82111

REAL ESTATE

BUREAU POWELL STREET

FILE No. 8211

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: HASEGAWA, Hana (Mrs. Chotaro)

HOME ADDRESS: 616 Ewen Ave., New Westminster, B.C.
now 618 Ewen Ave.,
"

REGISTRATION NUMBER 08305 SEX: Female AGE: 47

OCCUPATION: Storekeeper - Hasegawa Confectionary, at above address

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

EMPLOYER: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Chotaro 8210

ADDRESS OF WIFE OR HUSBAND: same as above

NAMES OF ANY LIVING CHILDREN: James Hajime 6774 (M), Lily Yuriko 8248 (F),
Paul Seichi (M), 10566

ADDRESS OF CHILDREN: same as above

AGE OF CHILDREN: 26, 21, 19 years respectively

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

1. LOCATION AND DESCRIPTION: Located at (618 Ewen Ave.) now 256 Boyne St. New West., B.C. Municipality of New Westminster - Lot 7 of Lot 23 of Lot 757, Group 1, Map 2620. Title number unknown.

2. BUILDINGS AND OTHER IMPROVEMENTS: Duplex 8 room frame dwelling, Garage (standard size).

3. INSURANCE (Give particulars; state where policies are) $1700.00 Fire Ins. for 3 yrs expiring Jan.27th 1945. British Northwestern Fire Ins. New West., B.C. Pol. # 188372. in owner's possession.

4. TAXES (Amount and where payable) ~~$22.00 payable to City of New West., B.C.~~ Taxes paid for 1942.

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

6. OCCUPANCY AND LEASES (If vacant so state) 4 rooms of Duplex occupied by owner, who ~~xxxxxxxxxxx~~ is at present making arrangements for leasing of rooms upon evacuation. Other half of house rented to Mr. Bauer, Monthly rental $13.00.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Title in owner's possession.

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

9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None

2. LANDLORD'S NAME AND ADDRESS: None

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

4. STATE WHEREABOUTS OF LEASE: None

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

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:

Located at 618 Ewen Ave., New West., B.C.., furniture as per list attached. Upon evacuation to be stored in upstairs room of store (owned by husband) at 616 Ewen Ave., New West., B.C. Key to be left in c/o Mr. Gunnar Stolen, 616 Ewen Ave., New West., B.C. who will be new ~~owner~~ tenant of above store.

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

FORM "J" FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: ~~approx. $2000.00~~ $750.00 interest in stock of General Store 616 Ewen Ave., West., consisting of Hardwares, Groceries, etc., sold to Mr. G. Stolen, on terms of $40.00 per month.

Dual Entry per 8210

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

(see attached list) - approximately $850.00 owing.

(NB These three declarations are overlapping) The nature of the note not known

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

Note for $750.00 bearing interest at 8% payable on monthly terms -- payor Mr. G. Stolen, -- left with the Royal Bank of Can., New West., B.C. for collection. Consideration, Stock of goods as above

Dual Entry 8210.

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: ~~$1000.00 20 Yr. Endow. Sun Life Ins. Co., Vanc., B.C. Pol. #2172086 - in owner's possession. Beneficiary Children.~~

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 8th day of May 1942.

(Signature) H Horegoma

A Smeathur
Witness

FOR DEPARTMENTAL USE

C
O
P
Y

STATEMENT OF PERSONAL PROPERTY OWNED:-

HASEGAWA, Hana (Mrs. Chotaro)
618 Bren Ave., New West., B. C.

Washing Machine - Westinghouse Washer	$175.00
Phonograph, console	95.00
Silverware	75.00
Kitchen Utensils	200.00
7 day Mantle Clock	25.00
Seiko Wall Clock	25.00
Regulation Wall Clock	20.00
Ray - Lamp	18.00
Beds, 1 double and 2 single beds	100.00
3 Dressers	50.00
4 Lamps	20.00
5 Cabinets	45.00
Kitchen Stove	275.00
Mirrors (2)	4.50
7 Tables	25.00
Kitchen Chairs (6)	15.00
Trunk containing Jap. Festival Dolls, etc.	350.00
Heater	25.00
2 Heaters	75.00
Window Curtains	20.00
3 piece Chesterfield Set	75.00
Carpet	35.00
Dining Room Set	50.00
Iron	8.00
Westinghouse Vacuum Cleaner	209.00
Piano	200.00

(Signed) H. HASEGAWA

Original attached to "JP" Form on Claim File 8211.

HASAGAWA, Hana (Mrs. Chotaro)
618 Ewen Ave., New West. B.C.

Sheet 2

Reg #08395

MONEYS OWING TO YOU:-

Accounts due for Groceries, hardware, etc.,

Mrs. Tokimasu Tanaka, 318 Boyne St., New. West.	$ 9.28 ✓
Mrs. Richard Hall, 242 Boyne St., New. West., B.C.	4.60
Mrs. T. Nakamura, 321 Lawrence St.,	.98 ✓
Mrs. Fred Koochin, 236 Boyne St.,	5.57
Mr. Roy Carney, c/o P. White, cor. Wood & Ewen New West., B.C.	4.07 P
Mr. Iwatiro Ichihawa, 315 Boyne Ave., now (road camp - Hope & Princeton)	15.89 ✓
Mrs. Yoshio Akazawa, 501 Ewen Ave., New West., (Shreiber, Ont.)	1.17 ✓
Mrs. Yoshitaro Fujiwara, 233 Ewen Ave.,	.23 ✓
Mrs. Helen Sidbak, 315 Wood St., New West., B.C.	3.46
Mr. Bill Janyk, 317 Wood St., New West.	1.97
Miss Ethel Hockey, 220 Wood St., New West., B.C.	2.60
Mrs. Janyk, 317 Wood St., New West., B.C.	2.84
Mr. Dock Yamauchi, Whonnock, B.C.	2.10 ✓
Mr. Robert Curle, 319 Boyne St., New. West., B.C.	1.30 Pd
~~[illegible]~~ Mrs. Hons Larsen, Boyne St.,	1.35
	59.39

Account in form of Note by Mr. Gunnar Stolen, for $750.00- Chattel mtl re 9210

Deposit account - Sun Life Ins. Co., Vanc., B.C. Pol #2209221, for $542.82.

NB. Extracts made of above Japanese names dec 23/42 J. Kalo

H Hosegoro

INFORMATION FROM R.C.M.P.

DATE August 26, 1943.

Our File No. 8211

Full Name HASEGAWA (Hama) Mrs. Chotaro
(Surname in Block Letters)

Registration No. 08395 Male - Female (Check) x Age April 26, 1895.

Former Address 616 Ewen Avenue, New Westminster, B. C.

Date Evacuated May 18, 1942. Naturalized - Canadian-Born - National (Check) x

Present Address P. O. Box 188,
Lillooet, B. C.
(Sept.14/42 to July 7/47)

Married - Single (Check) x

Name of Wife ----

Name of Husband Chotaro. Reg.No. 08187

Name of Mother (SEMO) nee Kano (Dec'd)

Name of Father TAKAHASHI, Yonezo (Dec'd)

Names of Children under 16

Requested by G.M.

Registered with Custodian Yes (Yes or No)

Additional Information Housewife.

"C O P Y"

Coulthard, Sutherland & Co. Ltd.
Estate and Insurance Agents
Car Financing

609 Columbia Street,
NEW WESTMINSTER, B.C.

May 8, 1944.

Catalogue #634
File: 8211

EXHIBIT No. 32-2
DATE Dec. 19/49
FILED BY Braidwood

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

Re: Lot 7, Block 23, Section 757, Map 2620,
New Westminster, B. C.

Dear Sir:

This is a frame duplex (24' x 24') of fairly recent construction. The exterior is narrow siding and shingles and the roof is good. The interior and upstairs are divided into two suites and finished with thin wall board which has been painted. Floors are in good condition. Each suite has a cabinet kitchen with sink, living room, and two very small bedrooms in the attic. One complete bathroom serves the whole house. Foundation is on a concrete wall, full basement with no floor and poor head room. There is stove heat, city light and water.

The lot is good 40.5' and 120' all under cultivation and fenced, two fruit trees. The location is good as are the surroundings. These two suites are rented to Messrs. Bauer and Subtolmney for $12.50 per month each.

VALUATION:

Improvements.....	$1528.00	
Lot.....	200.00	
		$1728.00

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.,
"F. H. Coulthard"

F. H. Coulthard.

Date. June 19th, 1944.

REAL PROPERTY MEMORANDUM

File No. 8211

Name.....Hana (Mrs. Chotaro) HASEGAWA..... Registration No. 08395...

Re: Catalogue No. 634

Address: 256 Boyne Street, New Westminster, B. C.

Legal Description: 7/23/757/2620. Duplex dwelling.

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 113177E Whereabouts: Land Registry Office.

Registered owner: Corporation of the City of New Westminster. Reg. No.

Property: Lot 7, Block 23 of Lot 757, Group 1, Map 2620, City of New Westminster.

B. Charges.
Registered: Nil

Vesting: Yes. In Custodian. Filing No. 25934. June 16, 1943.

Unregistered: This property has been paid for in full and Deed issued by City of New Westminster, same being kept by Mrs. Hasegawa in Safety Deposit Box with Westminster Trust Company. Note: This property was formerly known as 618 Ewen Avenue and is quite possibly effected by a notice regarding a street allowance encroachment on said Ewen Ave. in the City of New Westminster.

Taxes: $22.40 (1943) Paid in full to Dec. 31, 1943. Arrears: Nil

Water: $5.25 (net) Paid in full for 3 months ending June 30, 1944.

Insurance: $1,700.00 Expiry date January 27, 1945.

