

8515

8313

This file is connected

with files 8315 & 8314

FORM "J"

HANEY BC

FILE NO.

8313

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

To be completed by persons of the Japanese race having no property in any protected area. ✓

NAME: YAMASAKI Hikoye

HOME ADDRESS: 105-8th Ave., Haney, B. C.

REGISTRATION No. 14009

SEX: male

AGE: 20

MARRIED? no

OCCUPATION AND EMPLOYER: farmer, father

NAME OF WIFE OR HUSBAND: none

ADDRESS:

NAMES OF LIVING CHILDREN: none

ADDRESS:

ADDRESS:

ADDRESS:

I certify that the above information is true and complete and state that I have no property of any kind whatsoever in any protected area in British Columbia.

Dated this 8th day of

May

1942.

(Signature)

H. Yamasaki

WITNESS:

J. J. Wilshaw

FOR DEPARTMENTAL USE

HOW DO YOU PROPOSE TO PAY THESE OFF?

none

LIST OF LIABILITIES:

INFORMATION FROM R.C.M.P.

Date Jan. 25/43.

Full Name YAMAZAKI (on birth certif.)
* YAMASAKI, Hikoye
(Surname in Block Letters)

Registration No. 14009

✓
Male - Female
(check)

Age Aug. 24, 1922.

Former Address 8th Avenue, Haney, B.C.

Date Evacuated 15/7/42

✓
Naturalized - Canadian-Born - National
(check)

Present Address Slocan, B.C.

✓
Married - Single
(check)

Name of Wife _____

Name of Husband _____

Name of Mother nee NISHIYAMA, Chika

19843

Name of Father Noboru - 13844

Names of Children under 16 _____

Our File No. 8313

Registered with Custodian yes
(yes or no)

Requested By N. Donaghy

Additional Information Farmer. Served with 3 brothers

Copy for Sale 8313

TEMPORARY REAL PROPERTY SUMMARY

pending final payment due - August 15th, 1946.

JAPANESE NAME: Takashi YAMASAKI Reg. No. 09433 File No. 3755

CATALOGUE NO: 587

PROPERTY ADDRESS: 8th Avenue, Haney, B. C.

LEGAL DESCRIPTION: Lot 12 of the West $\frac{1}{2}$ of Section 20, Township 12, Map 1161, Municipality of Maple Ridge, D. N. W.

TITLE: Registered in the names of Takashi YAMASAKI, Hikoye YAMASAKI, Tokuichi YAMASAKI and Takaaki YAMASAKI - Joint Tenants.

ENCUMBRANCES: None registered.
No indication of any unregistered charges.
Vesting Order No. 24226, dated June 29th, 1942.

ASSESSED VALUE: Land \$450.00
Improvements \$200.00 - \$650.00. Taxes \$16.77

CLASSIFICATION: This property is a 4.73 acre property of which approximately one-half is cleared. There is a steep gully running from the front portion of it. Part of the greenhouse and heating plant, belonging to Noboru YAMASAKI, Registration No. 13844, father of Takashi YAMASAKI, Hikoye YAMASAKI, Tokuichi YAMASAKI and Takaaki YAMASAKI, built on Lots 10 and 11, adjoining and owned by Noboru YAMASAKI, overlap on Lot 12 and this property can, therefore, not be sold separately from Lots 10 and 11 owned by the father.

HISTORY OF ADMINISTRATION: This property has been continuously leased since November 11th, 1942, in conjunction with the father's property adjoining because of overlapping greenhouse and boiler room, although of no actual revenue value to the lessee.

1943 and 1944 taxes on this property have been paid from the father's account to cover any consideration due as the father's account was credited with rents collected.

SOLD: To Mrs. Esther Edna Blaeser for \$1,250.00, under Agreement for Sale - \$125.00 cash, balance payable \$562.50 August 15th, 1945, and \$562.50 on or before August 15th, 1946, as at 26th March, 1945, plus Interest at 5% per annum.

Funds released to credit of Takashi YAMASAKI, Hikoye YAMASAKI, Tokuichi YAMASAKI and Takaaki YAMASAKI - Joint Account, April 23rd, 1945 - \$125.00, and on August 6th, 1945 - \$562.50 Principal and \$46.08 Interest, making a credit of \$733.58 against which were

Page 2.

