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INFORMATION FROM R.C.M.P.

Our File No. 3355

Date 7-5-43.

Full Name HAMA - Yasumatsu
(Surname in Block Letters)

Registration No. 01097

Male - Female
(check)

Age Sept. 20 - 1880

Former Address 500 E. Cordova St., City

Date Evacuated 15-7-42 Naturalized - Canadian-Born - National
(check)

Present Address Greenwood B.C. 10/10/46

Married - Single
(check)

Name of Wife Gen - 01099

Name of Husband -

Name of Mother - Name of Father -

Names of Children under 16 -

Requested by Amf Registered with Custodian yes
(Yes or No)

Additional Information fisherman's licence & gasboat #1208

11/120

BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. _____

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 INFORMATIONNAME HAMA, YasumatsuHOME ADDRESS: 500 E Cordova St., Vancouver, B.C.REGISTRATION NUMBER 01097 SEX: Male AGE: 62OCCUPATION: Fisherman per card. Now a store keeper

(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: Wife's store (Gen HAMA)MARRIED? YesNAME OF WIFE OR HUSBAND: GenADDRESS OF WIFE OR HUSBAND: 500 E Cordova St., Vancouver, B.C.NAMES OF ANY LIVING CHILDREN: NoneADDRESS OF CHILDREN: ----AGE OF CHILDREN: ----**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)1. LOCATION AND DESCRIPTION: One lot in South Vancouver, detailsunavailableBruce St. South VancouverLot 19. Bk 13/29 D.L 733 Plan 3343L. Ass. value \$215.00 1942 Tax Levy \$4.992. BUILDINGS AND OTHER IMPROVEMENTS: None3. INSURANCE (Give particulars; state where policies are) None4. TAXES (Amount and where payable) \$14 per year all paid up5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None6. OCCUPANCY AND LEASES (If vacant so state) None

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: At home.
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: 500 E Cordova St., Vancouver, B.C. in the back of my wife's confectionary store.
2. LANDLORD'S NAME AND ADDRESS: My wife rents the store from Mr. Tadayashi SAKAMOTO, 400 Block on Jackson St., Vancouver, B.C.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: Wife pays the rent
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:
- 30' fishing boat named "Misaki" 6 H.P. Vivian engine.
- one spring net 8½ and one johoe net 6½ stored in the Mill Bay Cannery, Nass River, B.C. See 24/1/44
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: None
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY: None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

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

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

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

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

REMARKS:

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 8th day of April 1942.

(Signature)

Y Hama

Witness

FOR DEPARTMENTAL USE

REAL PROPERTY SUMMARY

File No. 3355.

JAPANESE NAME: Yasumatsu HAMA - Reg. No. 01097

CATALOGUE NO: 403

PROPERTY ADDRESS: Bruce Street near East 49th Avenue, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 19, Blocks 13, 14, 21, 22, 27, 28 and 29, District Lot 733, Group 1, N.W.D., Plan 3343.

TITLE: In the name of Yasumatsu HAMA.

ENCUMBRANCES: Nil.

Vesting No. 36346 - 7th June, 1942.

ASSESSED VALUE: 1943 - Land - \$215.00
Improvements - Nil - Total \$215.00. Taxes \$19.24.

CLASSIFICATION: Unimproved urban property.

HISTORY OF ADMINISTRATION: On 29th May 1946 the City of Vancouver notified the Custodian to clear this lot of all trees, logs, brush and debris. The City was informed that the lot had been sold as at 24th April 1946 and the purchaser advised of this notice.

Yasumatsu HAMA'S wife, Gen HAMA, file 9146, owned and conducted a grocery business at 500 E. Cordova, in which the husband had no interest. The premises occupied were the property of Tadayoshi SAKAMOTO, file 11110. Mrs. HAMA sold this business and equipment to E. Sturney prior to evacuation.

OFFERS: Mr. HAMA requested the Custodian to dispose of this lot "at the best price". When advertised the only offer received was that of Robert Dixon, through the Agency of J.D. Inkster, and the Agent stipulated a commission on sale of \$25.00, reporting that he had increased the offer by \$15.00 to cover this commission.