Assessed Value: Land: $320.00 Improvements: $2,950.00

Valuation by Appraiser: $1,730.00

Amount of Bid: $1,730.00

Approved by Advisory Committee: June 14th, 1944.

Paid as shown in attached letter: $1,730.00 in full (6/7/44)

Name of transferee as attached letter: Joseph Marcinek and Annie Marcinek
217 Howe Street,
New Westminster, B. C.

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding furniture or equipment)
Rented for $26.00 per month on a month-to-month basis
2 Tenants: (L. Bauer - pays $13.00 per month.
(J. Subtelney - pays $13.00 per month.

Leasehold: (State period, consideration & unusual clauses and whether including or excluding furniture or equipment)
Nil

Chattels: Particulars of those stored on the premises.
Nil

Named Agent: Westminster Trust Company.

REAL PROPERTY SUMMARY

Catalogue No. 634 File No. 8211

Japanese Name: Hana HASEGAWA (Mrs. Chotaro) Reg. No. 08395

Civic Address: 256 Boyne Street, New Westminster, B. C.
Note: This property was formerly known as 618 Ewen Avenue, New Westminster, B. C. In a letter dated September 1, 1942, received from the City Assessor's Office, we were notified that the houses on Ewen Avenue and Boyne Street had been re-numbered.

Legal Description: Lot 7, Block 23 of Lot 757, Group 1, Map 2620, City of New Westminster.

Classification: Duplex dwelling.

- S O L D -

Registered in the name of: Corporation of the City of New Westminster.
Property purchased from City by Mrs. Hasegawa and paid for in full. Deed was issued but never registered by her. Failing to complete arrangements with Mrs. Hasegawa to have Deed removed from the Safety Deposit Box of her son, Paul Hasegawa, we obtained a new Deed in her favour from City of New Westminster and registered same at the Land Registry Office, New Westminster, B. C. Duplicate Deed is on file.

State of Title: Clear.
Note: Notice dated April 4, 1944, received from the Corporation of the City of New Westminster stated there was an encroachment being maintained on the street allowance known as Ewen Avenue in the City of New Westminster. (This property was formerly known as 618 Ewen Avenue and was effected by the notice). The purchaser was advised of this Notice in our letter dated June 24, 1944.

Whereabouts of Title No. 113177-E: Land Registry Office, New Westminster, B. C.

Vesting: In Custodian. Filing No. 25934. June 16, 1943.

Assessment: (1944) Land, $320.00; Improvements, $2,950.00.

Taxes: (1944) $22.40.

Valuation: (1944) $1,728.00. Land, $200.00; Improvements, $1,528.00.

Fire Insurance: $1,700.00. Transferred to Purchaser.

Sold to: Joseph Marcinek, laborer, and Annie Marcinek, his wife; both of 217 Howe Street, Queensborough, New Westminster, B. C., as Joint Tenants for the sum of $1,730.00 cash.

Date of Sale: July 6, 1944.

Funds: Net proceeds derived from above sale, amounting to $1,643.79, released to credit of Mrs. Hana HASEGAWA, Registration No. 08395, File No. 8211, on October 10, 1944.

P. T. O.

Title delivered by registered mail to Mr. and Mrs. Marcinek at 217 Howe Street, New Westminster, B. C., with our letter dated October 20, 1944.

Chattels: Not involved.

ADMINISTRATION:

Mrs. Hana HASEGAWA, wife of Chotaro Hasegawa, declared in her JP Form dated May 8, 1942, owning the following Real Property:

"Located at 618 Ewen Ave., New West., B. C. Municipality of New Westminster - Lot 7 of Lot 23 of Lot 757, Group 1, Map 2620. Title number unknown...(with)... Duplex 8 room frame dwelling, Garage (standard size)."

Mrs. Hasegawa stated in her JP Form that one half of her house was rented to Mr. L. Bauer at a monthly rental of $13.00, and that she was presently making arrangements to rent the 4 rooms of the duplex which she occupied. Mrs. Hasegawa was evacuated on May 18, 1942, but before leaving she had rented her portion of the duplex for a similar amount as above-mentioned, viz. $13.00, to Mr. J. Subtelney.

Mrs. Hasegawa appointed Westminster Trust Company to look after her property and she also had a Safety Deposit Box with them. We confirmed this appointment in our letter of May 16, 1942.

In their report dated July 23, 1942, Westminster Trust Company described the dwelling as follows:

"Two storey duplex house, stucco exterior, cement foundation, shingle roof, brick chimney, eight rooms, beaver board interior finish, one garage."

Mrs. Hasegawa carried $1,700.00 fire insurance on this improvement and, considering the Valuation Report, this amount is more in line with its real value than the assessed value of $2,950.00. We continued to carry the same amount of Insurance.

Mrs. Hasegawa declared owning some household effects and a list signed by the Westminster Trust Company appears on file. Disposition of these chattels will be found in the Chattel Summary and Schedule.

Westminster Trust Company advised us that the two parts of the duplex dwelling were rented for $13.00 each. One was rented to Mr. J. Subtelney and the other to Mr. L. Bauer. Both were good tenants and paid their rents to Westminster Trust Company regularly. No repairs were required to be made to the premises, but the chimney was cleaned at a cost of $3.00. This account, together with taxes, water rates, fire insurance and rental collection commissions, were paid from rents received. Westminster Trust Company forwarded a cheque for net rents collected each month with a monthly statement shewing receipts and disbursements.

The above tenants remained until after the property was sold to Mr. and Mrs. Joseph Marcinek.

Revenues derived from this property were more than sufficient to pay operating charges.

P.T.O.

Mrs. Hasegawa declared in her JP Form that Title documents relating to this property were in her possession. However, when we received Certificate of Encumbrance No. 51939 from the Land Registry Office, New Westminster, B. C., the registered owner was shewn as the Corporation of the City of New Westminster.

The City Clerk advised us that a Deed had been issued to Mrs. Hasegawa but she had failed to register same. We wrote Mrs. Hasegawa and she stated the Deed was in the Safety Deposit Box of her son, Paul Hasegawa, at the Westminster Trust Company but although we endeavoured to make arrangements with her to have said Box opened we were unsuccessful. Consequently, we requested the City Clerk to issue a new Deed and forward same to us and he complied with our request. This Deed was filed concurrently with Order No. 25934vesting the property in the Secretary of State of Canada acting in his capacity as Custodian, and a Deed in favour of the purchasers, made between the Secretary of State of Canada and Joseph Marcinek, Laborer, and Annie Marcinek, his wife.

In view of the fact that Mrs. Hasegawa would not co-operation with us in producing evidence of ownership of the property declared by her, we advised her in a letter dated June 7, 1943, that we were not in a position to remit any proceeds of rents to her. Further, in a Memorandum dated June 8, 1943, addressed to Mr. Good, we explained the situation and requested him to hold all monies accruing from rents, except for payment of property expenses.

In a letter dated September 1, 1942, we were advised by the City of New Westminster that owing to the necessity of re-numbering the houses on Ewen Avenue and Boyne Street, 618 Ewen Avenue would henceforth be know as 256 Boyne Street.

We also received a Notice from the City of New Westminster that properties on Ewen Avenue were maintaining an encroachment on that thoroughfare in connection with this property. The Real Estate Department of Westminster Trust Company, agent for the purchasers, was notified of said encroachment in letter dated June 24, 1944.

Mr. and Mrs. Joseph Marcinek paid $1,730.00 (cash) for this property which is $2.00 more that Mr. F. H. Coulthard's valuation as shewn in his report dated May 8, 1944.

The following tenders were also received in connection with this property:
1. Mr. Lukas Bauer.....$1,000.00 (cash)
2. Mr. W. E. Senay.....$1,200.00 (cash)
3. Mr. A. J. Wynchuk.....$1,200.00 (cash)
4. Mr. J. J. Kalmakoff..$1,625.00 (cash).

Deed of Land was registered at the Land Registry Office, New Westminster, B. C., on August 2, 1944, and Certificate of Title No. 176018-E covering the above-described property and shewing Mr. and Mrs. Marcinek as the registered owners was forwarded to them by registered mail with our letter dated October 20, 1944.

Completed statements regarding the sale of her property were forwarded to Mrs. Hana Hasegawa on November 28, 1944. Mrs. Hasegawa requested that funds in her account be forwarded to her but made no complaint in her letter regarding the sale of her property.

Statement of her account, shewing receipts and disbursements,were forwarded to her at her request from time to time while her property was under the contol

P.T.O.

of the Custodian.

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

.....
ADMINISTRATION DEPARTMENT.

WJJ/HMS

CITY ASSESSOR'S OFFICE

C. P. C. HOBKIRK, ASSESSOR
PORT OF NEW WESTMINSTER, B. C.

8211
H. Hasegawa
618 Brown Av

SEP - 1 1942

Dear Sir or Madam: -

I beg to advise that owing to a confusion in the house numbers on Brown Av & Boyne St it has been necessary to re-number the street to bring the numbers into alignment with the property on which the building is erected. (Old number 618 Brown Av)

The correct number of your house is 256 Boyne St and I would therefore request you to use this number in the future as after 30 days the Post Office will be advised as to the correct numbering and the records in the City Hall changed.

Your co-operation in this connection will be greatly appreciated.

Yours truly,

Chas. P. C. Hobkirk

Assessor.