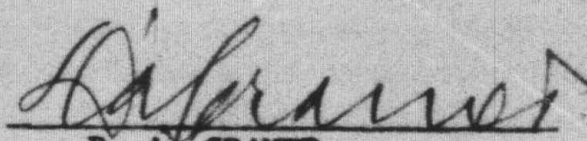
which were charged the following expenses: Certificate of Encumbrance \$1.00, valuation fee - \$3.75, advertising - \$4.00, and registration fee - \$2.65, which with an adjusting credit of \$5.95, leaves a credit balance of \$728.13, from this transaction at this date - 16th October, 1945.

Net proceeds less chargeable expenses should be equally divided between registered Joint Tenants.

Agreement for Sale registered under No. 95439.

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

October 16th, 1945.


D. A. CRAMER.

8313

4th September, 1946.

REGISTERED

Mr. Hikoye YAMASAKI,
Registration No. 14009,
c/o J.O. Duke & Son,
Ruthven, Ontario.

Dear Sir:

As requested in your undated letter received 30th August, we enclose herewith Custodian cheque in the amount of \$57.29, being final distribution of proceeds from sale of property at Maple Ridge, in which you had a one-tenth interest.

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

Yours truly,

W.E. Anderson,
Administration Department.

/HA
Encls. (2)
Cheque.

C/o J. O. Duke + Son
Puthier out

Japanese Custodian
Vancouver B.C.

EVACUATION SECTION	
Rec'd	AUG. 30 1946
File No.	83/3
Ans.	
Referred	Anderson

Dear Sir,

Will you please send me the money
for the property ~~deposited~~ sold, and collected
at August 15th. Please put into mail
as soon as possible.

Yours truly
Hikoye Yamashita
14009.

FIRE INSURANCE SUMMARY

File No. 8313

10th December, 1945

Re: YAMASAKI, Hikoye - Reg.No.14009

This file reveals no Fire Insurance interest.

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

Dated: Dec.10/45
WRA:EH

W E Landon

LIABILITY SUMMARY

File No. 8313

10th December, 1945

Re: YAMASAKI, Hikoye - Reg.No.14009

The above Japanese declared no liabilities.

Dr.L.Broe filed one against him for \$3.50.
but this has not as yet been confirmed as being
correct.

*This was confirmed as being
correct in his letter of Jan 16/46 and was
therefore paid from Yamasaki's account
here.*

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

Dated: Dec.10/45
WEA:EH

WE Lumsden

Dr. Broe's claim of \$3.50 admitted and paid in full 21st January, 1946.

de.

PERSONAL PROPERTY SUMMARY

File No.8313

10th December, 1945

Re: YAMASAKI, Hikoye - Reg.No.14009

This file reveals no Personal Property interest.

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

Dated: Dec.10/45
WEA:EH

W E Anderson
.....

Ruthven, Ontario
September 12, 1946

Mrs. J. Matheson, Protection Dept.,
506 Royal Bank Bldg.,
Hasting and Grenville,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	SEP 19 1946
File No.	9313
Ans.	W.A.
Referred	Anderson

Dear Sir:

Referring to Property of:
Reg. No. 14010 Tachaki,
" " 14098 Tachaki,
" " 14099 Tachaki, and
" " 14099 Tachaki.

Already sent
W.A.

The above land owners on property No. 14010
in Honey was sold two years ago for ~~the~~ ^{the} ~~two~~
hundred and fifty dollars. I have received the sum
of \$72.18 on January 3rd and the balance of \$75.00
was to be paid by August 1st.

Kindly submit me the balance due at
your earliest convenience and oblige.

Yours Truly,
Hikoye Gamochi.

3759, 8313,
8315, Int. 1572

April 24, 1946.

Mrs. Esther Edna Klauser,
H. H. No. 1,
Haney, B. C.

Dear Madam:

Re: Catalogue No. 587
150 - 8th Ave., Haney
12/78 20/78. 12/1161

Please be informed that title to the above described property has now been received in your name and is ready for delivery.

Will you kindly let us have your cheque for \$7.75, to cover cost of registration fees, upon receipt of which title will be sent by registered mail to you or to any person designated by you.

Yours truly,

George Peters,
Administration Department.

GP:EB

File Nos. 3755, 8313, 8315
and Int. 1972.
Catalogue No. 587.