SOLD: To Robert Dixon for \$215.00 as of 24th April 1946.
Approved by Advisory Committee - 4th April 1946.

TITLE: Certificate of Title No. 149174-L issued 13th June 1946 in the name of Robert Dixon and was mailed to him at 1907 East 38th Avenue on 26th June 1946. Control of property was acknowledged by R. Dixon 7th June 1946 and Yasumatsu HAMA advised of sale 10th October 1946.

FUNDS: Released to the credit of Yasumatsu HAMA - sale price \$215.00 plus closing adjustment \$0.95, total \$215.95; less Certificate of Encumbrance \$1.00, taxes \$71.78, advertising \$4.00, appraisal fee \$5.00, registration fee \$6.95, commission on sale \$25.00, total \$113.73. Net amount released \$102.22.

OLD TITLE:

Certificate of Title No. 88493-E was requested of Mr. HAMA by letter of 25th April 1946. Mr. HAMA on 4th May 1946 refused to produce this certificate.

PROTEST:

Having been advised by the Custodian of the sale at \$215.00 on April 25th, Mr. HAMA expressed his dissatisfaction as to the price saying in his reply of 4th May "Don't you think that the property was worth lots more than you have mentioned." No indication of his valuation other than this is on file.

VALUATION:

Received from Pemberton Realty Corporation Limited, dated June 15th, 1944, \$200.00. Original valuation on property section.

The above summary is certified to be in accordance with information on file and on record by accounting department.

DATED: January 13th, 1947.

Jan Macpherson

IM:JS

FIRE INSURANCE SUMMARY

File No. 3355.

Yasumitsu HAMA - Reg. No. 01077
Catalogue No. 403.

No building on lot owned and no insurance.

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

DATED: January 13/47.

Don [Signature]

IM:JB

SUMMARY OF LIABILITIES

File No. 3355

January 15, 1947.

Re: Yasumatsu HAMA (Mr.)
Imm. No. 01097

No liabilities were declared by the above Japanese in his JP Form dated April 8th, 1942, but on reviewing his file it is noted that a claim to the amount of \$5.50 was lodged with the Custodian against Mr. Hama by Dr. Schida. This claim was later withdrawn.

A claim for \$108.23 was lodged against G. Hama (wife of Yasumatsu Hama) by Palm Dairies Limited, about which the Custodian wrote to Mr. and Mrs. Hama on June 12th, 1944. They replied on June 16th, 1944 advising that the above matter had been settled with the Palm Dairies before they were evacuated and that they owed no debt to the Palm Dairies Limited. Accordingly the Custodian wrote on June 20th, 1944 to the Palm Dairies Limited and in their reply of June 22, 1944 they stated the above statement was correct, that the above matter had been settled as Mr. Hama quit claimed the equipment to the new owner of the premises (500 E. Cordova Street, where wife had a store) who had since paid off the indebtedness.

NO OTHER CLAIMS AGAINST THE ABOVE JAPANESE ARE REVEALED ON THIS FILE. CLAIMS ACCORDINGLY CLOSED.

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

E. Robertson
E. Robertson.

File No. 9146
3355

June 12th, 1944

CLAIMS DEPARTMENT

Yasumatsu NAWA - Reg. No. 01097 - File No. 3355

Mrs. Osa (Yasumatsu) NAWA - Reg. No. 01099 - File No. 9146

CREDITORS:-

No claims on File No. 3355

File No. 9146

1. Palm Dairies Ltd. \$108.23

*Debit
Acc 224-44
File 9146
D
76-9-44*

/MD

*Ch. Bal - File 3355 - \$1400
12.6.44
2.4*

File No. 3355

November 30th, 1944

MEMORANDUM

TO: File

FROM: Mr. W. J. Johnston

Re: Chattels
Yasumatsu HAMA
Registration No. 01097

No chattels were declared and no evidence of
any appear on file in connection with this property.

A handwritten signature in cursive script, appearing to read "W. J. Johnston", is written over a dotted line.