PORT OF NEW WESTMINSTER
"CANADAS FASTEST GROWING HARBOUR"

14

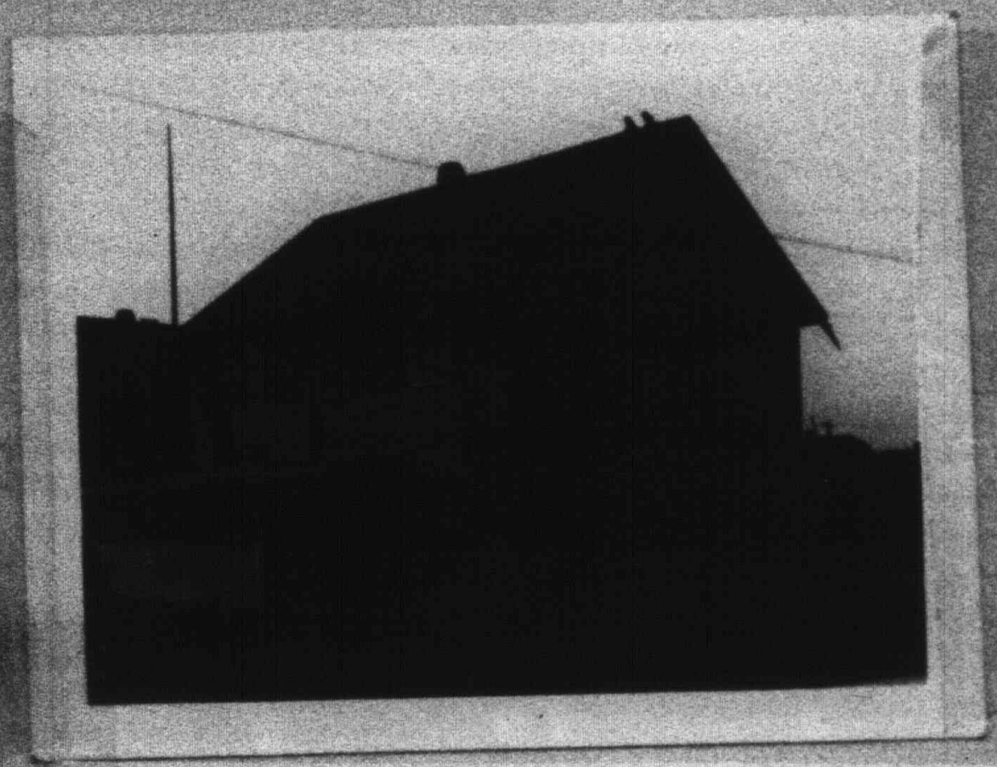
File No. 8211

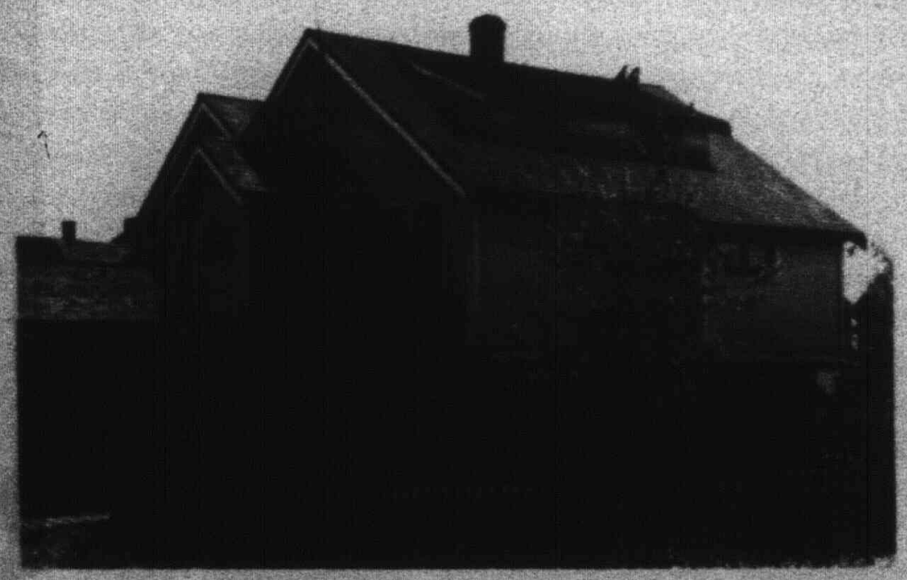
HASEGAWA, Hana(Mrs. Chotaro)

Reg. No. 08395

256 Boyne St. (formerly 618 Ewen Ave.)
New Westminster, B. C.

Picture taken June 4th, 1943.





DUPLICATE

This Indenture

made the 5th day of October in the year of our Lord one thousand nine hundred and thirty-six.

In Pursuance of the Short Form of Deeds Act.

Between:—

THE CORPORATION OF THE CITY OF NEW WESTMINSTER

Hereinafter called the Grantor,

of the First Part,

And:— Hana Hasegawa of 616 Ewen Avenue in the City of New Westminster and Province of British Columbia, Storekeeper, Wife of C.Hasegawa.

Hereinafter called the Grantee,

of the Second Part,

WHEREAS the lands hereinafter mentioned became the property of the Grantor in default of other purchaser at Tax Sale.

AND WHEREAS the Municipal Council of the Corporation of the City of New Westminster by "Lands Sale Bylaw 19 36 No. 18 " authorized the sale of the lands hereinafter mentioned to the Grantee.

NOW THESE PRESENTS WITNESS that in consideration of the sum of Sixty-five 00/100..... ..... dollars ($ 65.00) of lawful money of Canada now paid by the Grantee to the Grantor, the receipt whereof is hereby by the Grantor acknowledged, the said Grantor DOTH GRANT unto the said Grantee, his heirs and assigns, forever,

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of New Westminster, in the District of New Westminster, in the Province of British Columbia, and being composed of

Lot 7 of Lot 23 of Lot 757,
Group 1, Map 2620.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns to and for his and their sole and only use forever,

SUBJECT NEVERTHELESS to the reservations, limitations, provisos and conditions expressed in the original Grant thereof from the Crown.

THE GRANTOR hereby releases to the Grantee all its claims to the said lands.

IN WITNESS WHEREOF the Corporate Seal of the Grantor has been hereto affixed under the hands of its Mayor and Clerk.

C W Wright Mayor

Geo. B. [illegible] Clerk

DUPLICATE

Dated October 5th, 19 36.

Corporation of the
City of New Westminster

—TO—

HANA HASEGAWA

Conveyance

I HEREBY CERTIFY that on the 15th. day of April A.D., 1943, at New Westminster, in the Province of British Columbia, A.G.Brine, personally known to me, appeared before me and acknowledged that he is the Clerk to the Council of the Corporation of the City of New Westminster and that he is the person who subscribed his name to the annexed instrument as Clerk of the said Corporation and affixed the Seal of the said Corporation to the said instrument and that he was first duly authorized to subscribe his name as aforesaid and affix the said Seal to the said instrument and that such Corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN WITNESS WHEREOF I have hereto set my hand (~~and seal~~)
at New Westminster, B. C., this 15th day of April 1943.

A Notary Public in and for the Province of
British Columbia.

EVACUATION SECTION
Rec'd APR 5 1944
File No. 8211
Ans.
Referred

CORPORATION OF THE CITY OF NEW WESTMINSTER.

City Hall,
New Westminster, B.C.
April 4th. 1944.

H. Hasegawa,
Ewen Avenue, Queensborough,
c/o Enemy Property Custodian,
675 W. Hastings Street,
VANCOUVER, B. C.

I have been instructed by the City Council of the Corporation of the City of New Westminster to call your attention to the fact that you are maintaining an encroachment on the street allowance known as Ewen Avenue in the City of New Westminster.

The Council cannot permit this encroachment to continue and you are therefore advised to take immediate steps to have such encroachment removed.

I trust that it will not be necessary to take any further steps, but, should it be found necessary, the costs of such action as may be taken will of course have to be paid by you.

Yours respectfully,

A. G. Brine,
City Clerk.

Sent to Westminster Trust Co.

File No. 8211 December 27, 1947.

MEMORANDUM

Catalogue No. 634.

One (1) Real Property only included, being:

Lot 7, Block 23 of Lot 757, Group 1, Map 2620,
City of New Westminster.

Address: 256 Boyne Street, formerly 618 Ewen Avenue, New Westminster, B.C.
Valuation of Coulthard, Sutherland and Company Limited, attached hereto.

Rental Arrangement set out in Real Property Memorandum attached hereto. $1728 ~

* Selling Price: $1,730.00 (cash).

Deductions:

Real Estate Agent's Commission	$86.50
Charge for Valuation	7.50
Charge for Advertising	4.00
Land Registry Office Fee	6.00
	$104.00

Date of Sale: July 6, 1944.

Assessment: 1944.

Land:	$ 320.00
Improvements:	$2,950.00
	$3,270.00

Public Notice of Sale: This property was advertised in our Catalogue which was widely distributed; each Real Estate Office in the District received one or more copies.

Other Tenders Received for above property:

(1) Lukas Bauer: $1,000.00 (cash).
(2) W. E. Senay: $1,200.00 (cash).
(3) A. J. Wynchuk: $1,200.00 (cash).
(4) Jacob J. Kalmakoff: $1,625.00 (cash).
* (5) J. Marcinek: $1,800.00 - (½ cash, balance terms).
$1,730.00 all cash accepted from Mr. Marcinek.

Note: It has been the Policy of the City of New Westminster to accept one-half of the assessed value for vacant lots which it has to sell.
Improvements are not taxable by the City and, therefore, land assessments are correspondingly high.

WJJ/HMS

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Shea
8211

WESTMINSTER TRUST COMPANY

NEW WESTMINSTER, B. C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUL 25 1942

July 23rd. 1942.

Re: Hasegawa Hana (Mrs. Chotaro) #08305.

TYPE OF PROPERTY: Dwelling house situated on a lot known as 618 Ewen Avenue, renumbered 256 Boyne St.

DESCRIPTION OF PROPERTY: One, Two storey duplex house, stucco exterior, cement foundation, shingle roof, brick chimney, eight rooms, beaver board interior finish, one garage.