April 16th, 1946.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Takashi YAMASAKI, Mikoyo YAMASAKI,
Takashi YAMASAKI and Tokuichi YAMASAKI.
Eas. of Maple Ridge.
Lot 12 of N. $\frac{1}{2}$ of Sec. 20, Twp. 12,
Ran 1161, R. N. N.

Agreement for Sale covering the above property has been paid
in full and we, therefore, attach herewith the following documents.

1. Copy of application number 198063-E, dated February 6th,
1946, registering the property in the name of the Custodian
(Transmission).
2. Copy of application number 198064-E, dated February 6th,
1946, registering the property in the name of Esther Edna
Elaesser (Deed).
3. Duplicate of Transmission dated January 28th, 1946.
4. Duplicate of Deed dated January 28th, 1946 - Secretary of
State to Esther Edna Elaesser.
5. Certificate of Indefeasible Title No. 198064-E, dated
April 8th, 1946, covering the above property in the name
of Esther Edna Elaesser.

DAC:JS
Atch.

D. A. Cramer

3755, 8313, 8315 & Int. 1572.
8717, 10510, 10509, 9808 and 8977.

file 8313

April 15th, 1946.

The Registrar,
Land Registry Office,
New Westminster, B. C.

Attention A. H. Siverwright.

Dear Sir:

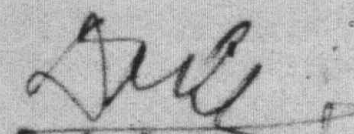
Certificates of Title Nos. 198064-E,
198066-E and 198933-E.

Referring to applications Nos. 198064-E, 198066-E
and 198933-E.

As soon as the Certificates have been completed,
will you please have them sent to the applicant at this
office.

Thanking you.

Yours truly,



D. A. Cramer,
Conveyancer.

DAC:JS

P. S.

The above Certificates of Title have just been
received. Thank you.

Files Nos. 8313, 8315, 3755 & Int. 1972

MEMORANDUM -- RM. ANDERSON

January 22, 1946.

Re: Catalogue No. 587
150 - 8th Ave., Hancey
12/24/45 To 12/11/46

Please be informed that Agreement for Sale covering the above described property has now been paid up in full. Would you kindly release the Custodian's interest in the insurance policy covering this property.

GP:EB

R C A F



EVACUATION SECTION

Rec'd. JAN 1 R 1045

File No. 8313

To Geo. H. H. H. H.
Post Credit
Out

Custodian,
Vancouver B.C.

Dear Sir,

I have a debit of 350

Dr. B. as you have deducted the
sum please forward the amount to him
Thank you.

I remain
Yours Truly
H. Yamashita
Reg. # 14009

MEMORANDUM

9th January, 1946

File No. 3755
8313 ✓
8314
8315

TO: C.H. Reed
FROM: W.E. Anderson

Re: Takichi YAMASAKI
Hikyo YAMASAKI
Takichi YAMASAKI
Takaki YAMASAKI

Please transfer the following bonds to the account of Takaki
YAMASAKI, File No. 8315, Registration No. 14098:-

\$400.00 Dominion of Canada 3% 9th Victory Loan Bearer bonds,
Interest payable March and September.

P.7 H0206824
H0206825
H0206826
H0206827
H0206828
H0206829
H0206830
H0206831

He has requested that they be sent to him in care of The Canadian
Bank of Commerce at Vernon, and we would appreciate your making the necessary
arrangements.

WEA:HA

8313

Mr. Hikoye YAMASAKI,
Registration No. 14009,
c/o Mr. George Leaver,
Port Credit, Ontario.

8th January, 1946.

Dear Sir:

In reply to your undated letter received 5th January, it would appear that you have not as yet received the cheque sent to you from this office dated 12th December, 1945. If you have not as yet received our letter and cheque upon receipt of this one, please inform us immediately so that it can be traced.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA

R C A F



EVACUATION SECTION	
Rec'd	JAN 5 1946
File No.	8313
Ans.	
Referred	Anderson

Port Credit onl.

Jap. Custodian
Vancouver B.C.

Dear Sir,

Re. to letter dated on Nov 7
I have at given my consent of
transfer of the property which I am part
owner. I wish you will hurry up
to and send me the money.
I remain

Yours Truly
H. Yamashita
#14009

8313

12th December, 1945.

Mr. Hikoye YAMASAKI,
Registration No. 14009,
c/o Mr. George Leaver,
Port Credit, Ontario.