WJJ/HMS

MEMORANDUM

File No.: 3355

Nov. 2nd, 1944.

To: FILE

From: Mr. Green

Re: Yasumatsu HAMA

Besides the boat owned by this Japanese and taken over by the B. C. Packers (July 9th, 1942) this Japanese declared a spring net 8 $\frac{1}{2}$ " mesh and a coho net 6 $\frac{1}{2}$ " mesh stored at Will Bay Cannery.

It appears from memorandum of July 5th, 1943 that \$15.00 was received from the B. C. Packers for the spring net but no reference is made on the file for the authority for this transaction. Nothing is shown of what happened to the Coho net.

This matter may be mentioned to the Japanese when this office next has occasion to write to him.

HFG:IF

CHATELS SUMMARY

File No. 3355

January 15, 1947.

Re: Yasumatsu HAMA (Mr.)
Registration No. 01097

In his JP form dated April 8th, 1942 the above Japanese declared the following:

1 spring Net 8 $\frac{1}{2}$ and 1 Cohoe Nte 6 $\frac{1}{2}$, stored in
Mill Bay Cannery Haas River, B. C.

The above Spring Net was sold to B. C. Packers for the sum of \$15.00, which amount was credited to Mr. Hama's account with the Custodian under date of July 13, 1943.

On November 9, 1944 Mr. Hama was written and advised that we had nothing on record regarding the disposal of the Cohoe Net and unless we had information from him to the contrary would assume he had made his own arrangements with the Packers regarding this net, prior to evacuation. He replied on November 27th, 1944 stating he had once written to B. C. Packers inquiring as to what became of the nets but received no answer and since that time had lost track of the above net. The Custodian therefore to B. C. Packers Limited on January 5, 1945, and were advised that they had issued a cheque to Yasumatsu Hama for the sum of \$150.00 on April 8, 1942 and received a release in full for the Cohoe Net. Mr. Hama was advised accordingly on January 12, 1945, and no further action regarding the above matter is required by the Custodian.

CHATELS ON THIS FILE ACCORDINGLY CLOSED.

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


E. Robertson.

PERSONAL PROPERTY SUMMARY

File No. 3355

January 15, 1947.

Re: Yasumatsu HAMA (Mr.)
Registration No. 01097

Chattels:

In his JP form dated April 8, 1942 the above Japanese person declared two fishing nets. (See Chattels Summary attached).

Specified
Articles:

Yasumatsu HAMA declared in his JP form a fishing vessel named "Misaki". This vessel was sold through the Japanese Fishing Vessel Disposal Committee on April 4th, 1942, to British Columbia Packers Limited for \$400.00. Net amount of \$140.80 was paid to the Japanese on April 9th, 1942. (See Supplementary Summary attached).

NO OTHER PERSONAL PROPERTY OF ANY KIND WHATSOEVER BELONGING TO THE ABOVE JAPANESE PERSON IS REVEALED ON THIS FILE.

The above summary is certified
to be in accordance with the in-
formation on file:

E. Robertson
E. Robertson.

SUMMARY TAKEN FROM VESSELS RECORDS
SUMMARY TAKEN FROM VESSELS RECORDS

Date: Jan. 24, 1944

Name: Yasumatsu HAMA

Reg. No. 01077 File: 3355

Boat File No.: JFVDC #349

Name of Vessel: "Misaki 669" 28'x 6'10"x2'8" (1932) Vivian 6 HP (1932)

Lic. or Reg. No.: PRINCE RUPERT 1208

Naval No.: None

Owner's Valuation: \$700.00

JFVDC Valuation: None

Custodian Valuation: None

Date of Sale: April 4, 1942

Purchaser: British Columbia Packers Ltd.

Signature on Sales Papers: No copy

Selling Price: \$400.00

Paid to JFVDC ~~and Custodian~~ \$147.30 (See below)

Supervision Costs: \$ 6.50

Balance due Owner: \$140.80

Paid to: Y. Hama on April 9, 1942.

Location of Boat at Sale: Prince Rupert

Claims Against Canadian Govt.: The purchaser was not satisfied with condition of boat, but no claim has been filed.