FURNITURE: As per list attached

FIRE INSURANCE: $1700.00 fire insurance in British Northwestern Fire Insurance, agency Hunter & Curtis, New Westminster, B.C.

LIABILITIES: None

RECOMMENDATIONS: This duplex is now rented and we suggest that the things be left as they are.

Westminster Trust Company,
Arthur B. Hunnell

W. D. BOWDEN
MANAGER

TELEPHONES: 771 AND 772
CODES: BENTLEY'S

WESTMINSTER TRUST COMPANY

HEAD OFFICE
NEW WESTMINSTER, B. C.
June 9, 1944

Real Estate Dept.
PLEASE ADDRESS ALL COMMUNICATIONS TO THE MANAGER

Rec'd JUN 10 1944
File No. 8211
Ans.
Referred HARROP

John

63

Office of the Custodian,
506 Royal Bank Bldg.,
675 West Hastings St.,
Vancouver, B. C.

Dear Sir: Re Revised Tender
Catalogue Parcel #634.
File 8211

On behalf of Mr. Joseph Marcinek, 217 Howe Street, New Westminster, and in accordance with your suggestion, we herewith make an offer of $1,730.00 all cash on the Japanese property, Catalogue Parcel #634. *All cash*

You are now retaining his cheque in the amount of $180.00 being the required ten per cent deposit on the original tender.

Yours very truly,

WESTMINSTER TRUST COMPANY

Robert Alstead
Manager of Real Estate Dept.

A/bb

accepted tender

B. C.'s OLDEST PROVINCIAL TRUST COMPANY INCORPORATED 1904

WESTMINSTER TRUST COMPANY

HEAD OFFICE
NEW WESTMINSTER, B. C.

Real Estate Dept.
PLEASE ADDRESS ALL COMMUNICATIONS TO THE MANAGER

April 26, 1944

Rec'd 1/5/44
File No. 8211
Ans.
Referred

Office of the Custodian,
506 Royal Bank Bldg.,
675 West Hastings St.,
Vancouver, B. C.

Dear Sir:

On behalf of Mr. Joseph Marcinek, 217 Howe Street, New Westminster, we herewith submit tender on Japanese property, Catalogue Parcel Number 634.

Mr. Marcinek's tender being $1800.00, one half (½) cash and terms.

Enclosed please find our cheque in the amount of $180.00 being the ten per cent (10%) deposit required thereon.

Yours very truly,
WESTMINSTER TRUST COMPANY

Robert Alstead
Manager of Real Estate Dept.

Encl.
A/bb

Tender
See one accepted dated June 9/44

6211

June 7th, 1944

The Manager,
The Real Estate Department,
Westminster Trust Company,
New Westminster, B.C.

Dear Sir:

Re: Catalogue No. 634
256 Boyne Street,
New Westminster, B.C.

Referring to your letter of April 26th, in which you submit an offer on behalf of your client, Mr. Joseph Marcinek to purchase the above property for $1,800.00, half cash and terms for the balance.

If you will refer to paragraph 5 of our advertisement, copy of which is printed in our catalogue, the minimum down payment must be $1,000.00.

Providing that your client is prepared to pay $1,000.00 cash we will be glad to consider terms for the balance of $800.00, and will you kindly advise us the terms he has in mind. However, we would prefer a cash offer and if your client is prepared to pay $1,730.00 cash such an offer would be acceptable.

Yours truly,

F.G. Shears
Director

FGS:lm

51

WESTMINSTER TRUST COMPANY

HEAD OFFICE
NEW WESTMINSTER, B. C.

Real Estate Dept.
PLEASE ADDRESS ALL COMMUNICATIONS TO THE MANAGER

April 29, 1944.

Rec'd May 1/44
File No. RE 11
Ans. Ans
Referred

634

Office of the Custodian,
506 Royal Bank Bldg.,
675 West Hastings St.,
Vancouver, B. C.

Dear Sir:

On behalf of Mr. W. E. Senay, 608 Fifth Avenue, New Westminster, we herewith submit tender on Japanese property, Catalogue Parcel Number 634.

Mr. Senay's tender is $1200.00, all cash. Enclosed please find his cheque for $120.00, the ten per cent (10%) deposit required thereon.

Yours very truly,
WESTMINSTER TRUST COMPANY

Manager of Real Estate Dept.

tender

Encl.
A/bb

W. D. [illegible]DEN
MANAGER

TELEPHONES: 771 AND 772
CODES: BENTLEY'S

WESTMINSTER TRUST COMPANY

HEAD OFFICE
NEW WESTMINSTER, B. C.

Real Estate Dept.
WHERE ADDRESS ALL COMMUNICATIONS TO THE MANAGER

April 26, 1944.

634

Rec'd May 1/44
File No. 8211
Ans. Ack
Referred

Office of the Custodian,
506 Royal Bank Bldg.,
675 West Hastings St.,
Vancouver, B. C.

Dear Sir:

On behalf of Mr. Lukas Bauer, 256 Boyne Street, New Westminster, we herewith submit tender on Japanese property, Catalogue Parcel Number 634.

Mr. Bauer's tender being $1000.00 all cash.

Enclosed please find our cheque in the amount of $100.00 being the ten per cent (10%) deposit required thereon.

Yours very truly,
WESTMINSTER TRUST COMPANY

Robert Alstead
Manager of Real Estate Dept.

Tender

Encl.
A/bb

W. D. [illegible]DEN
MANAGER

TELEPHONES: 771 AND 772
CODES: BENTLEY'S

WESTMINSTER TRUST COMPANY

HEAD OFFICE
NEW WESTMINSTER, B. C.

Rec'd May 1/44
File No. 8211
Ans. Aug
Referred

Real Estate Dept.
PLEASE ADDRESS ALL COMMUNICATIONS TO THE MANAGER

April 25, 1944

634

Office of the Custodian,
506 Royal Bank Bldg.,
675 West Hastings St.,
Vancouver, B. C.

Dear Sir:

On behalf of Mr. A. J. Wynchuk, 239 Boyne Street, New Westminster, we herewith submit tender on Japanese property, Catalogue Parcel Number 634.

Mr. Wynchuk's tender being $1200.00, all cash.

Enclosed please find our cheque in the amount of $120.00 being the 10% deposit required thereon.

Yours very truly,

WESTMINSTER TRUST COMPANY

Robert Alstead
Manager of Real Estate Dept.

Tender

Encl.
A/bb

B. C.'s OLDEST PROVINCIAL TRUST COMPANY INCORPORATED 1904

ESTABLISHED 1808

ESSEX & SUFFOLK EQUITABLE INSURANCE SOCIETY LIMITED

COLCHESTER, ENGLAND

HEAD OFFICE FOR CANADA
414 ST. JAMES STREET, MONTREAL

C. E. SANDERS
MANAGER FOR CANADA

BRITISH COLUMBIA BRANCH
614 PENDER ST. WEST, VANCOUVER
H. B. LEUTY, PROVINCIAL MANAGER

634

K. K. REID LIMITED
RESIDENT AGENTS

740 COLUMBIA STREET,
NEW WESTMINSTER, B. C.

April 29th. 1944.

Tender for Real Estate
Catalogue Parcel No. 634.

Rec'd May 1/44
File No. 8211
Date 16/17/6/44
Referred

Custodian,
506 Royal Bank Building,
675 West Hastings Street,
Vancouver, B.C.

Dear Sir:

On behalf of Jacob John Kalmakoff, Mill Worker, of 1040 Ewen Avenue, New Westminster, B.C. I submit herewith Tender for the purchase of Lot 7, of Block 23, District Lot 757, Map 2620, known as 256 Boyne Street, New Westminster, B.C. for the amount of SIXTEEN HUNDRED AND TWENTY-FIVE DOLLARS ($1625.00) Cash. I herewith enclose Canadian National Railway Company express money orders for ONE HUNDRED AND SIXTY-TWO 50/100 DOLLARS ($162.50) being ten percent required with this tender.

100 c
bv

I would be glad to forward the balance of the purchase price on notification of the acceptance of this tender.

Yours very truly,
K.K.Reid.

KKR/P
encl.

Tender

[illegible]	HASEGAWA, Hana (Mrs. Chotaro)	File No. 8211

COMPANY	POLICY NO.	AMOUNT	EXPIRATION MONTH	EXPIRATION DAY	EXPIRATION YEAR	PROPERTY
British Northwestern Fire Insurance Company	188372	$1,700.	Jan.	27	1945	256 Boyne Ave. (Now 256 Boyne St.) New Westminster, B.C.

Fire Insurance Summary

File No. 8211 June 24, 1947.

Re: Hana HASEGAWA (Mrs. Chotaro)
Registration No. 08395
256 Boyne Street,
New Westminster, B. C.

Mrs. Hana Hasegawa declared the following in her JP Form dated May 8, 1942: "$1700.00 Fire Ins. for 3 yrs expiring Jan.27th 1945. British Northwestern Fire Ins. New West., B. C. Pol. # 188372. in owner's possession."

Westminster Trust Company forwarded the above Policy to this Office with their letter dated September 11, 1942, and as stated above Policy No. 188372 covered the dwelling at 256 Boyne Street in the amount of $1,700.00.

The British Northwester Fire Insurance Company forwarded to this Office with their letter dated August 9, 1944, an endorsement to be attached to the above policy as well as a certified copy of the Policy. Said endorsement changed the name of the insured to read the Secretary of State of Canada acting in his capacity as Custodian.

256 Boyne Street, New Westminster, B. C. was sold and on August 16, 1944, British Norwestern Fire Policy No. 188372 was transferred to the new owners, Mr. and Mrs. Marcinek. The purchasers were charged $1.92 for their portion of the unexpired policy.