Dear Sir:

We wish to acknowledge receipt of your letter of the 5th December in which you requested that your credit balance at this office be remitted to you.

Attached hereto is a cheque in the amount of \$69.31 from these funds. The balance of \$3.50 is being held as Dr. Broe filed a claim against you for that amount. Please advise us if this account is correct, and if so payment will be made from this office.

We would appreciate your giving this matter your attention as if this is settled, your proportion of the balance still owing on the sale of your property, will be forwarded to you when collected.

Yours truly,

W.E. Anderson,
Administration Department.

WEA:HA
Encl.

8313

7th December, 1945.

Mr. Hikoye YAMASAKI,
Registration No. 14009,
c/o J.O. Duke & Sons,
Ruthven, Ontario.

Dear Sir:

This is to advise that the funds that were credited to the joint account of you and your three brothers have now been distributed to your individual accounts, in accordance with the proportions outlined in your father's letter and confirmed by you. Your share of these funds is \$72.81, and this sum has now been credited to your personal account.

Yours truly,

W.E. Anderson,
Administration Dept.

WEA:HA

EVACUATION SECTION	
Rec'd	DEC 10 1945
File No.	8313
Ans.	
Referred	Anderson

To Geo. Leaver.

R A. No 1

Pat Credit
ont.

Dev. S/Ys.

Custodian, Vancouver B.C.

R.F. 8313.

Dear Sir,

Will you please send me
the Cheque for the share of the
property as soon as possible. I thank
you for giving you the ratios of
divisions. I remain

Yours Truly
H. Yamashita
Reg # 14009

Japanese Custodian
Vancouver. RQ

Dear Sir.

This is to authorize that
you may divide the money
on the said value (according
to 14098 ratio 6 to 2 in favor of ~~him~~
his father

I remain

Yours Truly

Hikoze Yamasaki

14009

G. J. O. Duket & Sons
Ruthven ont.

EVACUATION SECTION	
NOV 24 1945	
File No.	8313
Att.	
Referred	Anderson

8313

Mr. Hikoye YAMASAKI,
Registration No. 14069,
Slocan, B.C.

1st November, 1945.

Dear Sir:

Further to our letter of the 24th October, we have now received a letter from your father stating that the proceeds derived from the sale of the property registered in your name and that of your three brothers, is to be divided as follows:-

Takashi - two-tenths.
Tokuichi - one-tenth
Hikoye - one-tenth
Takaaki - six-tenths

Please acknowledge that this is in accordance with your understanding as soon as possible, so that division of the funds can be made.

Yours truly,

WEA:HA

W.E. Anderson,
Administration Dept.

✓ ✓
8313, 3755, 8314 & 8315.

24th October, 1945.

Mr. Hikoye YAMASAKI,
Registration No. 14009,
Sloan, B.C.

Dear Sir:

In your declaration to the Custodian you declared you were the owner of no real or personal property in the Protected Area. However, when investigating property declared by your father, it was found that property described as Lot 12, Bq. Sec. 20, Tp. 12, Map 1161 at Haney was registered in the joint names of yourself and brothers, Takashi YAMASAKI, Tokuichi YAMASAKI and Takaaki YAMASAKI.

This property was sold and the details of the sale were supplied to you on the 15th May, 1945. The credit balance in the joint account of you and your brothers at this time is \$728.13, and as your brother, Takaaki, has requested that we send him his share, it is necessary that the funds be divided to your personal accounts.

It is the usual practise in a joint ownership such as this, that each individual is entitled to an equal share. Please advise us if this is so in your case? If so, the credit balance of \$728.13 will be divided equally. Your share will be credited to your account and will be available to you upon request.

The remaining payment under the Agreement for Sale of \$562.50, which is due on or before 15th August 1946, together with interest on same will likewise be proportionately divided, and be made available to you at that time.

Yours truly,

WEA:HA

W.E. Anderson,
Administration Department.

8313

May 15th, 1945.

Mr. Hikoye YAMASAKI,
Registration No. 14009,
Slocan, B. C.

Dear Sir:

Re: Catalogue No. 587
150 - 8th Ave., Haney
Lot 12 of the W. 1/2 of
Sec. 20, Tp. 12, Map 1161,
Municipality of Maple Ridge.