Additional Information: The name "Misaki" was not on the boat. There is no information in regard to what identification was on the boat. This boat was released from custody at Prince Rupert, but cannot be found on any list of boats.

F. Maclean
Jan 15, 1947

GENERAL SUMMARY

File No. 3355

January 15, 1947.

Re: Yasumatsu HAMA (Mr.)
Reg. No. 01097

In their report filed in the Real Property Section of this file, dated May 9th, 1942, The Canadian Credit Men's Trust Association, Limited, reported stock, furniture and fixtures at 500 East Cordova Street, Vancouver, B. C. They stated that the above Japanese person declared all contents of the store at 500 E. Cordova Street belonged to his wife, Gen Hama (File 9146), the store being rented by Mrs. Gen Hama from Tadayoshi Sakamoto, 400 block Jackson Avenue, Vancouver, at a rental of \$22.50 per month.

On May 29th, 1942 the above Association reported that their representative had called at 500 East Cordova Street on May 16th and found that the business had been sold to a Mr. E. Sturkey for \$350.00 cash and the purchaser indicated that title had been transferred to him from Mrs. G. Hama. The Custodian replied to the Canadian Credit Men's Trust Association letter stating this office considered the matter of the sale of the goods, furniture and fixtures of the store at 500 East Cordova Street satisfactorily completed.

Mrs. Gen Hama registered with the Custodian on May 15, 1942, at which time she declared no property of any kind whatsoever belonging to her in the protected area of British Columbia.

The above summary is certified to
be in accordance with the informa-
tion on file:


E. Robertson.



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

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

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

3355
RECEIVED
MAY 11 1942

May 9, 1942.

Attention: Mr. C.L. Drewry.

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

Dear Sir:

reg. No. 01097

re: HAMA, Yasumatsu, 500 E. Cordova St., Vancouver, B.C.

Pursuant to your instructions of the 11th instant our representative proceeded to the above premises and conducted an investigation of the affairs. Resultant details are shown below in the order given in your instructions regarding Agents' reports.

REAL ESTATE AND PERSONAL PROPERTY

1. Location and nature of real estate and personal property:

Nature of realty:

It is reported the declarant owns one lot in South Vancouver, but further information could not be obtained as he and other members of his family resented questioning. However, an effort is being made to ascertain status of the property from other sources.

Nature of personal property:

In addition to the 30 ft. fishing boat "Misaki" mentioned in the JP form, there is a stock of merchandise, fixtures and household furniture said to belong to Mrs. Gen Hama (wife).

Location of personal property:

Fishing boat: Said to be stored at Mail Bay Cannery, Nass River, B.C. Confirmation is being sought.
Stock, furniture and fixtures: 500 E. Cordova St., Vancouver, B.C.

2. Particulars of ownership:

Realty:

Claimed by Y. Hama, although he refused to produce details of title. Confirmation of registration is being sought from other sources.

Re: Rem. No. 01097
HAMA, Yasumatsu

Personal property:

We have been unable as yet to establish title of the fishing boat claimed by Hama, although further details are being ascertained in that connection.

The declarant claims that all contents of the store at 500 E. Cordova St., Vancouver, B.C., belong to his wife.

3. Description of land and building:

As indicated above, no information in this connection has been disclosed other than that Hama is said to own a lot in South Vancouver, B.C. When further information is obtained a supplementary report will be filed.

4. Inventory of contents of building and other personal property:

As the store premises at 500 E. Cordova St. were at the time of our investigation occupied by the declarant, his wife and children, no attempt was made to prepare physical inventories.

5. Insurance in force:

No insurance of any kind was reported.

6. Particulars of Liabilities:

We have been unable to ascertain the full extent of outstanding liabilities although an effort is being made to determine whether or not there are any charges against the realty.

BUSINESS

1. Location and nature of business:

Location:

500 E. Cordova St., Vancouver, B.C.

Nature of business:

Declarant maintains he is employed in his wife's grocery and confectionery store.