Transferred policy was forwarded to Mr. and Mrs. Marcinek by registered mail with our letter dated October 20, 1944.

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

W.J. Johnston

WJJ/BMS

[illegible]

Case No. [illegible] June 24, 1947.

Mrs Rosa KIMURA (Mrs. Chotaro)
Registration No. [illegible]
254 Bayne Street,
New Westminster, B. C.

Mrs. Rosa Kimura furnished the following to her JP Form dated May 8, 1942, Registration Fire Ins. Cos 3 and expiring Jan.27th 1943. British Northwestern Fire Ins. New Westm., B. C. Pol. #158372. "In owner's possession."

Westminster Trust Company forwarded the above Policy to this Office with their letter dated September 11, 1942, and as stated above Policy No. 158372 covered the dwelling at 254 Bayne Street in the amount of $2,700.00.

The British Northwestern Fire Insurance Company forwarded to this Office with their letter dated August 9, 1944, an endorsement to be attached to the above policy as well as a certified copy of the Policy. Said endorsement covered the rent of the insured to read the Secretary of State of Canada acting in his capacity as Custodian.

The Bayne Dwelling, New Westminster, B. C. was sold and on August 16, 1944, British Northwestern Fire Policy No. 158372 was transferred to the new owners, Mr. and Mrs. Marcinak. The purchasers were charged $1.92 for their portion of the unexpired policy.

Transferred policy was forwarded to Mr. and Mrs. Marcinak by registered mail with our letter dated October 20, 1944.

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

"W. J. Johnston"

[illegible]

File No. [illegible],
Catalogue No. 634.

July 14th, 1964.

[illegible]

Vs. Mr. E. V. Wright

[illegible] Mr. D. A. Graser

Sec. [illegible] - Reg. No.[illegible]
Lot 1, Blks. 22 of Lot 737, Group
[illegible] Certificate of
Tenure No. [illegible].

We enclose herewith the following documents in connection with the sale of the above described property.

1. Original Certificate of Encumbrance.

2. Transmittal in duplicate.

3. Deed in duplicate..... [illegible], and [illegible] (Joint Tenants)

4. Copy of letter showing to whom sold and price paid for the property.

5. Memorandum from the Administration Department confirming valuation, and approval of Advisory Committee.

Certificate of Indefeasible Title No. 11[illegible]-E is in the Land Registry Office.

[illegible]

[illegible]

File No. [illegible]

[illegible] — [illegible] June 26, 1964.

[illegible] Street

A notice has been received from the Corporation of the City of New Westminster relating to an encroachment in connection with the above property which, we understand, is for the widening of Lees Avenue, some time in the future, to 100 feet. The purchaser has been notified of the above encroachment.

[illegible]

8211

November 28th, 1944

Mrs. Rose HASHIMA,
Registration No. 08395,
Lillooet, B.C.

Re: Catalogue No. 634
796 Royne St., New Westminster
7/23/777

Dear Madam:

Please be informed that the above property has been sold as of July 6th, 1944, for the sum of $1,730.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

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

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

Yours truly,

George Peters,
Administration Department.

GP/MED
encl. (2)
cc: B. C. Security Commission

STATEMENT RE SALE OF:

Name: HASEGAWA, Rosa

Catalogue No: 634

File No: 6211

Street Address: 256 Royce St., New Westminster.

Reg. No. 08395

Legal Description: 7/23/797

Date of Sale and Adjustments ...July 6th, 1944.....

Sale Price		$ 1,730.00
Real Estate Agent's Commission	$ 86.50	
Charge for Valuation	7.50	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	6.00	
~~Improvements~~		
~~Unpaid Vendor~~		
~~Mortgages~~		
~~Arrears of Rates~~		
~~Other Charges~~		
Adjustments:		
Fire Insurance		1.92
Taxes		10.92
Water		4.95
	104.00	$ 1,747.79
Net Proceeds credited to your account		$ 1,643.79

Date: November 28th, 1944

Compiled by: George Peters

Catalogue No. 634
File No. 8211
256 Boyne Street
New Westminster
7/23/757/2620

October 2, 1944.

JOSEPH MARCINEK and ANNIE MARCINEK

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As of July 6, 1944)

	DEBIT	CREDIT
Purchase price	$1,730.00	
Cheques received		$1,730.00
Rent collected:		
L. Bauer - July 6th to July 26th - 20/30 x $12.35		8.23
July 27th to August 26th August 27th to September 26th September 27th to October 26th } 3 months x $12.35		37.05
J. Subtelney - July 6th to July 8th - 2/30 x $12.35		.82
July 9th to August 8th August 9th to September 8th September 9th to October 8th } 3 months x $12.35		37.05
Registration fees on deed - $1,730.00	7.70	
Insurance premium - 18.8% x $10.20 (expiry 27/1/45)	1.92	
178/365 x $22.40 - purchaser's proportion of 1944 taxes	10.92	
Water July 1st to September 30th - $5.25 quarterly 2 months & 25 days	4.95	
Amount owing to purchasers	57.66	
	$1,813.15	$1,813.15

AMOUNT OWING TO PURCHASERS - $57.66

Catalogue No. 634
File No.8211
256 Boyne Street
New Westminster
7/23/757/2620

Control of property at 256 Boyne Street, New Westminster, B. C., covered by Certificate of Title No. 176018-E is by us hereby acknowledged and we agree that all adjustments and incidents connected with the sale to us of this property have been settled.

Receipt is also acknowledged of cheque for $57.66 representing closing adjustments.

Dated at New Westminster B.C. this 16th day of October 1944.

J. Marcinek.

Annie Marcinek

Return this copy to the Custodian

Catalogue No. 634
File No. 8211

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

Dear Sirs:-

Re: 256 Boyne Street

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,

J. Marcinek Signed
Annie Marcinek

Return this copy to the Custodian

PERSONAL PROPERTY SUMMARY

File No. 8211 June 26, 1947.

Re: Hana HASEGAWA (Mrs. Chotaro)
Registration No. 08395

ACCOUNTS RECEIVABLE: Mrs. Hana Hasegawa declared the following outstanding accounts in a list attached to her JP Form dated May 8, 1942:

1. Mrs. Tokikazu Tanaka.....$9.28
   Mrs. Tanaka was advised regarding this claim in our letter dated August 24, 1943, but have not received a reply to same. We advised Mrs. Hasegawa in letter dated August 10, 1945, that the Custodian would take no further action in this connection. Tokikazu Tanaka's file No. 7781.
2. Mrs. Richard Hall.....$4.06
   Account paid direct to Mrs. Hasegawa.
3. Mrs. T. Nakamura.....$ .96
   Account paid direct to Mrs. Hasegawa.
4. Mr. Fred Koochin.....$5.57
   Account paid direct to Mrs. Hasegawa.
5. Mr. Roy Carney.....$4.07
   Westminster Trust Company, in April 1943, with rental statement, forwarded $1.00 being payment on account of Mr. Carney's claim amounting to $4.07. We advised Mr. Carney regarding the balance owing in letter dated August 24, 1943. With letter dated February 27, 1945, Mr. Carney enclosed his cheque for $4.07 making a total of $5.07 paid. $1.00 was refunded to Mr. Carney on February 5, 1946.
6. Mr. Iwatiro Ichikawa.....$15.89
   Account paid direct to Mrs. Hasegawa.
7. Mr. Yoshio Akazawa.....$1.17
   Mr. Akazawa was advised regarding this claim in our letter dated August 24, 1943, but have not received a reply to same. Yoshio Akazawa's file No.14884.
8. Mrs. Yoshitaro Fujiwara.....$ .23
   Account paid direct to Mrs. Hasegawa.
9. Mrs. Helen Sidbak.....$3.46
   Mrs. Sidbak was advised regarding this claim in our letters dated August 24 and October 30, 1943. Mrs. Sidbak denied this claim in letter dated November 1, 1943. We advised Mrs. Hasegawa in letter dated November 13, 1943, that the Custodian would take no further action in this connection.
10. Mr. Bill Janyk.....$1.97
    Mr. Janyk was advised regarding this claim in our lettems dated August 24 and October 30, 1943, but have not received a reply to same.
11. Miss Ethel Hockey.....$2.60
    Miss Hockey was advised regarding this claim in our letters dated August 24 and October 30, 1943. Miss Hockey forwarded to this Office in November 1943, a money order in the amount of $2.60, being full settlement of the above claim.
12. Mrs. Janyk.....$2.84
    Mrs. Janyk was advised regarding this claim in our letters dated August 24 and October 30, 1943, but have not received a reply to same.
13. Mr. Dick Yamauchi.....$2.10
    We have not been able to trace a Japanese by this name. Advised Mrs. Hasegawa regarding this matter in letter dated August 10, 1943.
14. Mr. Robert Curle.....$1.30
    $1.30 was forwarded to this Office with Wesminster Trust Company's letter dated September 21, 1942, being payment in full of Mr. Curle's account.
15. Mrs. Hons Larsen.....$1.33
    Account paid direct to Mrs. Hasegawa.

Continued on Page 2.

PERSONAL PROPERTY SUMMARY CONTINUED

File No. 8211 June 26, 1947.

LIFE INSURANCE: Mrs. Hasegawa declared having a $1,000.00 twenty year Endowment Policy with the Sun Life Insurance Company, Vancouver, B. C. Policy No. 2172086, in owners possession and beneficiaries the children.
She also declared the following: "Deposit Account-Sun Life Ins. Co., Vanc., B.C. Pol #2209221, for $542.82."
The above Insurance Policies did not come under the control of the Custodian at any time.

SPECIFIED ARTICLES: Mrs. Hasegawa did not declare owning any specified articles and none appear on file.

CHATTELS: Mrs. Hasegawa listed her personal effects with the Custodian in a list attached to her JP Form dated May 8, 1942. For disposition of said goods please see Chattel Summary and Schedule on this file.