Please be informed that the above property has been sold as of October 11th, 1944, for the sum of \$1,250.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

The net result of this sale appears on the attached statement and the proceeds from the down payment of \$125.00 have been credited to your joint account. The balance of \$1,125.00 is being paid under an Agreement For Sale. \$562.50 is payable on August 15th, 1945, and the balance of \$562.50 on August 15th, 1946, plus interest at 5% per annum.

We are also enclosing a general statement of your joint account up to date which includes the net figure to which reference has already been made.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:OH
Enc. (2)

c. c. B. C. Security Commission

Takashi & Tokumichi IANASAKI
Takashi & Hideo KAWASAKI

File No.
6313, 6314, 6315, 3735
No. No.
09433, 14010, 14098, 14009

Date	Particulars	Debit	Credit	Balance
1944 February 24	Land Registry Office - Certificate of Encumbrance	\$ 1.00		
October 11	Credit re Sale of Property		120.55	

\$ 1.00 \$ 120.55

OR \$ 119.55

STATEMENT RE SALE OF:

Catalogue No: 987

Street Address: Hancy, B.C.

Legal Description: 12/W 20/12/1161

YAMASAKI, Tokachi,
" Tokuchi
" Tokachi
" Mikoye

Name:

File No: 8313-8314-8315-3755
Reg. #09413-14010-14098
14009

October 11, 1944

Date of Sale and Adjustments

Sale Price \$1250.00 (Agreement \$1125.00) Cash \$ 125.00

~~Real Estate Agents Commission~~ \$

Charge for Valuation 3.75

Charge for Advertising 4.00

~~Land Registry Office Transmission Fee~~

~~Encumbrances:~~

~~Unpaid Vendor~~

~~Mortgage~~

~~Amount of Taxes~~

~~Other charges~~

Adjustments:

~~Fire Insurance~~

Taxes

3.30

~~Water~~

7.75

\$ 128.30

Net Proceeds credited to your account
as of October 11th, 1944

120.55

Date: May 9th, 1945

Compiled by: Mr. George Peters

6313, 6314, 6315, 3755

April 19, 1945.

Mrs. Esther E. Blosser,
R. R. No. 1,
Honey, B. C.

Dear Madam:

Re: Catalogue No. 367
150—8th Avenue, Honey
12 52/20/12/1161

Please be informed that Agreement for Sale covering the above described property has now been registered in your name and copy of same is ready for delivery to you.

Adjustments as of October 11, 1944 have been calculated as shown on the enclosed sheet and a balance of \$5.95 is charged to you. Kindly let us have your cheque for this amount and at the same time return to us duly signed the attached control receipt, upon receipt of which copy of Agreement for Sale will be mailed to you immediately.

Yours truly,

George Peters,
Administration Department.

GP:HA
Enc.

Catalogue No. 587,
File Nos. 8313/8314/8315/3755
150-8th Avenue, Rensselaer, B.C.
Lot 12, 1/2 of Sec. 20, Tp. 12,
Rng. 1161.

April 13th, 1945.

Mrs. ESTHER EDNA BLAETTER

(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at October 11th, 1944)

	DEBIT	CREDIT
Purchase price	\$1250.00	
Che was received		125.00
Agreement for Sale		1125.00
Registration fees on agreement	2.65	
Purchaser's proportion of 1944 taxes		
72/365 x 16.77	3.30	
Balance owing by purchaser		5.95
	<u>\$1255.95</u>	<u>1255.95</u>

BALANCE OWING BY PURCHASER - \$5.95

for file 8 213

File Nos. 3795, 8314,
8315 and 8313.
Catalogue No. 567.

April 12th, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Takashi YAMASAKI,
Tokuichi YAMASAKI,
Takashi YAMASAKI, and
Eikoro YAMASAKI.

Sum. of Maple Ridge
Lot 12 of the W. 1/2 of Sec. 20,
Twp. 12, Rge. 1161, D. N. E.

With reference to the above property which was recorded in the New Westminster Land Registry Office, April 6th, 1945, we attach herewith the following documents in connection therewith.

1. Copy of application number 95439-C, dated April 6th, 1945, registering Agreement for Sale in the name of Esther Edna Hlasek.
2. Duplicate copies (2) of Agreement for Sale dated March 26th, 1945, in the name of Esther Edna Hlasek.
3. Post card acknowledgment dated April 10th, 1945, from the New Westminster Land Registry Office, No. 95439-C.

A. A. Cramer

DAC:JB
attach.

8717, 3755, 8313, 8314, 8315

REGISTERED

February 23, 1945.