2. Particulars of ownership:

It is reported that Mrs. Gen Hama owns the stock furniture and equipment and rents the store from Tadayashi Sakamoto, 400 block Jackson Avenue, Vancouver. The rental at the rate of \$22.50 per month is paid to May 1st 1942.

Re: Regn. No. 01097
HAMA, Yasumatsu

3. Description of financial position:

Assets:

Y. Hama claims to have no assets other than the lot and the fishing boat already mentioned.

Liabilities:

No liabilities were reported by the declarant although we are endeavouring to check that feature from other sources. We are also requesting clearances respecting any liabilities owing the Departments of Provincial and Dominion governments.

4. Particulars of insurance in force:

Coverage on stock recently expired and we are advised it has not been renewed.

5. Existing contracts affecting business:

No contracts of the above nature have been disclosed.

6. Prospect for continuing operation of business:

The business said to belong to Mrs. Hama is in a good location for that class of trade and apparently enjoys a considerable sales volume. A purchaser of the business as a going concern, should readily be found when instructions to that effect are provided.

7. General remarks:

Mr. Hama on advice of the Japanese committee took the position that the Custodian is not authorized to assume control of his estate until he is evacuated.

Although that status was recognized by our representative, we are keeping in touch with the declarant pending his removal, and in the meantime are endeavouring to gather through other channels further information regarding the position of his affairs.

RECOMMENDATIONS

Under the circumstances, we suggest instructions be given us to investigate affairs of Mrs. Gen Hama in order that we may be in a better position to determine whether or not there is any conflicting evidence with respect to ownership of the chattels discussed in these presents.

Yours truly,

THE CANADIAN CREDIT MEN'S TRUST ASSOCIATION LIMITED

John Curran

Manager.

wife's agent

*File 946
any other has on
property*



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

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

Peer
OFFICE OF THE CUSTODIAN
JAPANESE

RECEIVED
JUN 4 1942

June 3rd, 1942.

Attention: Mr. C.L. Drewry

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

Dear Sir:

re: Yasumatsu HAMA - Your file No. 3355

Further to ours of the 29th ult., we beg to advise that the
reality indicated in Hama's original declaration is recorded as follows:

Legal Description:

Lot 19, Block 13/29, D.L. 733, Plan 3343
Registered in the name of Yasumatsu Hama

0497
01097

General:

The property is located on Bruce Street, near 49th Avenue
West. Additional details are as follows: Size 33'x171'
Assessment value: \$215.00; outstanding taxes 1942 \$14.99.

No buildings or other improvements to the property have been
reported.

Should you have further instructions pursuant to this information,
we shall be glad to hear from you.

Yours truly,

THE CANADIAN CREDIT MEN'S TRUST ASSOCIATION LIMITED

John Cowan
Manager

M:D

HL 6251

Greenwood, B.C.
November 27, 1944.

Department of the Secretary of State,
Office of the Custodian,
File No. 3355,
Royal Bank Bldg.,
Vancouver, B.C.

EMIGRATION SECTION
DEC 1 1944
3355
Johnston

Dear Sir:

I have received your letter of November 9, 1944, advising me that the taxes on lot - 6400 Block Bruce street S. Vancouver, B.C., for the years 1942, 1943 and 1944 totalling \$52.24 is due. I presume you know that we have been evacuated and receiving maintenance with no other source of income. We are in no position as to remit such a big amount as \$52.24. I would be very much obliged if you would sell this lot for me at the best price and forward the money with the above \$52.24 deducted from it.

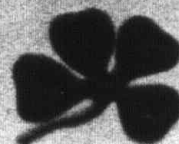
You also mentioned about my Spring and Cohoe nets. Once we wrote to the B.C. Packers asking what became of the above nets and we had no answer. Since then we have lost track of it and do not remember anything about it.

Yours truly,

Mr. Yasumatsu HAMA,
Registration No. 01097.

British Columbia Packers Limited

OUR SPECIALTY
CLOVER LEAF
BRAND



SALMON
FOOT OF CAMPBELL AVE
VANCOUVER.
CANADA

CABLE ADDRESS "PACKERS"
ALL CODES USED
P. O. BOX 929

PACKERS OF FINEST CANNED
SALMON UNDER MANY
WELL KNOWN BRANDS

January 5, 1945.

