recent catalogue put out by the Custodian.

The car formerly owned by Terakita is our number V-24, and is advertised for sale in the same catalogue, in the Victoria district.

Your liens have been recorded in both these cases, and tenders on these vehicles will be considered in relation to the liens. You will be promptly advised of the disposal of these motor vehicles.

Yours faithfully,

Edgar T. Read.
General Manager
Custodian's Office
Vancouver, B. C.

10524
TRADERS FINANCE CORPORATION LIMITED
Vancouver, B. C.

July 30, 1942.

Edgar T. Read
Office of the Custodian,
Department of the Secretary of State
Royal Bank Building
Vancouver, B. C.

Dear Sir:

Re: 15 V 17976 - M. H. Terakita
Corfield Motors
10 V 18425 - H. Maeda
Stonehouse Motors

When the writer was speaking to you earlier this month, you advised that we would be notified of any dispossession made of the two cars referred to above within a few days of the 25th when you were to open any tenders received. We have not yet hears from you and will appreciate your advice as to whether these cars were sold or if we are to be permitted to take possession of them.

Yours truly,
(signed) H. S. McFadden
Collection Manager

Original on 8016

10524

June 26th, 1942.

Messrs. Coulthard, Sutherland & Co. Ltd.,
609 Columbia Street,
New Westminster, B. C.

Dear Sirs:

Re: Haruo MAEDA

We beg to acknowledge, with thanks,
your report on the above undated.

As Maeda has arranged rental of his real
property and no personal property is reported you may
close your investigation file in this case.

As suggested we are appointing your firm
to act as real estate agents for the property of the
above on behalf of the Custodian.

Yours truly,

R. P. Alexander
Assistant Manager

GHP:ND

Port Moody, B.C.
June 16th, 1942.

I, HARUO MAEDA, do hereby agree that the Burglar Alarm System installed by Norman Benson in the store described in the lease agreement of the date of March 27, 1942, between I, HARUO MAEDA, and the aforementioned Norman Benson shall remain the property of him and may be removed by him at any time.

Signed at Port Moody this 28th day
of March, 1942.

Signed: " HARUO MAEDA "

Witness: " MAY A. LOWE "

10524
TRADERS FINANCE CORPORATION LIMITED
Vancouver, B. C.

June 5, 1942.

Your File No. 412-A
Legal Section

Mr. Edgar T. Read,
Office of the Custodian,
Dept. of the Secy. of State,
Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re: 18425/10 - M. & H. Maeda
Stonehouse Motors Limited.

Your letter of the 3rd received. So far as we know, the truck is still in possession of Maeda at Port Moody. His address was given to us as Haney & Grant Streets, Port Moody, B. C.

Yours very truly,
(signed) H. S. McFadden
Collection Manager

Original 10523

10524
412-A
Legal Section.

501 Royal Bank Bldg.,
Vancouver, B. C.,
June 3, 1942.

Traders Finance Corp. Ltd.,
736 Granville Street,
Vancouver, B. C.

Dear Sirs:

I wish to thank you for your letter of the 21st
ultimo in connection with the 1937 Chevrolet Delivery Truck.

In order to complete my records I would appreciate
it if you would kindly let me know the present location of
the truck in question.

Yours faithfully,

Edagr T. Read.

(For G. W. McPherson)
Authorized Deputy of the Secretary
of State and/or Custodian.

10524/5

USED CAR APPRAISAL RECORD

NAME *X Magda*
 ADDRESS *Part Woodway*

Paint	\$ 2.00	Make	<i>bliss</i>
Tires <i>2 fair 3 poor</i>	\$ 4.00	Body Style	<i>sedan</i>
Body & Fenders	\$ 4.00	<i>del. ing.</i>	
Glass	\$ 1.00	Year	<i>37</i>
Top	\$ 1.00	License	<i>65010</i>
Nickelling	\$ 1.00	<i>(H)</i>	
Radiator	\$ 1.00	Serial	<i>7-1271</i>
Running Boards	\$ 1.00	<i>03019</i>	
Mats & Kick Pads	\$ 4.00	Mileage	<i>40502</i>
Upholstery	\$ 1.00	Remarks	
Hardware	\$ 1.00		
Motor Expense	\$ 12.50		
Transmission	\$ 16.00		
Rear Axle	\$ 1.00		
Universal Joints	\$ 1.00		
Clutch	\$ 18.00		
Steering	\$ 1.00		
Brakes	\$ 14.50		
Tighten Up	\$ 6.00		
Muffler	\$ 1.00		
Sundries	\$ 10.00		
Wash & Clean Motor	\$ 8.00		
Clean Interior	\$ 2.00		
Oil & Grease, Change	\$ 4.50		
Oil & Check Over	\$ 4.50		
Total	\$ 87.00		

Mod. interested in _____
 Selling price \$ *400.00*
 Salesman _____
 Less Repairs \$ _____
 Date _____
 Appraised by _____
 Allowance \$ _____
 For immediate acceptance only.

C
O
P
Y

THIS AGREEMENT made this 27th day of March, 1942.

BETWEEN: HARUO MAEDA, of the City of Port Moody,
Province of British Columbia.

AND: NORMAN BENSON, of the City of Port Moody,
Province of British Columbia.

WHEREAS Haruo Maeda is the owner of the premises known as Lot Three (3) in Block Ten (10) District Lot Two hundred and one (201) Group One (1) District of New Westminster, City of Port Moody and whereas Norman Benson is desirous of leasing same

THIS AGREEMENT WITNESSETH that in consideration of the sum of fifteen dollars (\$15.00) per month the said Haruo Maeda agrees to rent the East half of the store on Lot Three (3), Block Ten (10) D.L. 201 above mentioned, to the said Norman Benson for a period of three months from date, with the option of a further lease from month to month. Said monthly payments to be made on the first day of each and every month, commencing on the first day of April, 1942.

AFTER the first three months of this lease, either party shall have the right to cancel same upon notice being given thirty days in advance.

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

SIGNED, SEALED, and DELIVERED
in the presence of:

"J. J. LYE"
St. John's Street,
Port Moody, B.C.
Justice of the Peace.

"HARUO MAEDA"

"N. F. BENSON"

File No. 10524.

Shear

Report of

Haruo MAEDA - Reg. No. 11087.
PERSONAL PROPERTY AND REAL ESTATE.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUN 23 1942

LOCATION: Lot Three (5), Block Ten (10) of Lot 201, Group one (1), Map 72, District of New Westminster, which is on the main highway leading from Port Moody, B.C.

BUILDINGS: One building divided into two stores.

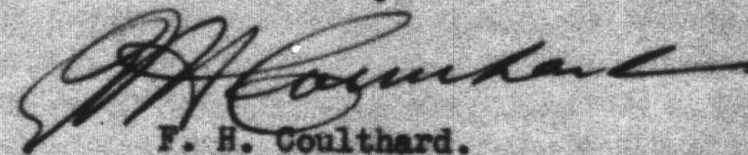
INVENTORY: Nil.

INSURANCE: The insurance on this building expires July, 1944. OHIO FARMERS INS. CO. LEROY OHIO. for \$1000.00. Plate glass policy with same for 2 frontplates. We will make a note of this and arrange for renewal if necessary.

REMARKS: The east half of this store is leased to Mr. Norman Benson, radio technician and the west half is rented to May Love who operates a ladies wear establishment. Both these rents are \$15.00 per month making a total of \$30.00 per month for the building. Copies of these agreements are attached. The rents for June are paid and Mr. Maeda has them. Hereafter rents will be paid into this office monthly.

This man's affairs appear to be in excellent condition and we recommend that the existing arrangement be allowed to continue.

Submitted by:


F. H. Coulthard.

COULTHARD, SUTHERLAND & CO. LTD.
NEW WESTMINSTER, B.C.