Mrs. A.H. Blaeser,
R. R. No. 1,
HANEY, B. C.

Dear Madam.

Re: Catalogue Nos. 586 & 587
150 - 8th Avenue, Haney
10.11 & 12/W 20/124161

Attached please find Agreement for Sale in triplicate covering Lots 10 and 11 being Catalogue No. 586 and Agreement for Sale in triplicate covering Lot 12 being Catalogue No. 587 described above. Kindly sign these documents, have them notarised and return them to this office as soon as possible.

Please also sign the attached Bill of Sale covering chattels situated at the above address and return both copies to this office duly notarised.

Yours truly,

George Peters,
Administration Department.

GP:MA
Encs.

8717, 3755, 8313,
8314, 8315

November 15, 1944.

Mr. A. H. Blaesser,
R. R. No. 1,
HANEY, B. C.

Dear Sir:

Re: Fire Insurance
Catalogue Nos. 586 & 587
150 - 5th Avenue, Haney, B. C.
10-11-12/84 20/12/1161

Under the terms of the Agreement for Sale in connection with the above property which you are purchasing through this office, please be advised that it is necessary for you to cover the several buildings on that property to the extent of their insurable value.

The policy should be written in your name as the assured with loss, if any, payable to the "Secretary of State of Canada, acting in his capacity as Custodian," as his interest may appear.

For your information I might add insurance on these buildings has been maintained under North West Policy No. 205741. That policy expired on November 14th and at the present time the Company are holding us covered pending final instructions. You are at liberty to place this business with whatever Fire Insurance Company you wish; but I would suggest under the circumstances that you do it immediately so that if the North West by any chance are not going to get the policy that they can be advised immediately and get off the risk.

It will be necessary that you deposit with us the original policy retaining a copy for yourself. When the property is finally paid for, of course, our interest on the policy will be deleted and the original then sent to you.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

Files 8717, 3755,
8313, 8314, 8315

November 15, 1944.

MEMORANDUM

To: Mr. Anderson

From: Mr. Gibson

Re: Fire Insurance
Catalogue Nos. 586 & 587
150 - 5th Avenue, New York, N. C.
10-11-12/44 20/12/44

For your information I am attaching hereto a copy of our letter of today's date to Mr. Blosser.

I understand that you will be seeing him on Friday of this week, and will endeavour to make sure that he places the insurance immediately as per our request.

You will note that we are now being held covered temporarily by the North West under Policy No. 205741 expired. This coverage includes \$500.00 on household furniture and personal effects.

We are making no further provision for coverage on these chattels because I understand it is your intention to move them from the premises immediately.

END:JS

8717, 3755, 8313,
8314, 8315.

October 11, 1944.

Mr. A. H. Blaaser,
R. R. No. 1,
Honey, B. C.

Dear Sir:

Re: Catalogue Nos. 586 & 587
150 - 8th Avenue, Honey, B.C.
10-11-12/44 20/12/1161

Your letter of August 21st, enclosing cheque for \$1,025.00 and offer to purchase the above property for the sum of \$10,250.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. The terms of payment being as follows: \$1,025.00 cash, 50% of the balance, namely, \$4,612.50, to be paid on the 15th day of August, 1945, and the remainder, \$4,612.50 payable not later than August 15th, 1946, outstanding balance to bear interest at 5% per annum.

Kindly advise the full name, address and occupation of the person in whose name this property is to be purchased. When the necessary documents are ready for signature they will be forwarded to you to attach your signature, after which, kindly return all copies at as early a date as possible in order that the documents may be forwarded to the Secretary of State at Ottawa. If our recommendation is acted upon, they will be signed and returned to this office.

The sale is subject to the tenancy of W. J. Lavoie, who holds a lease to November 10th, 1944, a copy of which is enclosed herewith.

Yours truly,

F. G. Shears,
Director.

GP:EB
Enc.

8717/8313

Andersen

26th August, 1944.

G.H. Blaaser Esq.,
R.R. No. 1,
Haney, B.C.

Dear Sir:

Re: Catalogue Nos. 586 & 587
8th Avenue, Maple Ridge.
Lots 10, 11 & 12, w/ Sec. 20,
Township 12, Map 1161

We are in receipt of your letter of August 21st in which you tender the sum of \$10,250.00 for the purchase of the above property.