EVACUATION SECTION	
Rec'd	JAN 6 1945
File No.	3955
Ans.	Noted
Returned	Johnson

Messrs. Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Bldg.,
Hastings and Granville Streets,
Vancouver, B. C.

Dear Sirs:

Re: Yasumatsu HAMA
Registration No. 01097

In answer to your enquiry re the Cohoe net left
at Mill Bay we supply the following:

On April 8, 1942 we issued a cheque to Yasumatsu
Hama for the sum of \$150.00 and received a release in
full for this net.

We had permission from the Custodian to buy these
nets and make settlement direct with the fisherman up
to the time they were actually evacuated.

We hope this answers your enquiry in full.

Yours truly,

BRITISH COLUMBIA PACKERS LIMITED.

per:

A. E. Lawson

AEL/jb

PHONE MARINE 8459

CABLE ADDRESS "INKARD"
CODE A.B.C.

JOSEPH D. INKSTER

VALUATOR, CONVEYANCES
FINANCIAL AGENT
MORTGAGES

J. D. INKSTER J.P.
ESTABLISHED 1908

INSURANCE
FIRE, ACCIDENT, PLATE GLASS
AUTOMOBILE

Real Estate Broker

ESTATE AGENT

• • •

417 PENDER STREET WEST
VANCOUVER, B. C.

June 12th 1946

ENEMY SECTION

Rec'd JUN 13 1946

File No. 3355

Ans'd

Refer'd

Department of the Secretary of State
Office of the Custodian
509 Royal Bank Bldg.

Ref. 3355. 49th. E. & Bruce St.

19/ 13.14.21.22.27.28. & 29. /733.

Cat # 403

Dear Sir:-

with reference to the above mentioned property, which we arranged the sale, for your department, we received a cheque today for \$10.75. Commission. There seems to be a mis-understanding here,

In our letter of April 1st. submitting our clients offer, we mentioned that our minimum commission for this class of property is \$25.00. which had already been acquiesced to, in conversations with your department, and paid on a lower priced property by you to us.

These commissions are shared by our office and the Salesmen, and it must be obvious to you that we could not, and cannot do business on the basis of your commission cheque and remain in business.

In our conversations with your department, we were told to go ahead and to mentioned our minimum \$25.00. commission in our letter submitting offers to your Department, which was done in this case.

We shall be glad if you will look into this matter, and give your favorable consideration.

Yours truly

J. D. Inkster

W. J.

CITY CLERK'S OFFICE
RONALD THOMPSON
CITY CLERK



TELEPHONE FAIRMONT 2711

Address replies to
City Engineer's Office

VANCOUVER, B. C.

MAY 29 1946

Hama Yasumatsu,
2 Custodian of Enemy Property,
Vancouver, B. C.

Dear Sir or Madam:

RE TREE DESTRUCTION BY-LAW

Pursuant to the resolution of Council in that behalf passed under the authority of By-law No. 1525, you are hereby notified that, in accordance with the provisions of the said by-law (a copy of which is enclosed herewith), you shall, within thirty-two (32) days from the date upon which this notice is served upon you, clear, cut down, burn, or remove from your land being

Lot 19 Block 27 D.L. 733
any and all trees, timber, logs, brush and debris to the satisfaction of the City Engineer.

You are hereby further notified that if you fail to clear, cut down, or remove such trees, timber, logs, brush, and debris to the satisfaction of the City Engineer, the City of Vancouver will cause such trees, timber, logs, brush, or debris to be cleared, cut down, burned, or removed from the said land, and will charge you with the expense and cost thereof.