CUSTODIAN ACCOUNT: On July 23, 1947, there was a credit balance of $1,210.16 in Hana HASEGAWA's account in this Office and on the same date these funds were forwarded to her at Lillooet, B. C.

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

.....
Administration Department.

WJJ/MMS

EVACUATION SECTION
Rec'd FEB 24 1943
Recorded

East Lillooet, B. C.,
February 20, 1943.

Office of Custodian,
Japanese Evacuation Section,
Vancouver, B. C.

Dear Sir:

Kindly give release for the below items to be shipped here, together with my husband's freight.

(1) Westinghouse Washing Machine
(2) A Trunk
(3) Westinghouse Hand Vacuum Cleaner
(4) 2'6" x 2'6"--Plywood Box containing fragile Crockeries
(5) Automatic Electric Record Player
(6) 3--6" x 18" Wooden Boxes containing Crockeries
(7) Wrigley's Heavy Cardboard Box containing Pyrex Dishes

T The above articles are located at 620 Ewen Avenue, New Westminster. Instructions for shipping is included in a letter to Mr. Kennedy from my husband, C. Hasegawa.

Hoping this will not cause any inconvenience, I remain,

Yours very truly,

H Hasegawa

Hana Hasegawa, File #8211,
Reg. # 08295
East Lillooet, B. C.

C
O
P
Y

East Lillooet, B. C.
February 20, 1943.

Mr. Kennedy,
Westminster Trust Company,
New Westminster, B. C.

Dear Sir:

Enclosed you will find two keys to open the two upstair room in the back of our premises of 620 Ewen Ave., Queensborough. Would you be kind enough to take a trip down there to supervise the removal of the articles listed on the separate form attached to this letter, as I have already notified the Office of Custodian in Vancouver.

The Washing Machine is located on the main floor and therefore, if you would ask Mrs. Stolen, the tenant, she will probably know the whereabout. Please hire someone capable and dependable to do the crating and as to the matter of the transportation of the freight from Westminster to Vancouver and from there to Lillooet via P.G.E.R., I am quite sure that Mr. A. L. King of the King's Motor Cartage, who is a personal friend of ours, will gladly oblige us.

Kindly deduct from the rental collection, the expense due to crating, but as to the matter of transportation, please inform Mr. A. L. King to forward the expense bill to us.

Trusting that you will fulfil my request, I remain,

Yours very truly,

(signed) "C. Hasegawa"

C. Hasegawa, File #8210
Reg. #08187,
East Lillooet, B. C.

Encl. ..2 keys.

P. S. Please lock and return the 2 keys after removal.

Westminster Trust Co. have
original letter

CHATTEL SUMMARY

File No. 8211 June 25, 1947.

Re: Hana HASEGAWA (Mrs. Chotaro)
Registration No. 08395

Mrs. Hana Hasegawa declared the following in her JP Form dated May 6, 1942; "Personal effects located at 616 Ewen Avenue, New Westminster, B. C., furniture as per list attached. Upon evacuation to be stored in upstairs room of store (owned by husband) at 616 Ewen Avenue, New Westminster, B. C. Key to be left in c/o Mr. Gunnar Stolen, 616 Ewen Ave., New West., who will be new tenant of above store." Please see Chattel Schedule for copy of said list.

Westminster Trust Company inventoried on July 23, 1942, the above effects stating some were stored at 616 Ewen Avenue and taken care of by Mrs. G. Stolen, some were being used by Mrs. Stolen and the 3 piece chesterfield suite had been sold by Mrs. Hasegawa.

In letter dated February 20, 1943, Mrs. Hasegawa requested shipment to her at East Lillooet, B. C., of a number of her effects. Westminster Trust Company were instructed on February 27, 1943, to attend to the shipping of these goods and Mr. Mackadie from our Protection Department, visited 616 Ewen Avenue and found the items Mrs. Hasegawa had written for with the exception of the Westinghouse Vacum Cleaner and the carton of Pyrex. Mr. Hasegawa was advised regarding this matter in letter dated March 23, 1943. Mr. Hasegawa acknowledged receipt of the shipment in letter dated March 24, 1943, stating effects were in good condition. Shipping charges were deducted from Mr. Hasegawa's account No. 8210 in this Office as per his request in letter dated February 20, 1943.

Westminster Trust Company informed us in letter dated August 28, 1943, that they had a letter from Mr. Hasegawa in which he stated he was willing to sell the piano. Said company were advised on September 1, 1943, by this Office that it would be in order for them to sell same. The Heacombe piano was sold for $75.00 less commission amounting to $3.75. Net proceeds were credited to Mrs. Hasegawa's account No. 8211.

A few of Mrs. Hasegawa's effects were auctioned on March 15, 1944 and January 31, 1945, however, disposition of all the chattels declared by Mrs. Hasegawa is not clear as on visits to New Westminster after evacuation certain chattels were sold or taken away by Mr. Hasegawa and this Office was not given a list of same.

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

"W. J. JOHNSTON"
Administration Department

WJJ/MMS

CHATTEL SCHEDULE

File No. 8211 Re: Hana HASEGAWA (Mrs. Chotaro) June 25, 1947.
Registration No. 08395

Declared by Mrs. Hasegawa in list attached to JP Form dated May 8, 1942.	Inventoried by Westminster Trust Co., on July 23, 1942.	Disposition
Washing Machine Westinghouse	Washing Machine	Shipped to Japanese at
Phonograph console	Phonograph	Lillooet, B.C., in March/43
Trunk containing Jap.Festival Dolls	1 Trunk	" " "
Silverware	Silverware	Disposition unknown.
7 Day Mantel Clock	7 Day Mantel Clock	However, probably disposed
Seiko Wall Clock	Seiko Wall Clock	of by Mr. Hasegawa while
Regulation Wall Clock	Regulation Wall Clock	visiting in Vancouver in
Ray lamp	Ray Lamp	June 1943, or taken away
Beds, 1 double & 2 Single	3 Beds	with him
3 Dressers	3 Dressers	"
4 Lamps	4 Lamps	"
5 Cabinets	5 Cabinets	"
Kitchen Stove	Kitchen Stove	"
Mirrors (2)	2 Mirrors	"
7 Tables	7 Tables	"
Kitchen chairs	6 Kitchen Chairs	2 auctioned March 15/44 "
Heater	1 Heater	Disposition unknown etc.,
2 Heaters	2 Heaters	as above
Window Curtains	Window Curtains	"
Carpet	Carpet	"
Dining Room Set	Dining Room Set	"
Iron	Iron	"
Westinghouse Vacum Cleaner	Westinghouse Vacum Cleaner	"
Kitchen Utensils	Kitchen Utensils	2 Boxes shipped to Jap. in March/43, and some auctioned on Mrch.15/44 & Jan.21/45.
3 Piece Chesterfield Suite		Sold by Mrs.Hasegawa before Evacuation.
Piano	1 Piano	Sold to Carl Nygard.

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

"W. J. Johnston"
Administration Department

WJJ/HMS

file 22/7/47

MEMORANDUM RE SALE OF CHATTELS

(Apart from Auction Sales)

FILE NO: 8211

NAME: NASEGAWA, Hana (Mrs. Chotaro)

DATE ADVERTISED:
(or other information)

APPRAISER'S NAME: } Price agreed to by owner in letter
VALUATION: } of August 28, 1943.

PURCHASE PRICE: $75.00

COMMITTEE'S APPROVAL: not necessary in view of above.

PURCHASER'S FULL NAME: Carl Nygard

ADDRESS:

OCCUPATION:

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

ENCUMBRANCES, IF ANY: Nil

LIST OF CHATTELS SOLD: Newcombe upright piano $75.00
Less commission: 3.75
$71.25

NB. - See note on Rental statement of September 1943. Checked with accounting Department on 22/7/47.

file 8210

Transferred
from file 820,
22/7/47. C.G.

COPY

NAME HASEGAWA, Hana (Mrs. Chotaro)

REGISTRATION NO. 06395 FILE NO. 8211

The following chattels were sold by public auction at Surrey, B.C on January 31, 1945.

Shelf dishes and cans		$1.50
Total		$ 1.50
Less Expenses:	(Auctioneer's Fee: $0.15	
	(Advertising: 0.05	
	(Moving: 0.31	$ 0.51
Net Proceeds Credited:		$ 0.99

Members of Custodian Staff Present. Mr. Iverson

Extracted from Auctioneering List No. Survey 9.

Remarks.

NAME HASEGAWA, Hama (Mrs. Chotaro)

REGISTRATION NO. 08395 FILE NO. 8211

The following chattels were sold by public

auction at New Westminster, B.C. on March 15, 1944

2 Chairs	$ 1.50
16 light glasses	1.00

Total $ 2.50

Less Expenses: { Auctioneer's Fee: $0.25
Advertising: $0.07
Moving: $0.09
Rent: $0.15 } $ 0.56

Net Proceeds Credited: $ 1.94

Members of Custodian Staff Present. Mr. Iverson

Extracted from Auctioneering List No. New Westminster 8.

Remarks.

File No. 8210/1
8211

November 11th, 1943.

MEMORANDUM

TO: File

FROM: Mr. R. B. Mackedie

Re: Mr. & Mrs. HAWEGAWA, Reg. No. 08187
08395

Position of chattels is as noted on memorandum of March 1st, 1943 with the following exceptions:

One Newcombe upright piano declared by Mrs. Hana HAWEGAWA was sold for $75.00 as agreed to in letter from Mr. Chotaro HAWEGAWA to the Westminster Trust Company and paid for on August 28th, 1943.

As noted in the letter of July 20th, 1943 from the Westminster Trust Company, chattels in the boat house were sold to Mr. R. L. Fitzpatrick for $200.00 and paid for. This was agreed to by Mr. Paul HASEGAWA who visited our office on June 28th, 1943.

RBM/HMS

R B Mackedie

C
O
P
Y

MEMORANDUM

TO: File No. 8211

FROM: R. B. Mackedie March 1, 1943.

Re: Mrs. Chotaro (Hana) HASEGAWA

Chattels declared by Mrs. Chotaro (Hana) Hasegawa are stored at 916 Owen Avenue as noted on the report dated July 23, 1942, by the Westminster Trust Company and are in the care of Mrs. Gunnar Stolen.

The 3 piece chesterfield suite was sold by Mrs. Hasegawa.

On February 20th, Mrs. Hasegawa wrote to ask that the following goods be sent to her:

1 Westinghouse washing machine
1 Trunk
1 Westinghouse hand vacuum cleaner
1 2'6" x 2'6" box containing fragile property
1 automatic electric record player
3 6" x 18" boxes containing crockeries
1 Box containing Pyrex dishes

Mr. Kennedy of the Westminster Trust Company was instructed on February 27th to attend to the shipping of these goods.

"R.B.M."

RBM/P

8210
8211 ✓

October 10, 1946.

Mr. Chotaro HASEGAWA,
Registration No. 08187,
P. O. Box 188,
Lillooet, B. C.

Dear Sir:

We are in receipt of a letter dated June 25, 1946, from your son, Paul Hasegawa, in connection with the Boathouse Building at the foot of Pembina Street, New Westminster, B. C., and also the one classed as the "Old Building". We wish to advise you our records show that the "Old Building" was sold by you to Mr. Allan Nixon of New Westminster before Evacuation and that the Boathouse Building at the foot of Pembina Street was sold through this Office for the sum of $200.00 to Mr. R. L. Fitzpatrick.

Regarding your "Dining Room Furniture" (tables, chairs and buffet) we wish to advise you that we have been informed that on visits to New Westminster after Evacuation certain chattels were sold or taken away by you and we are, therefore, not in a position to give you any information in connection therewith.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN.

WJJ/MMS

File Nos. 8211
8210

July 17, 1947.

MEMORANDUM

TO: Miss C. Girard

FROM: Mr. W. J. Johnston

Re: Chotaro HASEGAWA (Mr.)
Registration No. 08187
File No. 8210

Hana HASEGAWA (Mrs. Chotaro)
Registration No. 08395
File No. 8211

Please transfer from the account of Mr. Chotaro HASEGAWA, Registration No. 08187, File No. 8210, to the account of Mrs. Hana HASEGAWA, Registration No. 08395, File No. 8211, the sum of $75.00, being proceeds received from the sale of the Newcombe upright piano declared by Mrs. Hasegawa.

The above amount was credited to account No. 8210 on February 23, 1944.

Please transfer from Account No. 8210 to account No. 8211, the following articles declared by Mrs. Hasegawa:

16 Light glasses.....$1.00
2 Chairs.....$1.50

The above were auctioned on March 15, 1944, at New Westminster Auction No. 8.

Also transfer proceeds from the sale of a shelf of dishes and cans auctioned January 31, 1945, at Surrey Auction No. 9 and credited to Account No. 8210, to Account No. 8211.

W. J. Johnston
.....
Administration Department.

WJJ/HMS

ACCOUNTING DEPARTMENT - See over.

8211

May 12, 1947.

REGISTERED

Mrs. Hana HASEGAWA,
Registration No. 08395,
P. O. Box 186,
Lillooet, B. C.

Dear Madam:

In accordance with your request for funds we are enclosing herewith our cheque for the sum of $1,000.00 and after deducting this amount you will have a credit balance of $1,135.96 remaining in your account with the Custodian.

The balance of your funds will be forwarded to you just as soon as we have had an opportunity to make a review of your file, which we should be able to do within the next two or three weeks.

The statement of account which we forwarded to you on January 24, 1946, showed your credit balance to be $2,136.96 and the following is the only entry which has been made in your account since that date:

		Debit	Cr.Balance
February 5, 1946	Roy Carney-refund of $1.00 paid twice for Certificate of Encumbrance.	$1.00	$2,135.96

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ/MMB
Enc.

File No. 8211
Reg. No. 08395

Hana HASEGAWA (Mrs. Chotaro)

	Date	Particulars	Debit	Credit	Balance
1942	Aug. 13	Rent- J. Subtelney		$ 13.00	
		Rent- L. Bauer		13.00	
		City of New Westminster- Water rates	$ 5.25		
		Commission	1.30		
	Sept. 14	L. Bauer - Rent August		13.00	
		Commission	1.00		
	Sept. 29	J. Subtelney - Rent		12.00	
	October 14	" " " due Sept. 8		13.00	
		L. Bauer - Rent due " 26		13.00	
		J. Subtelney - Rent due Oct. 8		13.00	
	Nov. 12	Rental Statement		13.00	
		Commission	1.00		
	Dec. 12	Rents Collected.		13.00	
		Commission	1.00		
		Repairs & Maintenance	.23		
1943	Jan. 14	Rents collected		52.00	
		Commission	2.60		
	Feb. 12	Rents collected		13.00	
		Commission	1.00		
	Mar. 12	Rents collected		39.00	
		Commission	1.95		
	Apr. 14	Rents collected		26.00	
		Commission	1.30		
		Sundry Disbursements	5.25		
1942	Oct. 14	Water Rates	5.25		
		Commission	1.95		

CR 8216.92

File No. 8211
Reg. No. 08395

Hana HASEGAWA (Mrs. Chotaro)

	Date	Particulars	Debit	Credit	Balance
1943	Apr. 14	Balance Carried forward			$216.92
	May 13	Rents Collected		$ 13.00	
		Commission	$ 1.00		
	June 14	Rents collected		26.00	
		Commission	1.30		
	July 14	Rents collected		39.00	
		Commission	1.95		
		Sundry	5.25		
	July 26	Ck 4419- Land Registry Office- New Westminster- Cert. of Encum.	1.00		
	Aug. 12	Rents collected		26.00	
		Commission	1.30		
	Sept. 10	Ck 5096 - Corp. City of New Westminster payment of 1943 Taxes	22.40		
	Sept. 17	Rents collected		26.00	
		Westminster Trust Co. Com.	1.30		
	Oct. 16	Rents collected		26.00	
		Commission	1.30		
		Sundry	3.30		
		Repairs	3.00		
	Nov. 12	Miss E. Haskey-payment of claim.		2.60	
	Nov. 15	Rents collected		26.00	
		Commission	1.30		
					CR $357.12

File No. 8211
Reg. No. 08395

Hana (Mrs. C[illegible]aro) HASEGAWA

	Date	Particulars	Debit	Credit	Balance
1943	November 15	Balance brought forward	$	$ 357.12	
	December 14	Rents collected		26.00	
		Commission	1.30		
1944	January 14	Rents collected		13.00	
		Commission	1.00		
		Sundry disbursements	5.25		
	February 18	Rents collected		39.00	
		Commission	1.95		
	March 18	Rents collected		26.00	
		Commission	1.30		
	April 17	Rents collected		26.00	
		Commission	1.30		
		Sundry	5.25		
	May 16	Rents collected		13.00	
		Commission	1.00		
	June 19	Rents collected		26.00	
		Commission	1.30		
	July 19	Rents collected		39.00	
		Commission	1.95		
		Sundry	5.25		
					CR $ 538.27

File No. 6211
Reg. No. 08395

Name HASEGAWA

Date		Particulars	Debit	Credit	Balance
1944	July 19	Balance as per statement sent	$	$ 538.27	CR $538.27
		Cancel entry July 19 - rents collected	39.00		
		" " " commission		1.95	
	July 6	Balance rents to date (nett)		15.30	
		Payment for New Deed	5.00		
		1944 taxes	22.40		
		Credit re Sale of Property		1,643.79	
			$ 66.40	$2,199.31	
					CR $ 2,132.91

File No. 8211
Reg. No. 08395

(Mrs. Chotaro) Hana HASEGAWA

Date		Particulars	Debit	Credit	Balance
1944	November 17	Balance as per statement sent	$	$2,132.91	
1945	March 1	R. Carney - to pay account owing		4.07	
			$ .00	$2,136.98	
					CR $ 2,136.98

STATEMENT OF ACCOUNT

Re: Hana (Mrs. Chotaro) HASEGAWA
Registration No. 08395

File No. 8211

DATE		PARTICULARS	DEBIT	CREDIT	BALANCE
1945		Balance as per last statement forwarded		$2,136.98	
1946	February 5	Roy Carney - refund of overpayment in settlement of claim	$1.00		
1947	May 14	Remittance to Hana HASEGAWA	1,000.00		
	July 19	Transferring of store accounts from Chotaro HASEGAWA's account #8210.		2.30	
	July 22	Proceeds of New Westminster Auction No. 8.		1.94	
	July 22	Proceeds of Surrey Auction No. 9.		.99	
	July 22	Proceeds from sale of Piano		71.25	
	July 24	Remittance to Hana HASEGAWA	1,212.46		
			$2,213.46	$2,213.46	

CR. BIL.

8711

Registered Mail May 19, 1943.

Mrs. Hama (Chotaro) Hasegawa,
Registration No. 08395,
East Lillooet, B. C.

Dear Madam:

Reference is made to property described as Lot 7, of Lot 23, of Lot 757, Group 1, Map 2620, City of New Westminster, which according to our records is known also as 616 Ewen Avenue, New Westminster.

When you registered your assets with us, you declared that you were the owner of this property.

Search has shown that title to this property is now in the name of the Corporation of the City of New Westminster who have, we understand, sold this property to you and issued the Deed to you dated October 5th, 1936. We have on file a duplicate copy of the Deed in question, which is not registerable. In other words, without holding or obtaining the original Deed, it is not possible for this office to have title issued in your name.

It is, however, our understanding that the original Deed is held in a safety deposit box in the Westminster Trust Company, and we suggest that it is to your interest that said deed be removed from the box and placed in our hands if, as we presume, you desire that title be clear. If you have confidence in the Westminster Trust Company, and presumably you have confidence in the Westminster Trust Company—otherwise you would not have had a safety deposit box with them, we suggest that you communicate direct with the Manager of the Westminster Trust Company, sending him your key by registered mail and requesting him to remove the Deed and only the Deed, and then to relock the box, return the key to you by registered mail, and forward original Deed to this office.

Unless you take this step or any similar step which will satisfy your desire for security and which will result in our being provided with the original Deed, we have no means of proving to our

satisfaction that you are the owner of this property, and consequently, until such time as we have such proof, we are not in a position to remit to you any of the rent proceeds from this property.

Please note that in the meantime, the Custodian has covered the property by means of a Vesting Certificate.

Purely for the sake of regularity, it is noted that although the property was originally known as 618 Swen Avenue, it is now known as 256 Boyne Street.

Yours truly,

R. P. Alexander,
Manager.

RPA:BT

File No. [illegible] July 21, 1948.

LIABILITIES SUMMARY

Re: Hana HASEGAWA (Mrs. Chotaro)
Registration No. 08395

Mrs. Hana HASEGAWA did not declare, in her JP Form dated May 8, 1942, owing any debts but the following claim appears on file:

McLennan, McFeely and Prior, Limited.....$23.29

We telephoned the above Company on June 26, 1947, and they advised us that they had no record of the above account. The Custodian, therefore, will take no further action in this connection.

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

.....
ADMINISTRATION DEPARTMENT.

WJJ/[illegible]

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name HASEGAWA, Mrs. Hana File No. 8211

Lillooet B.C. Reg. No. 08305

Company Sun Life Agency Vancouver

Policy No. 2172086

Premium - $58.25

Payable: x Annually, Semi-annually or monthly

Month December Day 1st

REMARKS:

21

Letter sent 21/3/43

PAGES 1-38.

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

CATHERINE BROWNSWORD (NATIVE CONSTRUCTOR).

BEFORE

(THE HONOURABLE MR. JUSTICE E.L. HUD, COMMISSIONER).

Victoria, B.C.,
January 13th, 1946.

IN THE MATTER OF THE CLAIM OF
(MRS.) SARA NAKOADA,

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. MURPHY, Esq., appearing for the Dominion Government.

R.F. MACDONALD, Esq., appearing for the Claimant.

A. WATSON, Esq., Secretary.
D.F. HAMILTON, Esq., Official Interpreter.
G. HAMILTON, Esq., Official Reporter.

[redacted]

[redacted]

[redacted]

G. Mangrum,
In Chief,

best of your knowledge and recollection?

A Yes.

Mr. MARTINEZ: I ask to file that as Exhibit No. 2, my lord.

(DOCUMENT MARKED EXHIBIT No. 2).

Q Now where were these premises situated?

A We had forgotten the number.

Q Was Hayes Street, and Cambridge Street opposite to the property owned by[illegible]?

10 A Yes.

Q And did you or your wife cause to be erected the premises on the lands as shown in this form?

A Yes, we had them built.

Q Yes. And with respect to the estimate of expenses set out in the form, did you have the actual receipts when you made that estimate, or was it from your recollection?

A The receipts, all the receipts for this construction were together with his name.

20 Q And were lost? A: And were lost.

Q So that this statement is from his recollection only of what it cost?

A Yes.

Q Now at the time you were evicted, in addition to the house that was on those lands, was there any other structure or part of a structure?

A He was planning to build another house on part of the property.

30 Q Had he actually begun construction of that on the

president? A: The foundations only were complete.

Q: You, and he had pointed out for us in the description on this form?

A: Yes, he had pointed out for us appears there.

Q: But the construction, as far as it had gone, quite observable to any person looking at the president? A: Yes, quite visible.

10 Q: You received from your solicitors, Mr. Hampson, a copy of an appraisal that had been made by Guilfoyle, Sutherland & Company Limited of the premises? A: He has no recollection of it.

Q: Well, I might advise him that there is one, and that he referred to mile in that appraisal to the existence of this construction that he said he had undertaken. Now can he understand how it is that any person from Guilfoyle, Sutherland & Company going and looking at the premises could overlook the existence of this construction? A: He couldn't understand why.

Q: And he aware positively that that construction had been commenced before he left and was in the condition described when he left?

A: Yes, he aware that that is true, and anybody could see it who was passing by.

MR. MAHATHAN: I would ask my learned friend to admit that the assessed value in 1949 of these

By Mr. Hammond,
In Chief,

lands was, land $920.00, and improvements $2920.00.

MR. HOWARD: That is correct.

MR. HAMMOND: And would my learned friend be good enough to advise the Court as to the date of sale and the amount of sale?

MR. HOWARD: Sold on the 6th of July, 1944, by Lord, and sold for $1730.00.

THE COMMISSIONER: July, 1944, was the sale?

MR. HOWARD: Right, my lord, 6th of July.

10 MR. HAMMOND: Q. The house on these premises, according to the description on this form, was a duplex? A. Yes, it was a duplex.

Q. Did he and his wife live in the whole or part of the building?

THE COMMISSIONER: That is covered by the summary. We have it.

MR. HAMMOND: I am not sure that it is, my lord.

MR. HOWARD: Yes, right there.

20 THE COMMISSIONER: Yes.

THE INTERPRETER: He and his wife occupied it.

MR. HAMMOND: Q. You, and rented the other half. Now when you were evacuated, what arrangements did you make with regard to the premises?

A. He packed all his goods and chattels and put them in the basement.

Q. I mean with regard to the buildings on there, what arrangements did he make?

A. He asked the person renting the place to look

30 after it for him.

Q Did you a real estate man in New Pentaluma?

A Yes.

Q Subsequently did he receive rents from 1 of or receive credits for rents for the premises through the Tenantist? A: Yes, he received monthly statements.

Q Does he remember what rental they were collecting from the other half of the premises when he left?

A He thinks it was $25.00 a month.

10 Q And does he recall how much the half that he had been living in was rented for after he left?

A He is not sure. He has no idea as to the exact amount but he —

MR. MAHAFFEY: Perhaps the Question will be good enough to give their information.

MR. HUTZEL: The records indicate that it was $25.00 for each half.

MR. MAHAFFEY: That is all.

THE COMMISSIONER: Yes, Mr. Ryhen.

20 MR. MAHAFFEY: Just one other question.

Q By the way, when was the house built on these premises? I am talking about the house you bought the lot in 1928. When did you build the house on these premises? A: Two years before he evacuated.

Q That would be about 1929? A: Yes, 1929 or '30.

CROSS-EXAMINATION BY MR. HUTZEL:

30 Q Mr. Hampton, how far had you got with this

foundation? A: He had
fixed up x 8 x 10 joists, and the water pipes
were laid.

Q What kind of a foundation was it?

A Cement foundation.

Q Did he mean just a cement wall around or was
there an excavation?

A Wall around, on the surface of the ground.

Q Just on the surface. Do you know what insurance
you had on that house, what fire insurance?

A He doesn't remember the company he was insured
with.

Q I don't want to know the company. I want to know
the amount. A: He has
forgotten.

Q You is $2700.00, do you know?

A He has forgotten.

MR. HOYER: That is all, my lord.

THE COMMISSIONER: All right, thank you, Mr. Hoyerson.

MR. MCMASTER: One question, my lord.

Q This foundation, you say it was set right on
the ground. How high could the foundation be?

THE WITNESS: A: That ground pretty soft, some place
I dig. Common this high in back yard, some
place only 2x4. I don't know how much dig
around, maybe 24 inches all around, 24 by 8
inches depth.

THE COMMISSIONER: Is that all, Mr. McMastery

MR. McMASTER: That is all, my lord.

THE COMMISSIONER: That concludes our list for today.

(PROCEEDINGS ADJOURNED SINE DIE)

Certified a correct transcript.

"G.Hamilton", Official Reporter.

LYTTON
13 January 1948.

DEFENCE BRIEF

(Mrs.) Hana HASEGAWA

File No. 8211

Case No.32

REAL PROPERTY CLAIMS

(All Claims Shown are Gross)

	Appraised at	Sale Price
1. Claim $3000.	$1728.	$1730.

Witness:- Appraisers, Coulthard Sutherland.

Six tenders were received for this property. One tender for $1800 (½ cash balance terms) was rejected.

Appraisers,(Coulthard Sutherland) report - two storey framed duplex house divided into two suites, rented at $12.50 per month each. House foundation on concrete wall. The lot is good and all under cultivation.

Claimant states that he was planning to build another house on the property, the foundations of which were complete and could not understand why Coulthard Sutherland did not mention this in their appraisal.

26
12
#312

1730
750
2480

BMP/mm

Case 32

Name of Claimant HASEGAWA, Mrs. Hana

Custodian File 6211

REAL PROPERTY

Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices: % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
		1790	[redacted] 770.00	12.50 [illegible]			[redacted]				$69.00

PERSONAL PROPERTY

Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS

Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS CHATTELS

Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	

TOTAL RECOMMENDATION $69.00

1540

8211

October 2nd, 1950

Mrs. Rena HASEGAWA,
Box 188,
Lillooet, B. C.

Dear Madam:

Re: Japanese Property Claims Commission
Case No. 32

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of $869.00.

Cheque for $833.17 is enclosed herein, and the sum of $35.83 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Shears
Director

FGS:BK
Encl.