For your information this matter will be given consideration at a meeting of the Advisory Committee which will be held in the middle of next week, after which we will be pleased to contact you again.

Yours truly,

F. G. Shears,
Director.

FGS/TMH

8313

REGISTERED

June 8th, 1944

Mr. W.A. McKay,
421 East 8th Avenue,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 587,
8th Avenue, Maple Ridge.

Your letter of April 29th, 1944 enclosing
cheque for \$80.00 and offer to purchase the above property
for the sum of \$800.00 has been received and considered.

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

Yours truly,

F.G. Shears,
Director

FGS:lm
Encl.

10
421 E. 8th Ave,
Vancouver, B.C.,
Apr. 29, 1944.

The Custodian,
506 Royal Bank Bldg,
675 W. Hastings St.,
Vancouver.

(587)

Dear Sir,

I would like to tender \$800
for property listed in Municipality
of Maple Ridge, Catalogue No. 587,
8th Ave, Lot 12, W & 20, Orchard.
Enclosed you will find a cheque
for \$80, covering ten percent (10%)
of amount offered.

Yours truly,
W. A. McStay.

P.S.

I understand about part of a
greenhouse being situated on this
property and would be willing
to come to whatever terms you
advise, fair to both parties.
W. M.

R.R. 1, Whonock, B.C.

April 14th/44.

Dept. Sec. of State.

Dear Sirs:

Please find below appraisal value of the following property:

Lot 12 of E₂ of Sec. 20, Tp. 12, No. 587

This property is composed of 5 acres of land with a young orchard of Prunes and Cherries prevalent. There are no buildings on this property which is valued as follows:

Fruit trees	\$150.00	\$750.00
Land		<u>500.00</u>
Total value		<u>\$1250.00</u>

Appraisal Charge \$7.50

"Wm. H. Ansell"
Appraiser.

20th August, 1943.

MEMO - ACCOUNTING DEPARTMENT.

re: Noboru YAMASAKI, File #8717

Takashi	"	"	#3755)
Hikoye	"	"	8313) ✓
Tokuichi	"	"	8314)
Takaaki	"	"	8315)

It is now established that credit balance of \$200.00 carried in the joint account of the above Japanese should be carried to the credit of Noboru Yamasaki, File #8717, Registration No.13844.

The balance of lease rental due from Wilfred J. Lavoie, Lessee, our Lease No.129, to be credited to Noboru Yamasaki, File #8717.

The reason the other Yamasakis do not benefit from the revenue is that although property owned by them jointly is included in the lease, it has not been considered as earning any revenue, but it appears that it is only right under the circumstances that any taxes on the joint property should be paid out of the account of Noboru Yamasaki.

RDR:GF

Date...August. 26, 1944.

REAL PROPERTY MEMORANDUM

File No. **8313, 8314, 8315 and 3755.**

JK
Name.. **YAMASAKI, Takashi** Registration No. **09433**
Tokuichi **14010**
Re: Catalogue **Takaaki** **14098**
587 **Hikoye** **14009**
Address: **8th Avenue, Haney, B. C.**

Legal Description: **Lot 12 of W $\frac{1}{2}$ of Sec. 20, Tp. 12, Map 1161.**

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. **137375-E.** Whereabouts: **Bank of Montreal, Haney.**

Registered owner: **YAMASAKI, Takashi** Reg. No. **09433**
Tokuichi **14010**
Property: **Takaaki** **14098**
Hikoye **14009**
Don't Steal

Lot 12 of the West half of Section 20, Township 12, Map 1161, Municipality of Maple Ridge in the District of New Westminster.

B. Charges.
Registered: **Nil**

Vesting: **24226 June 22, 1942.**

Unregistered: **No evidence on file**

Taxes: **\$16.77 current taxes. Paid to December 31, 1944.**

Water: **Nil**

Insurance: **Included on Catalogue No. 586**

Assessed Value: Land: **\$450.00**

Improvements: **\$200.00**

Valuation by Appraiser: **included with Catalogue No. 586**

Amount of Bid: **included with Catalogue No. 586**

Approved by Advisory Committee: **included with Catalogue No. 586**

Paid as shown in attached letter:

Name of transferee as attached letter:

ADMINISTRATION.

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

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

Included with lease on Catalogue No. 586

Chattels: **Particulars of those stored on the premises.**

Nil

Named Agent: **Office**

W. E. Anderson
W. E. Anderson