Yours truly,

R. Thompson
Ronald Thompson,
CITY CLERK.

Encl.
Eng 134 MLH

P.S. The cost of cutting and burning the brush will be \$17.90 per lot, except where trees of 6" in diameter or over require removing. Please do not remit until you receive the proper account or certificate from the Engineer's Department. In order to protect the owner who has lots cleared by private contractors, and to ensure that the work is done in compliance with the by-law, the City is prepared to inspect work done by the owner or his contractor, and if the work is satisfactory, to issue a certificate on payment of \$1.49 per lot. Any work done by the owner or his contractor must be completed within the time specified on this notice otherwise the work will be completed by the City without further notice.

file 3355

min

sent to Rob at Dixon 1907-831000 4/24/46 Reg. 23/5/46 1491746

Phone d. chm. 11/5/46

Catalogue No. 403
File No. 3355
49th Ave. E. & Bruce St., Vancouver
19/13, 14, 21, 22, 27, 28 & 29/733

June 1, 1946.

ROBERT DIXON
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at April 24, 1946)

	DEBIT	CREDIT
Purchase price	\$215.00	
Cheques received		\$215.00
Seller's proportion of taxes for 1946 - 113/365 x \$11.29		3.50
Registration fees on deed - \$215.00	4.45	
Balance owing by purchaser		.95
	<u>\$219.45</u>	<u>\$219.45</u>

BALANCE OWING BY PURCHASER

954

STATEMENT RE SALE OF:

Name: HAMA, Yasumatsu

Catalogue No: 403

File No: 3355

Street Address: 47th E. & Bruce St.,
Vancouver, B.C.

Reg. No. 01077

Legal Description: 19/13, 14, 21, 22, 27 & 28/29/733.

Date of Sale and Adjustments April 24/46.

Sale Price \$ 215.00

Real Estate Agents Commission \$ 25.00

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

~~INCURRED BY THE~~
Incumbrances:

~~On part of Vendor~~

~~Mortgage~~

~~Arrears of Taxes~~

~~Other Charges~~

Adjustments:

~~FIRE INSURANCE~~

Taxes 3.50

~~Water~~

40.00 \$ 215.00

Net Proceeds credited to your account

\$ 175.00

Date: September 26th, 1946.

Compiled by: George Peters

3355

June 5, 1946.

Mr. J. D. Inkster,
117 West Pender Street,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 403
49th Ave. E. & Bruce St.
19/13, 14, 21, 22, 27, 28 & 29/732

Deed to the above described property has now been registered in the name of Robert Dixon, 1907 East 38th Avenue, Vancouver, B. C., and we are ready to deliver control to him. When the title has been received by us from the Land Registry Office it will be sent by registered mail to you or to any person designated by you.

Adjustments as of April 24th, 1946, as shown on the enclosed sheet, have been calculated and a balance of 95¢ has been charged to the purchaser.

Please have Mr. Dixon mail us a cheque for the above amount and at the same time return to us the attached control receipt, duly signed.

We are also enclosing the 1946 tax statement covering the above property, which we would ask you to forward to the purchaser.

Yours truly,

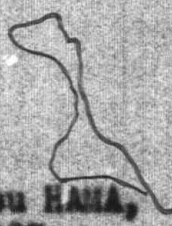
George Peters,
Administration Department.

GP:EB
Enc. 3 - Tax Statement
Control Receipt
Adjustment Sheet

cc to Mr. Robert Dixon

3355

January 28th, 1947.



Mr. Yasumatsu HAMA,
Reg. No. 01097,
Greenwood, B. C.

Dear Sir:

We have for acknowledgement your letter of January 27th. If you will refer to our letter to you of October 10, 1946 to which we attached a statement relative to the sale of the property known as Lot 19, at 49th Avenue East and Bruce Street, Vancouver, you will note that this property was sold for \$215.00, not \$117.22 as mentioned by you, but after deducting all charges in connection with the sale of the property a net amount of \$175.00 was credited to your account. On referring to the statement of your general account also sent to you with our letter of October 10th, 1946 you will see that taxes for the years 1942, 1943, 1944 and 1945 in the amount of \$71.78 and \$1.00 for a Certificate of Encumbrance were charged to your account and these had to be deducted from the net proceeds derived from the sale of the above property.

As previously advised you, all Japanese owned properties have been sold on the basis of independent appraised values and this particular property was sold in excess of the appraisal obtained. We note that you are not in accord with the price received for this property and your letter is being placed on our files so that your comments will remain on record.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER